

PLANNING COMMITTEE

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

on Wednesday, 6th October, 2021 at 10.00 am

Present: Councillor Sarah Madigan in the Chair;

Councillors Samantha Deakin, Arnie Hankin,
Rachel Madden, Andy Meakin, Lauren Mitchell,
Helen-Ann Smith and Jason Zadrozny.

Apology for Absence: Councillor Phil Rostance.

Officers Present: Lynn Cain, Louise Ellis, Mick Morley,
Ashley Patel, Christine Sarris and
Sara Scott-Greene.

P.13 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests

Councillor Jason Zadrozny declared a Non-Registrable Interest in respect of V/2021/0388, Mr. S. Paal-Coates, Change of Use from Residential to Residential and Childminding, 54 Oxford Street, Kirkby in Ashfield. His interest arose from the fact that he had previously been acquainted with the applicant through attendance at college.

P.14 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 25 August 2021, be received and approved as a correct record.

P.15 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

1. Application V/2020/0784, C Rowe, Outline Application for a Residential Development, Land West Off Fisher Close, Sutton 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), officers proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

An additional three letters of objection had been received from local residents. The objections raised no new planning issues that had not been covered in the report. It suggested that not all residents had been consulted on the application and the timing of the meeting prevented members of the local community attending and speaking.

Officer Response

As stated at the last Committee the consultation was carried out in accordance with the relevant legislation. Emails and letters had been sent out to all objectors informing them of the Committee and a local resident had registered to address Members at the meeting.

Sarah Brooke, as an objector and David Cummins, 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 submission as required.

(At this point in the proceedings, Councillor Helen-Ann Smith declared a Non-Registrable Interest in respect of this application. Her interest arose from the fact that she was a non-voting member of the Stanton Hill and Teversal Neighbourhood Forum.)

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

The meeting was adjourned at 10.53am and reconvened at 11.02am.

Due to the Committee Chairman, Councillor Sarah Madigan, being taken unwell following determination of the first application, the Vice-Chairman Councillor Andy Meakin duly took control of proceedings.

2. Application V/2021/0388, Mr S Paal-Coates, Change of Use from Residential to Residential and Childminding, 54 Oxford Street, Kirkby in Ashfield

The Applicant, Laura Paal-Coates 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 submission as required.

It was moved by Councillor Jason Zadrozny and seconded by Councillor Lauren Mitchell that:

- a) officer's recommendation contained within the report be rejected and planning consent be granted subject to the following conditions:
 - 1. The use hereby permitted shall be carried out only by Mrs Laura Paal-Coates.
 - 2. The use of the hereby permitted development for childminding shall only take place during the following hours: 07:30am - 05:30pm.
 - 3. No more than 10 children and 2 staff (which includes the applicant) shall be present on site at any one time in association with the childminding business.

- b) delegated authority be granted to the Assistant Director, Planning and Regulatory Services, in consultation the Planning Committee Chairman, to consider and include any additional conditions as deemed appropriate.

Reasons for rejecting officers' recommendation:

It was considered by Members that the impact on amenities would not be significant and no objections had been received to the proposal. It was also considered to be acceptable on highway grounds and the highway authority had not raised any concerns.

For the motion:

Councillors Samantha Deakin, Arnie Hankin, Lauren Mitchell, Rachel Madden, Andy Meakin and Jason Zadrozny.

Against the motion:

None.

Abstentions:

None.

(In accordance with paragraph 9.1(e) of the Code of Conduct and Procedures in respect of the Planning Services, Councillor Helen-Ann Smith, having arrived back in the room after commencement of the ensuing discussion, was required to abstain from voting on the application.)

3. Application V/2021/0421, I Taylor & H Hemstock, Change of Use of Agricultural Land to Camping Lodges and Parking Together with the Creation of a New Access, Fackley Farm, Fackley Road, Teversal, Sutton 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), officers proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

The applicant's agent wished to clarify some matters:

- The new access met the Highway Authority requirements and the first 5m would be surfaced with a hard bound material, the remainder would be crushed stone.
- The site was lower than Fackley Road and the new access drive would not be lit, so would be discrete.
- The suggested conditions requiring further planting to reduce visible harm and restricting occupancy were acceptable.
- Signage would be minimal and subject to advert regulations.
- The Neighbourhood Forum had met with the agent on site to go through the application.
- The site was not within any of the locally important gaps highlighted in Policy NP4 of the Neighbourhood Plan.

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

4. Application V/2021/0558, Mr S Lewis, Chimney Flue, The Mews Barn, Land at The Triangle, Felley Mill Lane South, Underwood

It was moved and seconded that the application be deferred to allow Members to undertake a site visit and to enable a suitable impact assessment to be carried out.

The meeting closed at 11.45 am

Chairman.