

PLANNING COMMITTEE

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

on Thursday, 28th February, 2019 at 7.00 pm

Present: Councillor Chris Baron in the Chair;

Councillors Cheryl Butler, Tom Hollis,
Rachel Madden, Keir Morrison, Phil Rostance
(Vice-Chair), Helen-Ann Smith, Mike Smith,
Sam Wilson and Jason Zadrozny.

Apologies for Absence: Councillor David Griffiths.

Officers Present: Martin Elliott, Mick Morley, Christine Sarris and
Samantha Reynolds.

**P.32 Declarations of Disclosable Pecuniary or Personal Interests and Non
Disclosable Pecuniary/Other Interests.**

Councillor T Hollis declared a non Disclosable/other interest in regard to application V/2019/0019 (Change of use of land to garden and erection of fencing - Land to the rear of 18 Grange Farm Close, Sutton-in-Ashfield) as he had spoken to the applicant and neighbours of the site but advised that he still had an open mind with regard to the application.

**P.33 To receive and approve as a correct record the minutes of a meeting of
the Planning Committee held on 24 January 2019**

The Minutes of the meeting held on 24 January 2019 were approved as a correct record and signed by the Chairman.

P.34 To receive and consider the attached planning applications.

The Chairman read the following statement with regard to Application V/2018/0734 - Outline Application with All Matters Reserved for Demolition of Existing Buildings and Construction of 9 Dwellings with Associated Access, Car Parking and Amenity Space - Sunbeam House, West Street, Hucknall, Nottingham.

“Following the receipt of information on Monday from the agent in respect of the Article 4 Direction it is considered that there are significant factors in the report that need to be addressed and corrected. It is therefore inappropriate to have a report before members that has known inaccuracies and on which the report heavily relies upon.

In my role as Chairman of the Planning Committee, and using the authority given to me by the committee, and acting in good faith upon the professional advice provided to me by officers, I have decided that to ensure that the committee is not made to make a decision on incorrect and incomplete information, the report will be withdrawn and not considered at tonight's meeting."

1. V/2019/0019 - Change of use of land to garden and erection of fencing - Land to the rear of 18 Grange Farm Close, Sutton-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), the Development Team Manager gave a verbal report on additional comments received in relation to the application after the agenda had been finalised as follows:

One further letter of objection had been received from a local resident taking the number of objections against the proposal to three. Four had been received in support.

The objection raised a further concern not already listed that if consent was to be granted this may encourage more neighbouring properties of Grange Farm Close to apply for similar garden extensions. The accumulating impact could result in ad-hoc garden extensions causing further damage to existing natural habitats in the woodland.

In accordance with the Council's procedure for speaking at Planning Committee Mr Richard Barber (the applicant), addressed the meeting.

Councillor P Rostance joined the meeting at 7:19 during the consideration of the item and consequently did not take part in the subsequent discussion and vote.

It was moved by Councillor T Hollis and seconded by Councillor Wilson that planning permission be **GRANTED**, subject to the condition that all permitted development rights be removed from the area of land of the garden extension, and for the following reasons.

That the impact of the development on the visual amenity of the area, the size of the landscape buffer, the loss of open space and the wildlife habitat was of an acceptable level and was outweighed by the benefits of the increased private amenity space available for the residents of the property.

For the motion: Councillors Baron, Butler, T Hollis, Madden, H Smith, Wilson and Zadrozny

Against the motion: Councillors K Morrison and M Smith

Abstentions: None

Accordingly, the motion was declared as **CARRIED**.

P.35 Planning Appeals

The Interim Director – Place and Communities submitted a report to advise the committee of the outcome of recent Planning Appeal decisions.

RESOLVED

that the report be noted.

The meeting closed at 7.34 pm

Chairman.