

PLANNING COMMITTEE

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

on Wednesday, 28th August, 2019 at 10.00 am

Present: Councillor Rachel Madden in the Chair;

Councillors Chris Baron, Ciaran Brown, Dale Grounds, Tom Hollis, David Martin, John Smallridge (as substitute for Samantha Deakin), Helen-Ann Smith, Daniel Williamson and Jason Zadrozny.

Apologies for Absence: Councillors Samantha Deakin and Lauren Mitchell.

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

P.9 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

1. Councillor Rachel Madden declared Non Disclosable Pecuniary/Other Interests in respect of the following applications. Her interests arose from the fact that she had met with the applicants to discuss procedure but in doing so had not expressed an opinion at any point:
 - V/2019/0248, Vallences Coaches, Erection of Commercial Garage, Winshaw Wells Farm, Derby Road, Kirkby in Ashfield;
 - V/2019/0435, Mr. S Eaton, Two Storey Side and Single Storey Rear Extensions, Dormer Windows to Front and Rear to Form New Rooms in Roof Space, 3 Little Oak Avenue, Annesley Woodhouse.
2. Councillor Tom Hollis declared a Disclosable Pecuniary/Other Interest in 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.
3. Councillor Jason Zadrozny declared Non Disclosable Pecuniary/Other Interests in respect of the following applications. His interests arose from the fact that he had met with the applicants but in doing so had not expressed an opinion at any point:

- V/2019/0248, Vallences Coaches, Erection of Commercial Garage, Winshaw Wells Farm, Derby Road, Kirkby in Ashfield;
 - V/2019/0435, Mr. S. Eaton, Two Storey Side and Single Storey Rear Extensions, Dormer Windows to Front and Rear to Form New Rooms in Roof Space, 3 Little Oak Avenue, Annesley Woodhouse.
4. Councillor David Martin declared Non Disclosable Pecuniary/Other Interests in respect of the following applications. His interests arose from the fact that he was known to the applicants:
- V/2019/0248, Vallences Coaches, Erection of Commercial Garage, Winshaw Wells Farm, Derby Road, Kirkby in Ashfield;
 - V/2019/0423, Mr M Hollis, Outline Application with Some Matters Reserved for 5 Dwellings, Norcroft, 211 Wild Hill, Teversal, Kingsway.

P.10 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 24th July, 2019 be received and approved as a correct record.

**P.11 Town and Country Planning Act 1990:
Town Planning Applications Requiring Decisions**

RESOLVED that

1. V/2019/0102, JCS Camping, Change of Use from Paddock to Caravan Park, The Campsite, Silverhill Lane, Teversal

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:-

One further letter has been received which claimed a previous planning permission has not been fully implemented and the demand for further static caravans was not proven. The proposal would result in more second homes on Silverhill Lane than there were houses for existing locals. Issues regarding drainage had also not been addressed.

Officer Response:

The applicant had confirmed that only 6 of the 10 units previously granted had so far been installed on site with the remaining area permissioned for a further 4 units comprising of a landscaped green space to enhance the feel of the park area. The applicant was not applying for the caravans to be used for residential purposes with the proposal being for 31 caravans for holiday use.

No concerns had been raised by statutory consultees in respect of drainage and as indicated on the submitted plans, surface water would be directed to covered drainage ditches within the existing site with foul to connect to the existing site system and then into the mains.

The agent for the Applicant, Melanie Edwardson, 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.

(At this point in the proceedings Councillor Tom Hollis declared a Non Disclosable Pecuniary/Other Interest in respect of this application due to family members owning land near to the site. His interest was such that he remained in the meeting and took part in the discussion and voting thereon.)

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

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

(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.)

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:-

One further letter had been received questioning the sustainability of the site due to its countryside location and lack of public transport provisions. Issues surrounding drainage and impact on the rural setting had also been raised.

Officer Response:

Issues surrounding the principle of development and the impact of the proposal on the appearance of the area were covered in the report. Issues raised surrounding highways and drainage details were matters that would be addressed at the reserved matters stage should the proposal be deemed acceptable in principle.

The officer's presentation was interrupted and Councillor Smith made a suggestion having received a request from the applicant, it was moved and seconded that consideration of the application be deferred to the next scheduled meeting of the Committee.

