

## **PLANNING COMMITTEE**

**Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,  
on Wednesday, 6th March, 2024 at 10.00 am**

**Present:** Councillor Sarah Madigan in the Chair;

Councillors Jamie Bell, Jodine Cronshaw,  
Samantha Deakin, Arnie Hankin,  
Rachel Madden, Andy Meakin, John Smallridge  
and Helen-Ann Smith.

**Officers Present:** Rose Arbon, Lynn Cain, Hannah Cash,  
Mick Morley, Sophie Sales, Christine Sarris,  
Abbie Smith, Hannah Woods and Dean Wright.

**In Attendance:** Councillor John Wilmott.

### **P.28 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests**

Councillor Rachel Madden declared a Non-Registrable Interest in respect of Application V/2022/0350, Fisher German, Access from Delia Avenue and Dorothy Avenue for 131 Dwellings, Land Off Hayden Lane, Hucknall. Her interest arose from the fact that she had been in receipt of aggressive lobbying documentation from the Applicant's agents but had confirmed that she had not expressed any opinions on the matters at any point.

(All other Members present at the meeting concurred that they too had been in receipt of the same documentation from the Applicant's agents and requested this to be recorded in the minutes.)

### **P.29 Minutes**

RESOLVED

that the minutes of the meeting of the Planning Committee held on 24 January 2024, be received and approved as a correct record.

### **P.30 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions**

#### **1. V/2022/0350, Fisher German, Access from Delia Avenue and Dorothy Avenue for 131 Dwellings, Land Off Hayden Lane, Hucknall**

(In accordance with the Council's Constitution and the Members' Code of Conduct, Councillor Rachel Madden had previously declared an interest in respect of this application. Her interest was such that she stayed in the meeting and took part in the discussion and voting thereon.)

### Late Item

In accordance with the Council's Policy for dealing with late matters in relation to planning applications, (Minute No. D4.17, 1993/94 refers), officers proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

*“Since the publication of the Council's committee report, two further representations from local residents had been received with the comments relevant to planning having already been covered in the report.*

*There was one minor error in the report which related to the health care contribution on page 19 of the agenda; it should have read £70,985 as per page 24. The figure on page 19 was based on 135 dwellings rather than 131 dwellings.*

*Further comments had been received from County Council Transport and Travel Services, requesting an additional condition requiring a scheme for the provision of bus passes.*

Victoria Heath, as Agent for 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. Councillor John Wilmott also addressed the Committee as he had called in the application alongside two other Members.

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

### Reasons for rejecting officers' recommendation:

The proposal represents an inappropriate form of development which would adversely affect the amenity of local residents through noise and disturbance from increased comings and goings and would affect the visual amenity of the locality. The increased traffic generation would also give rise to highway safety implications in respect of the wider local highway network. It has not been evidenced to the Local Planning Authority that the scheme can be comprehensively developed in conjunction with neighbouring development. The development is therefore contrary to saved Policy ST1 b), c), and d) of the Ashfield Local Plan Review 2002, and conflicts with Part 12 – Achieving Well Designed and Beautiful Places of the National Planning Policy Framework 2023.

### For the motion:

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

### Against the motion:

None.

### Abstentions:

None.

The meeting adjourned at 10.30am and reconvened at 10.32am.

**2. V/2023/0703, Ashfield District Council, Refurbishment of Existing Theatre and Associated Facilities. Minor Works to External Fabric of Building, Installation of External Goods Lift, and New Gates, Sutton Community Academy, High Pavement, Sutton in Ashfield**

(At this point in the proceedings and in accordance with the Council's Constitution and the Members' Code of Conduct, Councillor Helen-Ann Smith [on behalf of herself and Councillors Samantha Deakin, Rachel Madden and Andy Meakin] declared a Non-Registrable Interest that they had all, as Cabinet Members, previously discussed the refurbishment of the theatre at Sutton Community Academy as part of wider Towns Fund deliberations. Their interests were such that they stayed in the meeting and took part in the discussion and voting thereon.)

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

**P.31 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.32 Update from the Chairman - Status of a Planning Application**

The Chairman took the opportunity to update the Committee in respect of the status of Planning Application V/2023/0156 - Pendean Way, Sutton in Ashfield and some recent reports regarding unauthorised works at the site.

The meeting closed at 10.55 am

Chairman.