

## **PLANNING COMMITTEE**

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

**on Thursday, 20th September, 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, Samantha Reynolds, Christine Sarris  
and Robbie Steel.

**In Attendance:** Councillor Robert Sears-Piccavey.

### **P.10 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests**

Councillor Sam Wilson declared a Non Disclosable Pecuniary/Other Interest in respect of application V/2018/0291, Mrs. K. Topham, ménage with fencing, Woodnock Barn, 254A Nottingham Road, Selston.. His interest arose from the fact that he had spoken to the applicant and a planning officer but in doing so had not expressed an opinion.

Councillor Keir Morrison declared that he was predetermined in respect of application V/2018/0355, Linby Homes Ltd, two detached dwellings with integral garages, land to the rear of 283-287 Watnall Road, Hucknall. His interest arose from the fact that he had previously expressed in public his opinion regarding the proposed application.

### **P.11 Minutes**

RESOLVED

that the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> August, 2018 be received and approved as a correct record.

### **P.12 Town and Country Planning Act 1990; Town Planning Applications Requiring Decisions**

RESOLVED that

1. Application V/2018/0355, Linby Homes Ltd, two detached dwellings with integral garages, land to the rear of 283-287 Watnall Road, Hucknall.

(Councillor K.A. Morrison had previously declared that he was predetermined in respect of this application. He therefore left the room at 7.04 p.m. and took no part in the discussion and voting thereon).

Mr. M. Harrison, an objector to the application and Mr. R. Bayes, as agent for the Applicant, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that consideration of this application be deferred until the next meeting of the Committee to enable a site visit to be undertaken by Members.

2. Application V/2018/0431, Mr. P. Crawford, construction of single storey side and rear extension and porch to front elevation, 49 Chestnut Avenue, Kirkby in Ashfield.

It was moved and seconded that conditional consent be granted.

3. Application V/2018/0291, Mrs. K. Topham, ménage with fencing, Woodnook Barn, 254A Nottingham Road, Selston.

Mr. Topham, on behalf of the applicant, took the opportunity to address the Committee in respect of this matter.

It was moved by Councillor Sam Wilson and seconded by Councillor Cheryl Butler that the recommendation contained within the report be rejected and that conditional planning consent be approved.

It was considered by the Planning Committee that they could not concur with the Council's Planning Policy that the ménage development would fail to preserve the open space and were assured that the application did, in fact, align with the requirements of the current Greenbelt Policy EV6.

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

- The proposed lighting columns shall be painted green and a shield applied to the lighting heads.
- The hereby approved floodlights shall not be operated later than 20:30 hours daily.

For the motion:

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

Against the motion:

None.

Abstentions:

None.

Accordingly, the motion was duly carried.

4. Application V/2017/0659, Harron Homes, application to vary condition 7(iii) of planning permission V/2016/0208 to allow a single principal access as opposed to a dual approach, land off Brand Lane, Stanton Hill, Sutton in Ashfield.

Mr. C. Dwan, the applicant, took the opportunity to address the Committee in respect of this matter.

It was moved by Councillor Jason Zadrozny and seconded by Councillor Helen-Ann Smith that the recommendation contained within the report be rejected and that planning consent be refused for the reasons set out below:-

The proposed alteration to a single point of access, as opposed to a dual approach, is considered to result in significant highways safety concerns for vehicles and pedestrians along Brand Lane. The proposals would also inhibit the site from reaching its full housing potential and making the most effective and efficient use of land at this location. The application would therefore be contrary to Saved Policies ST1 (c and d) and HG5 (e) and Paragraph 109 of the National Planning Policy Framework (2018).

Furthermore, delegated authority was granted to the Assistant Director Planning and Regulative Services, in consultation with the Chairman of the Planning Committee, to determine the exact wording for the reasons for refusal as now outlined above.

For the motion:

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

Against the motion:

None.

Abstention:

Councillor Keir Morrison.

Accordingly, the motion was duly carried.

5. Application V/2018/0423, P. Hughes Construction Ltd, first floor extension office, extension over existing flat roof, extension to the rear of 21 Main Road, change of use of part of garden of 19 Main Road to car parking area to serve 21 Main Road, 19 – 21 Main Road, Underwood.

In accordance with paragraph 9.1(c) of the Code of Conduct and Procedures in respect of the Planning Services, Councillor Robert Sears-Piccavey addressed the Committee in respect of this application.

It was moved and seconded that conditional consent be granted with the Assistant Director Planning and Regulative Services being requested to liaise with the applicant concerning any possible mitigation measures to address the ongoing flooding issues being experienced by neighbouring properties on Wilcox Drive.

**P.13 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 bring to Members' attention the recent Planning Appeal decisions.

(During consideration of this item, Councillor Helen-Ann Smith left the meeting at 8.33 p.m.)

The meeting closed at 8.35 pm

Chairman.