The meeting was adjourned at 10.35am and reconvened at 10.40am.

3. V/2019/0248, Vallances Coaches, Erection of Commercial Garage, Winshaw Wells Farm, Derby Road, Kirkby in Ashfield

(Councillors David Martin and Jason Zadrozny had previously declared Non Disclosable Pecuniary/Other Interests in respect of this item. In view of the nature of their interests they remained in the meeting and took part in the discussion and voting thereon.)

The Applicant, Steve Vallance, 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 Rachel Madden and seconded by Councillor Dale Grounds that the officer's recommendation contained within the report be rejected and:

a) conditional planning consent be granted as follows:

Conditions

widening of entrance gate, re-siting of columns and setting back of hedge details required;
signage advising of slow turning vehicles on road between site and Balls Lane;
Facing and roofing materials to be agreed;
commercial use only for garage, hardstanding area and access areas;
surface water drainage scheme required
personal permission granted only to Vallances Coaches;
soft landscaping scheme required;
access only to and from Mansfield side of access;

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. Highways concerns have been mitigated by the proposed alterations to the entrance gate;
2. There is no perceived negative impact on the street scene;
3. The development would not adversely impact the openness of the greenbelt.

For the motion:

Councillors Dale Grounds, Tom Hollis, Rachel Madden, David Martin, Helen-Ann Smith, John Smallridge, Daniel Williamson and Jason Zadrozny.

Against the motion:

Councillor Chris Baron.

Abstention:

Councillor Ciaran Brown.

Accordingly, the motion was duly carried.

The meeting was adjourned at 11.40am and reconvened at 11.47am.

4. V/2018/0744, Nottingham Community Housing Association, 14 Two Storey Dwellings with Associated Parking and Landscaping, Land Off Emperors Way, 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:-

Two additional letters had been received from local residents; the first one raising the issue that the access road was unsafe from a highways safety perspective and breached Regulations. The second letter raised an objection on the basis of the development failing to achieve the minimum separation distances between primary elevations.

Officer Response:

No objections had been raised to the principal of the road from a Highways Safety perspective and the regulations referred to were for health and safety during construction which was not a planning issue. The separation distances were considered to be sufficient to avoid any undue loss of privacy, overbearing or overshadowing. It was consistent with those across the estate and examples would be shown within the presentation.

The Applicant's representative, Catherine Hewitt and Councillors Dave Shaw and John Wilmott as Ward Members, 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 Tom Hollis and seconded by Councillor David Martin that the officer's recommendation contained within the report be rejected and planning consent be refused.

Reasons for rejecting officers' recommendation:

1. Over-intensive development of site (HG1), lack of suitable parking provision and out of character with the style of the estate.
2. Unacceptable change of use deviation from master plan paragraph 130 of NPPF.

For the motion:

Councillors Ciaran Brown, Tom Hollis, David Martin, Helen-Ann Smith, John Smallridge and Daniel Williamson.

Against the motion:

Councillors Chris Baron, Dale Grounds, Rachel Madden and Jason Zadrozny.

Abstention:

None.

Accordingly, the motion was duly carried.

5. V/2019/0179, W Bignall and Co. Ltd, Construction of 6 Units, Demolition of Outbuildings and Change of Use of Forge Building to Form 3 Units, Land off Bolsover Street, Hucknall

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

6. V/2019/0435, Mr. S. Eaton, Two Storey Side and Single Storey Rear Extensions, Dormer Windows to Front and Rear to Form New Rooms in Roof Space, 3 Little Oak Avenue, Annesley Woodhouse

It was moved by Councillor Rachel Madden and seconded by Councillor Ciaran Brown that the officer's recommendation contained within the report be rejected and conditional planning consent be granted as follows:

Conditions

Standard 3 year time period

Materials as detailed

In accordance with submitted plans.

Reasons for rejecting officers' recommendation:

Development acceptable for the street scene and size and style of extension similar to one previously approved in street.

For the motion:

Councillors Ciaran Brown, Dale Grounds, Tom Hollis, Rachel Madden, Helen-Ann Smith and John Smallridge.

Against the motion:

Councillor David Martin.

Abstention:

Councillors Chris Baron, Daniel Williamson and Jason Zadrozny.

Accordingly, the motion was duly carried.

P.12 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 1.12 pm

Chairman.