

PLANNING COMMITTEE

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

on Wednesday, 23rd October, 2019 at 10.00 am

Present: Councillor Rachel Madden in the Chair;

Councillors Chris Baron, Ciaran Brown, Dale Grounds
Tom Hollis, David Martin, Lauren Mitchell,
John Smallridge, Helen-Ann Smith, Daniel Williamson
and Jason Zadrozny.

Apology for Absence: Councillor Samantha Deakin.

Officers Present: Lynn Cain, Mick Morley, Samantha Reynolds,
Christine Sarris and Robbie Steel.

In Attendance: Councillor John Wilmott.

P.17 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

1. Councillor Tom Hollis declared a Non Disclosable Pecuniary/Other Interest in respect of respect of Application V/2019/0423, Mr M. Hollis, Outline Application with some Matters reserved for 5 Dwellings, Norcroft, 211 Wild Hill, Teversal, Kingsway. His interest arose from the fact that the applicant was a family member.
2. Councillor Lauren Mitchell declared a Non Disclosable Pecuniary/Other Interest in respect of Application V/2019/0511, Melcorpo Commercial Properties, New Main Entrance off Duke Street and replacement existing structural fin, Byron Cinema 8A High Street, Hucknall. Her interest arose from the fact that she had met with residents who lived adjacent to the cinema but in doing so had not expressed an opinion at any point.

P.18 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 25th September, 2019 be received and approved as a correct record.

P.19 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

RESOLVED that

1. **V/2019/0511, Melcorpo Commercial Properties, New Main Entrance off Duke Street and replacement existing structural fin, Byron Cinema, 8A High Street, Hucknall**

An objector, Ria Cash, 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 the officer's recommendation for approval, as contained within the report, be rejected. Having been put to the vote, the recommendation duly fell.

It was then moved and seconded that conditional consent be granted as per the officer's recommendation with an additional informative to ensure installation of high quality acoustic glazing where designated. Having been put to the vote, the motion was duly carried.

The meeting was adjourned at 10.49am and reconvened at 10.56am.

2. V/2019/0562, Mr & Mrs Landers, Two Storey Side Extension and Ground Floor Rear Extension, 47 Garden Road, Hucknall

Max Cully, as agent for the applicant, 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 the officer's recommendation and having been put to the vote, the motion was duly carried.

3. V/2019/0129, Countryside Properties (WPL) Ltd, Demolition of Existing Building and Residential Development of 50 Dwellings, Land off Watnall Road/Daniels Way, Watnall Road, Hucknall

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:-

An update was required to the approved plans condition (2) to include the latest revisions of two plans taking into account slight design changes for moving the white electricity boxes from prominent positions.

An additional letter of objection had also been received from a neighbouring resident detailing that:

1. The S106 contribution offered was unacceptable and the full contribution should be sought;
2. There was a likelihood for future housing development on the Fire Station and this would set the precedent;
3. Another set of development traffic should not be feeding onto Watnall Road;

4. Affordable housing would not fit in with the local community;
5. There was ample other housing developments within Hucknall;
6. A disagreement over the Air Quality report findings.

Officer Responses

The issues of Section 106 contributions and highways safety had been covered within the report. The Council could not demonstrate a 5-year land supply and there was a strong requirement for affordable housing in the District.

Each future application would be determined on its own individual merits and the application was supported by an Air Quality Assessment. This did not predict any exceedances of the air quality objectives and concluded that emissions from vehicles using the site would not be significant. The Council's Environmental Health Officers found this to be acceptable and raised no objections.

The applicant, Carl Oxley, 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 the officer's recommendation and having been put to the vote, the motion was duly carried.

4. V/2019/0423, Mr M. Hollis, Outline Application with All Matters Reserved for 5 Dwellings, Norcroft, 211 Wild Hill, Teversal

(Councillor Tom Hollis had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of his interest, he left the room during consideration of the application and took no part in the discussion and voting thereon.

Councillor Lauren Mitchell left the meeting at 11.48am.

Councillors Chris Baron and Dale Grounds having earlier left the room, returned to the meeting during consideration of the above item and consequently, in accordance with Part 9 (7e) of the Code of Conduct and Procedures in respect of the Planning Service, they were not permitted to vote on the application).

The meeting was adjourned at 11.50am and reconvened at 10.54am.

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

- a) conditional outline planning consent be granted as follows:

Conditions

1. all matters reserved
2. standard time limits to submit reserved matters
3. standard time limits to commence
4. approved plans
5. drainage details required
6. site boundary treatment required including indigenous hedge
7. aboricultural survey required

b) the Chairman and Vice Chairman of the Committee, in consultation with officers, be instructed to finalise and agree the conditions attached to the consent.

Reasons for rejecting officers' recommendation:

1. Do not agree that it is inappropriate development in the countryside;
2. Agree it is a satisfactory form of development; in keeping with the broken linear pattern of the established properties found within the vicinity of the site.

For the motion:

Councillors Ciaran Brown, Rachel Madden, David Martin, John Smallridge, Helen-Ann Smith, Daniel Williamson and Jason Zadrozny.

Against the motion:

None.

Abstention:

None.

Accordingly, the motion was duly carried.

5. V/2019/0488, Mr & Mrs Leivers and Mr & Mrs Wood, Felling of 30 Lime Trees, The Limes, Dukes Close, Hamilton Road, Sutton in Ashfield

(At this point in the proceedings, Councillor Helen-Ann Smith declared a Non Disclosable Pecuniary/Other Interest in respect of this item as she had a relative that currently resided on Duke Street. In view of the nature of her interest, she remained in the room during consideration of the application and took part in the discussion and voting thereon.)

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:-

The Applicant had submitted further information follow the site visit by Members including the submission of examples of fungi and a photo of the leaves collected. It had not been evidenced that the fungi was because of the trees or that felling of the trees would result in no fungi.

The Applicant, Catherine Wood, 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.

The Chairman also took the opportunity to read out some comments from Councillor Matthew Relf who had called in the application but was on holiday and absent from the meeting.

It was moved by Councillor Jason Zadrozny and seconded by Councillor David Martin that the officer's recommendation contained within the report be rejected and planning consent be granted to fell the 30 Lime Trees.

Reasons for rejecting officers' recommendation:

1. The trees have been a blight on resident's lives for 30 years and have a significant detrimental impact on residents' wellbeing.
2. removal of the trees will not have an impact on the visual amenity.

For the motion:

Councillors Ciaran Brown, Dale Grounds, David Martin, John Smallridge, Helen-Ann Smith, Daniel Williamson and Jason Zadrozny.

Against the motion:

Councillor Chris Baron, Tom Hollis and Rachel Madden.

Abstention:

None.

Accordingly, the motion was duly carried.

P.20 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.

The meeting closed at 12.55 pm

Chairman.