

PLANNING COMMITTEE

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

on Wednesday, 17th April, 2024 at 10.00 am

Present: Councillor Jamie Bell, in the Chair;

Councillors Jodine Cronshaw, Samantha Deakin, Arnie Hankin, Vicki Heslop (as substitute for Helen-Ann Smith), Rachel Madden, Andy Meakin, John Smallridge and Jason Zadrozny (as substitute for Sarah Madigan).

Apologies for Absence: Councillors Sarah Madigan and Helen-Ann Smith.

Officers Present: Rose Arbon, Alex Bonser, Lynn Cain, Louise Ellis, Mick Morley, Christine Sarris, Abbie Smith, Hannah Woods, Dean Wright and Shane Wright.

In Attendance: Councillors Dale Grounds and John Wilmott.

P.33 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests

Councillor Jason Zadrozny advised Committee that Cabinet Members present at the meeting would be voting on all applications submitted by Ashfield District Council as the applicant. Should any of the matters be further considered by Cabinet, the same Members would be declaring interests and refraining from voting to avoid any possible conflicts of interest.

P.34 Minutes

RESOLVED
that the minutes of the meeting of the Planning Committee held on 6 March 2024, be received and approved as a correct record.

P.35 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

1. V/2023/0699, Ashfield District Council, Demolition of Former Community Centre and Construction of 2no. Bungalows, Former Community Centre, Brierley Road, Sutton in Ashfield

Late Item

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:-

Councillor Mason had highlighted that the local bus service was not as stated in the report, it was hourly with the last bus from Sutton Station being at 5.25pm on Monday to Friday with no service on Sundays or Bank Holidays. This change had no implications on the consideration of this application.

It should also be noted that Policy RC9 in respect of community services was a saved policy in the Local Plan, the matters related to this policy were considered in the report which required facilities to be protected unless there was no longer a need.

Councillor Cathy Mason, as 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 conditional consent be granted as per the officer's recommendation contained in the report.

2. V/2023/0459, Ashfield District Council, Increase solar panels on roof and installation of air source heat pump, Ashfield District Council, Urban Road, Kirkby in Ashfield

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

3. V/2023/0226, C Penny, Construction of 30 Dwellings, Land Off Marion Avenue, Hucknall

Late Item

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 further resident objections had been received regarding the site access and wider road network. The comments did not raise any new material planning considerations and matters relating to the site access and local highway network were covered within the report.

Ashely Ankrett as an Objector and Clayton Penny as 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 submissions as required. Councillor John Wilmott also addressed the Committee as he had called in the application.

It was moved by Councillor Jason Zadrozny and seconded by Councillor Samantha Deakin that the officer's recommendation contained within the report be rejected and planning consent be refused.

Reasons for rejecting officers' recommendation:

The proposal represents an inappropriate form of development which would adversely affect the amenity of local residents through noise and disturbance from increased comings and goings and would affect the visual amenity of the locality. The increased traffic generation would also give rise to highway safety implications in respect of the wider local highway network. It has not been evidenced to the Local Planning Authority that the scheme can be comprehensively developed in conjunction with neighbouring development. The development is therefore contrary to saved Policy ST1 b), c), and d) and HG5 a) and e) of the Ashfield Local Plan Review 2002, and conflicts with Part 12 – Achieving Well Designed and Beautiful Places of the National Planning Policy Framework 2023.

For the motion:

Councillors Jamie Bell, Jodine Cronshaw, Samantha Deakin, Arnie Hankin, Vicki Heslop, Rachel Madden, Andy Meakin, John Smallridge and Jason Zadrozny.

Against the motion:

None.

Abstentions:

None.

The meeting adjourned at 11.30am and reconvened at 11.39am.

4. V/2024/0060, Ashfield District Council, Demolition of Garages and Construction of 16 New Dwellings and Associated Infrastructure, Land Off Central Avenue, Kirkby in Ashfield

Late Item

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:-

Firstly, the wording of Condition 9 required changing to be no works past slab level instead of being pre-commencement.

Secondly, additional consultation comments had been received since the publication of the report, from:

- 1. The Council's Tree Officer, requesting an arboricultural report and plan. Although such documents were submitted originally with the application and had been reviewed by officers, and*

2. *The North Nottinghamshire Integrated Care Board, confirming they had no comments to make.*

Councillor Dale Grounds, as the Ward Member, took the opportunity to address the Committee in respect of this matter.

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

5. V/2024/0091, Ashfield District Council, Two Illuminated Signs, Sutton Community Academy, Sutton Centre, High Pavement, Sutton in Ashfield

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

(During consideration of the last application, Councillor Jason Zadrozny left the meeting at 11.50am.)

P.36 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 12.02 pm

Chairman.