

PLANNING COMMITTEE

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

on Thursday, 16th August, 2018 at 7.00 pm

Present: Councillor Chris Baron in the Chair;

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

Officers Present: Lynn Cain, Mike Joy, Samantha Reynolds,
Christine Sarris and Robbie Steel.

P.5 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

Councillor Helen-Ann Smith declared a Non Disclosable Pecuniary/Other Interest in respect of application V/2018/0206, Mr. S. Toye, six dwellings and detached garages including access, land at Hilltop Farm, Back Lane, Sutton in Ashfield. Her interest arose from the fact that she had met with the applicant (alongside planning officers) but in doing so had not expressed an opinion.

Councillor Cheryl Butler declared a Non Disclosable Pecuniary/Other Interest in respect of application V/2018/0195, Severn Trent Water Ltd, change of use of land from agricultural to operational and installation of a reservoir, two valve houses, land re-profiling and landscaping works and alterations to access, Diamond Avenue Service Reservoir, Diamond Avenue, Kirkby in Ashfield. Her interest arose from the fact that she had spoken with an objector and conversed via email with the applicant but in doing so had not expressed an opinion.

(During declarations of interest, Councillor Rachel Madden entered the meeting at 7.02 p.m.)

P.6 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 25th July, 2018 be received and approved as a correct record.

P.7 Town and Country Planning Act 1990; Town Planning Applications Requiring Decisions

RESOLVED that

1. Application V/2018/0195, Severn Trent Water Ltd, change of use of land from agricultural to operational and installation of reservoir, two valve houses, land re-profiling and landscaping works and alternations to access, Diamond Avenue Service Reservoir, Diamond Avenue, Kirkby in Ashfield.

(Councillor Cheryl Butler had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of her interest she remained in the meeting and took part in the discussion and voting thereon).

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:-

A further objection had been received making a total of 9 communications from 2 residents. The concern was that Severn Trent Water had not addressed the water runoff problem. It was therefore requested that the application be deferred so that the water authority and landowner could address the issue. If not then the application should be rejected to allow Severn Trent Water authority to generate a robust solution, as it was considered the solution was an easy fix.

The Council had considered the issues but the works suggested lay outside that boundary and outside the control of the applicant. Any redress should therefore be with the existing landowner/farmer.

The Council had secured the provision of tree planting and the development would significantly reduce surface water run-off by the collection and infiltration of the reservoir roof water, using one of the decommissioned reservoir cells as a soakaway. This would inevitably alleviate some of the run-off currently affecting the local residents.

The ADC Drainage Team confirmed the landowner could put a drainage ditch in at the bottom of the field but the problem was that there was nowhere to discharge the water from the ditch. Even if the ditch ran through the fields it would eventually end up on the Green Acres estate and/or the cemetery as this was the natural flow downhill, potentially causing flooding issues in that area. The resident had been advised to contact the Nottinghamshire County Council Lead Local Flood Team.

Ms. J. Salt, agent for the applicant, took the opportunity to address the Committee in respect of this matter.

2. Application V/2018/0206, Mr. S. Toye, six dwellings and detached garages including access, land at Hilltop Farm, Back Lane, Sutton in Ashfield.

(Councillor Helen-Ann Smith had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of her interest she remained in the meeting and took part in the discussion and voting thereon).

Mr. S. Toye, the applicant, took the opportunity to address the Committee in respect of this matter.

It was moved by Councillor Helen-Ann Smith and seconded by Councillor Sam Wilson that the recommendation contained within the report be rejected and that conditional planning consent be approved.

It was considered by the Planning Committee that proposal would not adversely affect highway safety due to vehicular movements having been significantly reduced over previous years.

It was consequently agreed that the following standard conditions be attached to this permission:-

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans: Street Views Drg No. 29a0318/6/6 Rev A, Dwelling Design A Drg No. 29a0318/1/6, Dwelling Design B Drg No. 29a0318/3/6, Detached Double Garage Drg No. 29a0318/4/6 RevA, Dwelling Design A Drg No. 29a0318/2/6 RevA, Access Road Plan (Received 25/05/2018). Site Layout Drg No. 29a0318/5/6 Rev B (Received 22/06/2018) The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. No development shall take place until samples of the materials and finishes to be used for the external elevations and roof of the proposal have been agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials, unless the Local Planning Authority gives written approval to any variation.
4. The development hereby approved shall not be occupied until full details of sites boundary treatments, including details of the access gate and fencing along the footpath have been submitted to and approved in writing.
5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the first occupation of the development 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.

6. No development shall take place until a scheme demonstrating how the hedges running along the northern and eastern boundary of site are to be protected during construction. This protection should accord with the recommendations laid out in BS 5837 2012.
7. No work shall commence until such time as a scheme indicating proposed floor levels of all buildings, and the relationship of such to the existing dwellings has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the agreed levels.
8. No part of the development hereby permitted shall be brought into use until details of the new internal road and associated infrastructure have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, parking provision, turning facilities, access widths, visibility splays (including pedestrian, junction and forward visibilities), street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services and any proposed structural works.
9. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
10. Prior to the occupation of the dwellings, details of the provision of bin stores shall be provided.

For the motion:

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

Against the motion:

Councillors Cheryl Butler and Keir Morrison.

Abstentions:

None.

Accordingly, the motion was duly carried.

3. Application V/2018/0385, Rippon Homes Ltd, 4 dwellings on land adjacent 179 Mansfield Road, Skegby, Sutton in Ashfield.

Mr. R. Jordan, an objector to the application, took the opportunity to address the Committee in respect of this matter.

P.8 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.

P.9 National Planning Policy Framework Update

The Assistant Director, Planning and Regulative Services, presented the report to inform Members of the implications arising from the revised National Planning Policy Framework (NPPF), published by the Government on 24th July 2018.

RESOLVED
that the report be received and noted.

Reason:
To bring to Members' attention the more significant implications arising from the revised NPPF.

The meeting closed at 8.20 pm

Chairman.