

PLANNING COMMITTEE

**Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,
on Wednesday, 24th January, 2024 at 10.00 am**

Present: Councillor Sarah Madigan in the Chair;

Councillors Jamie Bell, Jodine Cronshaw,
Samantha Deakin, Vicki Heslop (as substitute for
Arnie Hankin), Rachel Madden, Andy Meakin,
John Smallridge and Helen-Ann Smith.

Apology for Absence: Councillor Arnie Hankin.

Officers Present: Rose Arbon, Lynn Cain, Louise Ellis,
Mick Morley, Christine Sarris and Dean Wright.

In Attendance: Councillor Nicholas Parvin.

P.23 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests

No declarations of interest were made.

P.24 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 6
December 2023, be received and approved as a correct record.

P.25 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

1. V/2022/0888, Mr B McCulloch, Outline Application With Some Matters Reserved for a Dwelling, Land off Munks Avenue, Hucknall

Cllr. Nicholas Parvin, as the Ward Member, took the opportunity to address the
Committee in respect of this matter.

It was moved by Councillor Rachel Madden and seconded by Councillor
Helen-Ann Smith that the officer's recommendation contained within the report
be rejected and planning consent be refused.

Reasons for rejecting officers' recommendation:

The proposed development by reason of its siting and scale would have a
detrimental impact on the amenities of neighbouring properties and be out of

character with the area in general. It is considered that the proposed dwelling does not meet the space between buildings standards in the Council's Supplementary Planning Documents and is therefore contrary to Policy HG5 and ST1 of the Ashfield Local Plan Review 2002 and chapter 12 of the National Planning Policy Framework.

For the motion:

Councillors Jamie Bell, Jodine Cronshaw, Samantha Deakin, Vicki Heslop, Rachel Madden, Sarah Madigan, Andy Meakin, John Smallridge and Helen-Ann Smith.

Against the motion:

None.

Abstentions:

None.

2. V/2023/0578, Mr T Ubhi, Change of Use from C3 Dwelling to C2 Residential Institution, 35 Lovesey Avenue, Hucknall

Nick Clements, on behalf of the Applicant, took the opportunity to address the Committee in respect of this matter. As per the agreed process, Members were then offered the opportunity to clarify any points raised during the submissions as required.

It was moved and seconded that the application be refused as per officer's recommendation.

The meeting adjourned at 10.50am and reconvened at 10.57am. During the adjournment, Councillor Samantha Deakin left the meeting due to feeling unwell.

3. V/2023/0355, Mr R Purewall, Four Semi-Detached Houses, 102 Cordy Lane Brinsley

Richard Purewal, as the Applicant, took the opportunity to address the Committee in respect of this matter. As per the agreed process, Members were then offered the opportunity to clarify any points raised during the submissions as required.

It was moved by Councillor Rachel Madden and seconded by Councillor Helen-Ann Smith that the officer's recommendation contained within the report be rejected and conditional planning consent be granted in accordance with the following conditions:

Conditions:

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: Site Location Plan, Drawing No.05 Rev.D, Received 20/10/2023. Proposed Layout Plan, Drawing No.02 Rev.J, Received 20/10/2023. Proposed Elevations and Floor Plans, Drawing No.03 Rev.D, Received 30/06/2023. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. No development past slab level shall take place until samples of the materials and finishes to be used for the external elevations and roof of the proposal have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials.
4. Prior to the occupation of the hereby approved dwellings, details shall be submitted to the Local Planning Authority and approved in writing in relation to the type and number of bird and bat boxes/bricks and bee brick(s) which are to be installed within the fabric of each of the new dwellings. The boxes/bricks shall thereafter be installed in accordance with the approved details and maintained in perpetuity.
5. No development past slab level shall take place until details of the proposed treatment of the sites boundaries have been submitted to and approved in writing by the Local Planning Authority. Any garden fence/wall or other non-permeable structure (and/or railings and/or hedgerows) should be provided with small holes (gaps 130 mm x 130 mm) to allow a continuous pathway in which hedgehogs and other small mammals can move through the developed residential site. Such holes and boundary treatments shall be implemented prior to the occupation of the hereby approved development and thereafter be retained in perpetuity.
6. No development shall take place past slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of 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 occupation of the building 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. The scheme for soft landscaping shall also propose low level hedge planting within the application site boundary, to be maintained below 0.6 metres in height in perpetuity.
7. No development past slab level shall take place until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
8. The hereby approved dwellings shall not be occupied until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 8.0 metres behind the highway boundary.

The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

Reasons for rejecting officers' recommendation:

The reason to grant permission has been taken having regard to the policies and proposals in the Ashfield Local Plan Review (2002) and all relevant material considerations, including Supplementary Planning Guidance.

For the motion:

Councillors Jamie Bell, Jodine Cronshaw, Samantha Deakin, Vicki Heslop, Rachel Madden, Sarah Madigan, Andy Meakin, John Smallridge and Helen-Ann Smith.

Against the motion:

None.

Abstentions:

None.

P.26 Planning Appeal Decisions

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

RESOLVED

that the report be received and noted.

P.27 National Planning Policy Framework (NPPF) December 2023 - Summary of Key Changes

Members received a summary of the key planning changes to the National Planning Policy Framework (NPPF) which came into effect in December 2023.

RESOLVED

that the report be received and noted.

The meeting closed at 11.25 am

Chairman.