

## PLANNING COMMITTEE

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

on Thursday, 17th May, 2018 at 6.30 pm

**Present:** Councillor Chris Baron in the Chair;

Councillors Tim Brown, Cheryl Butler,  
David Griffiths, Rachel Madden,  
Helen-Ann Smith, Mike Smith, Sam Wilson  
and Jason Zadrozny.

**Apologies for Absence:** Councillors Phil Rostance and Keir Morrison.

**Officers Present:** Sarah Hall, Mick Morley, Julie Robinson and  
Christine Sarris.

**In Attendance:** Councillors Christian Chapman and  
Jackie James.

### **PC.34 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests**

1. Councillor Sam Wilson declared a Non Disclosable Pecuniary/Other Interests in respect of application V/2018/0092, Application V/2018/0021, Mrs. A. Astle, change of use of existing dwelling to a Care Home (D1) and Day Nursery (D1) for use by members of the public, Wren Hall Nursing Home, 234 Nottingham Road, Selston. His interest arose from the fact that he is known to the Applicant and some of the members of staff.
2. Councillors Tim Brown, Cheryl Butler, David Griffiths declared Non Disclosable Pecuniary/Other Interests in respect of application V/2018/0092, Rippon Homes Ltd, variation of condition 2 of Planning Permission V/2015/0533 – Substitute House Type to Plots 5-9, land between Pleasley Road and North of Mansfield Road, Skegby, Sutton in Ashfield. Their interests arose from the fact that they were known to the representative who had spoken on behalf of the Applicant at the Planning Committee held on 25th January, 2018.

### **PC.35 Minutes**

RESOLVED

that the minutes of a meeting of the Planning Committee held on 12th April, 2018 be received and approved as a correct record.

**PC.36 Town and Country Planning Act 1990;  
Town Planning Applications Requiring Decisions**

RESOLVED that

1. Application V/2018/0186, Mr. C. Berridge, detached garage, 2 Lodge Lane, Kirkby 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 refers), the Planning Officer proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

One further letter of objection had been received taking the total number of written objections received for this proposal from 8 to 9. The objection submitted was on the grounds that the building being built was higher than originally approved.

A further site visit to check the height of the garage produced a measurement which corresponds with the measurement indicated on the drawings provided, which confirms it is 4.9m in height to the ridge.

The other issues raised within the objection had already been raised within other written representations. As such, these issues were fully considered when forming the recommendation to approve the proposed detached garage.

Ms. L. Harrison, an objector to the application, took the opportunity to address the Committee in respect of this matter.

In accordance with paragraph 9.1(c) of the Code of Conduct and Procedures in respect of the Planning Service, Councillor Jackie James addressed the Committee in respect of this application.

It was moved and seconded that consideration of this application be deferred to the next meeting to enable Officers to liaise with the applicant to seek mitigation in respect of a suitable landscaping scheme at this location.

2. Application V/2018/0021, Mrs. A. Astle, change of use of existing dwelling to a Care Home (D1) and Day Nursery (D1) for use by members of the public, Wren Hall Nursing Home, 234 Nottingham Road, Selston.

(Councillor Sam Wilson had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of his interest he remained in the meeting and took part in the discussion and voting thereon).

Mrs. A. Astle, 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 Jason Zadrozny that the recommendation contained within the report be rejected and that conditional planning consent be approved.

It was considered by the Planning Committee that the proposal would not have a detrimental impact upon parking availability and highway safety.

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 000-PE-XX-ZZ-DR-A-0010 Rev P01 and 000-PE-XX-ZZ-DR-A-0007 Rev P01.
2. The details of the canopy area shall be provided and agreed in writing with the Local Planning Authority.
3. The day nursery use hereby permitted shall not be in operation except between the hours of 0700 – 1800 daily.
4. The number of children attending the nursery shall not exceed 30 at any time.
5. The Travel Plan dated April 2018 shall be fully implemented.
6. The details of a scheme of advisory signage for the car parking area shall be provided to and agreed in writing by the Local Planning Authority.

For the motion:

Councillors Chris Baron, Tim Brown, Cheryl Butler, David Griffiths, Rachel Madden, Helen-Ann Smith, Mike Smith, Sam Wilson and Jason Zadrozny.

Against the motion:

None.

Abstentions:

None.

Accordingly, the motion was duly carried.

3. Application V/2018/0092, Rippon Homes Ltd, variation of condition 2 of Planning Permission V/2015/0533 – Substitute House Type to Plots 5-9, land between Pleasley Road and North of Mansfield Road, Skegby, Sutton in Ashfield.

(Councillors Tim Brown, Cheryl Butler and David Griffiths had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of their interest they remained in the meeting and took part in the discussion and voting thereon).

Mr. R. Aldread, who was in support of the application, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that conditional consent be granted subject to the satisfactory completion of a Section 106 Agreement.

4. Application V/2018/0035, Ashfield District Council, construction of 34 space car parking spaces including 2 dedicated disabled parking spaces and construction of weir within reservoir, selective dredging of sediment and creation of wetlands receptors to deposit dredged material, Kingsmill Reservoir, Sherwood Way South, Sutton in Ashfield.

(Prior to the vote on this application Councillors Rachel Madden and Jason Zadrozny declared that in their capacity as County Councillors they had discussed and voted on the allocation of funding to this project at a Policy Committee the previous day. They were therefore pre-determined and unable to take part in the voting process).

It was moved and seconded that conditional consent be granted.

(Councillor Helen-Ann Smith left the meeting at 7.35 p.m. and returned at 7.38 p.m. during consideration of the above item. Consequently, in accordance with the Code of Conduct and Procedures in respect of the Planning Service she was not permitted to vote on the application).

5. Application V/2018/0106, Derbyshire Properties, demolition of existing bungalow and erection of 2 dwellings, 132 Wagstaff Lane, Jacksdale.

In accordance with paragraph 9.1(c) of the Code of Conduct and Procedures in respect of the Planning Service, Councillor Christian Chapman addressed the Committee in respect of this application.

It was moved and seconded that conditional consent be granted subject to the following additional informative being attached to this permission:-.

#### Informative

4. The applicant is encouraged to liaise with the Jacksdale Heritage Society regarding the usage of the stones from the existing building. The stones could perhaps be retained on site and used in the construction of a front boundary wall, or given to the Heritage Society for use on projects elsewhere in the village.

### **PC.37 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 update the Committee on the recent Appeal Decisions.

**PC.38 Permission in Principle**

The Corporate Planning and Building Control Manager presented the report to inform Members that the Town and Country Planning Act 1990 (as amended by the Housing and Planning Act 2016) sets out powers to grant permission in principle (PiP) for small sites which is to be introduced on the 1st June, 2018.

RESOLVED

that the report be received and noted.

Reason:

To bring to Members' attention the introduction of permission in principle for small housing-led development sites.

**PC.39 National Planning Policy Framework & Other Consultation**

The Corporate Planning and Building Control Manager informed the Committee that the Ministry for Housing, Communities and Local Government (MHCLG) had published its draft revisions to the National Planning Policy Framework (NPPF) for consultation on 5th March, 2018.

Members were asked to note the key changes proposed to the National Planning Policy Framework (NPPF) as outlined in the report.

RESOLVED

that the report be received and noted.

Reason:

To bring to Members' attention the proposals for amending the National Planning Policy Framework, as set out in the NPPF consultation.

The meeting closed at 8.10 p.m.

Chairman.