

## **PLANNING COMMITTEE**

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

**on Wednesday, 23rd February, 2022 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, Naira Raoof and Hannah Woods.

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

No declarations of interest were made.

**P.29 Minutes**

RESOLVED

that the minutes of the meeting of the Planning Committee held on 18 January 2022, be received and approved as a correct record.

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

**1. V/2021/0741, E Olden, Change of Use of Detached Garage to a Dog Groomers, 90 Nottingham Road, Selston**

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:-

To provide further clarification an amended site plan had been submitted showing the detached garage accurately and providing further measurements of the front garden to show the additional 2 parking spaces to create 3 in total.

As an amended plan had been submitted it was recommended that condition 2 be amended to remove the proposed parking and access plan received 26/01/2022 and replace it with the amended parking and access plan received 22/02/2022.

The proposal now included a larger parking area that needed to be hard surfaced in a permeable material prior to the use commencing and it was

recommended that a further condition be added.

Michelle Bell, an Objector, 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.

It was moved and seconded that the application be deferred for a site visit and submission of an accurate parking plan.

## **2. V/2021/0320, N Porter, Outline Application with All Matters Reserved for Residential Development, Land Adj. Teversal House, Peartree 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:-

The Council had been contacted by a resident requesting that an objection submitted using their details be removed, as they state they did not submit the objection.

Therefore, the resulting number of representations submitted was now 9 comments submitted by 7 individuals/properties.

It was moved by Councillor Rachel Madden and seconded by Councillor Andy Meakin that:

- a) officer's recommendation contained within the report be rejected and planning consent be granted subject to conditions:
- b) delegated authority be granted to the Assistant Director, Planning and Regulatory Services, in consultation the Planning Committee Chairman and Councillor Rachel Madden (as proposer), to consider and approve the required conditions and S106 contributions as deemed appropriate.

### Reasons for rejecting officers' recommendation:

The proposed development is not contrary to policies ST1, EV2 and HG5 in the Ashfield Local Plan Review 2002 since the land is considered to be previously developed land and its development would not adversely affect the open character and appearance of the countryside or adversely affect highway safety.

### For the motion:

Councillors Samantha Deakin, Arnie Hankin, Rachel Madden, Sarah Madigan and Andy Meakin.

### Against the motion:

Councillors Helen-Ann Smith and Jason Zadrozny.

### Abstention:

Councillor Lauren Mitchell.

### **3. V/2021/0776, Ashfield District Council, 20no Dwellings Comprising of 4no 1 Bed Flats, 4no 2 Bed Flats, 6no 2 Bed Semi's & 6no 3 Bed Semi's, Land North of Midland Road, 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:-

Nottinghamshire Clinical Commissioning Group confirmed that they did not require any financial contribution towards local health care provision, as the number of dwellings proposed fell below their threshold for requesting contributions.

Martin Rigley, an Objector and Councillor Matthew Relf, as Ward Councillor, 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.

It was moved and seconded that conditional consent be granted as per officer's recommendation, subject to delegated authority being granted to the Assistant Director, Planning and Regulatory Services, in consultation the Planning Committee Chairman and the Portfolio Holder for Regeneration and Planning to seek amended plans and agree changes to conditions, with additional conditions and an informative in respect of the following:

#### Additional Conditions

Amend the boundary in southeast corner of the site to reduce the size of the site.

Increase the size of the balancing pond in northeast corner.

Provide absorbing acoustic boundary treatments and native evergreen planting.

#### Informative

Advise developer to apply to the County Council and fund a Traffic Regulation Order along Midland Road.

### **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.

The meeting closed at 11.15 am

Chairman.