

PLANNING COMMITTEE

Virtual Meeting held on Wednesday, 27th January, 2021 at 12.00 pm

Present: Councillor Sarah Madigan in the Chair;

Councillors Chris Baron, Ciaran Brown,
Samantha Deakin, Arnie Hankin,
Rachel Madden, Lauren Mitchell,
John Smallridge, Helen-Ann Smith,
Daniel Williamson and Jason Zadrozny.

Officers Present: Lynn Cain, Louise Ellis, Mike Joy, Mick Morley,
Christine Sarris, Sara Scott-Greene, Oliver Wells
and Shane Wright.

In Attendance: Councillor Dale Grounds.

P.27 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

Councillor Jason Zadrozny declared a Non Disclosable Pecuniary/Other Interest in respect of Application V/2020/0571, Ashfield District Council, Car Park Extension, Kingsmill Reservoir, Sherwood Way South, Sutton in Ashfield. His interest arose from the fact that he had previously met and spoken with stakeholders over the previous year but in doing so had not expressed an opinion at any point.

P.28 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 16 December 2020, be received and approved as a correct record.

P.29 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

1. V/2020/0760, Mr G. Gee, 2 Dwellings, Land Rear of 344 - 348 Watnall Road, Hucknall

On behalf of the Applicant, Max Cully took the opportunity to address the Committee in respect of this matter and Members were offered the opportunity to clarify any points raised during the submissions as required.

It was moved by Councillor Jason Zadrozny and seconded by Councillor Ciaran Brown that the officer's recommendation contained within the report be rejected and

a) planning consent be granted subject to the following standard conditions:

Conditions

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. This permission shall be read in accordance with the following plans: site location plan No. 20.08.06a, block plan No. 20.08.01a, proposed site access plan No. 20.08.02a, proposed site layout plan No. 20.08.03a, proposed elevations and floor plans No. 20.08.04a, proposed elevations and floor plans No. 20.08.05a (06/11/2020), proposed street scene No. 20.08.07, proposed boundary treatment and landscaping plan No. 20.08.09 (02/12/20), proposed drainage layout plan No. 20.08.10 (19/01/21). The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
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. Reason: To ensure the satisfactory appearance of the development.
4. No development shall take place until the following matters have been submitted to and agreed in writing by the Local Planning Authority:
 - (a) Full details of the proposed treatment of the site's boundaries.
 - (b) A phasing scheme for the implementation of the agreed boundary treatment.

The boundary treatment shall be undertaken in accordance with the agreed details prior to occupation of the hereby permitted development. Reason: To safeguard the amenities of residents living in the vicinity of the application site.
5. 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. Reason: To protect the amenity of the area.
6. The shared private driveway shall be laid out to a width of not less than 5.8 metres for at least 5 metres behind the highway boundary and shall provide for pedestrian visibility splays, vehicle parking and turning areas in accordance with drawing no. 20.08.02a. The vehicle parking and turning areas shall not be used for any purpose other than the turning and parking of vehicles. Reason: In the interests of highway safety.

7. No part of the development hereby permitted shall be brought into use until the proposed driveway has been surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the highway boundary in accordance with drawing no. 20.08.09. The surfaced driveway shall then be maintained in the approved hard bound material for the life of the development. Reason: In the interests of highway safety.
8. No part of the development hereby permitted shall be brought into use until the existing dropped kerb access that has been made redundant as a consequence of this consent, at the site frontage of no. 346, is permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety.
9. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway on to the public highway in accordance with drawing no. 20.08.09. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development. Reason: To ensure surface water from the site is not deposited on the public highway causing danger to road users.
10. Prior to the occupation of this development hereby permitted, a wheelie bin collection point shall be provided near to but not within the public adopted highway located in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety.

Notes to applicant

The minor access reinstatement works referred to in Condition 3 above involves works on the highway and as such requires the consent of the County Council. Please contact 0300 500 8080 to arrange for these works to be carried out.

b) should any additional conditions be required, the Assistant Director, Planning and Regulatory Services be requested to liaise with the Committee Chairman accordingly with delegated authority being also granted to approve any such amendments as required.

Reasons for rejecting officers' recommendation:

Members were of the view that the application was fully compliant with Policy ST1 and Policy HGV. They were also of the view that it complied with the National Planning Policy Framework in that it was providing additional housing.

For the motion:

Councillors Ciaran Brown, Samantha Deakin, Arnie Hankin, Rachel Madden, Sarah Madigan, John Smallridge, Helen-Ann Smith and Jason Zadrozny.

Against the motion:

Councillors Chris Baron and Lauren Mitchell.

Abstention:

Councillor Daniel Williamson.

2. V/2020/0754, M. Varley, Smoking Shelter, Willis Lodge Care Home, St. Thomas Avenue, Kirkby in Ashfield

Councillor Dale Grounds, having called in the application, took the opportunity to address the Committee in respect of this matter and Members were offered the opportunity to clarify any points raised during the submissions as required.

It was moved and seconded that conditional consent be granted as per officer's recommendation.

3. V/2020/0571, Ashfield District Council, Car Park Extension, Kingsmill Reservoir, Sherwood Way South, Sutton in Ashfield

(In accordance with the Council's Constitution and the Members' Code of Conduct, Councillor Jason Zadrozny had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this application. His interest was such that he stayed in the meeting and took part in the discussion and voting thereon.)

An objector, Peter Housley, took the opportunity to address the Committee in respect of this matter and Members were offered the opportunity to clarify any points raised during the submissions as required.

It was moved and seconded that conditional consent be granted as per officer's recommendation.

P.30 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.

P.31 Recent Changes in Planning Legislation

Members were asked to note the recent changes to planning legislation and potential implications for the Council, as outlined in the report.

RESOLVED

that the report be received and noted.

The meeting closed at 1.21 pm

Chairman.