

PLANNING COMMITTEE

Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,

on Wednesday, 25th July, 2018 at 7.00 pm

Present: Councillor Chris Baron in the Chair;

Councillors Cheryl Butler, David Griffiths,
Tom Hollis, Rachel Madden, Phil Rostance,
Helen-Ann Smith, Mike Smith, Sam Wilson and
Jason Zadrozny.

Apology for Absence: Councillor Keir Morrison.

Officers Present: Beth Brown, Lynn Cain, Mick Morley,
Julie Robinson and Christine Sarris.

PC.1 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

There were no declarations of interest.

PC.2 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 17th May, 2018 be received and approved as a correct record.

PC.3 Town and Country Planning Act 1990; Town Planning Applications Requiring Decisions

RESOLVED that

1. Application V/2018/0186, C. Berridge, detached garage, 2 Lodge Lane, Kirkby in Ashfield.

In accordance with the Council's Policy for dealing with late matters in relation to planning applications (Minute No. D4.17, 1993/94 refers), the Planning Officer proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

Further letters of objection had been received since the last Committee and the total number of written objections received for this proposal were now 12 from 7 objectors.

The most recent objections received raised no further material considerations than those raised previously. The concerns were still that the building was of a disproportionate size, an inappropriate style, was built on land which was not within the applicant's ownership and was far too close to the boundary of No. 11 Thoresby Avenue. The garage was also claimed to be a monstrosity and was built far larger and higher than what was originally granted planning permission.

The Planning Officer reported that these issues are all discussed in the report and considered in the recommendations.

It is therefore proposed that Condition No. 1 is amended to take into account the revised drawing and an additional condition is attached to any favourable consent to ensure the landscaping is carried out and maintained.

Ms L. Harrison, an objector to the application and Mr. L. Stringfellow on behalf of the applicant, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that conditional consent be granted as follows:-

CONDITIONS

1. This permission shall be read in accordance with the following plans: Proposed Site Plan and Elevations, Drawing No.T904-PL32 Rev.A received 19/06/2018. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
2. The hereby permitted garage shall be kept available for the parking of motor vehicles at all times. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms and their visitors, and for no other purpose and permanently retained as such thereafter.
3. Trees and shrubs shall be planted in accordance with the landscaping scheme submitted to the Local Planning Authority on 19/06/2018. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning authority gives written consent to any variation.

REASONS

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To safeguard the amenities of residents living in the vicinity of the application site.

3. To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

PC.4 Planning Appeal Decisions

Members were asked to note the recent Planning Appeal decisions as outlined in the report.

RESOLVED

that the report be received and noted.

Reason:

To update the Committee on the recent Planning Appeal decisions.

The meeting closed at 7.25 p.m.

Chairman.