

PLANNING COMMITTEE

**Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,
on Wednesday, 5th February, 2025 at 10.00 am**

Present: Councillor Jamie Bell in the Chair;

Councillors Jodine Cronshaw, Samantha Deakin,
Arnie Hankin, Vicki Heslop, Rachel Madden,
Andy Meakin, John Smallridge and Helen-
Ann Smith.

Apology for Absence: Councillor Sarah Madigan.

Officers Present: Lynn Cain, Sarah Curtiss, Louise Ellis,
Mick Morley, Christine Sarris and Dean Wright.

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

Councillor Jodine Cronshaw advised the Committee that she was predetermined in respect of Application V/2024/0489, GMJ Ventures Ltd, Application For Outline Planning Permission with Some Matters Reserved For Up To 90 Dwellings And Access, Radfords Farm, Dawgates Lane, Sutton in Ashfield. During consideration of the application Councillor Cronshaw advised that she would be leaving the room, after briefly addressing the Committee, and taking no part in the discussion or voting thereon.

P.29 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 10 January 2025, be received and approved as a correct record.

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

1. V/2023/0312, Mr & Mr Armstrong, Outline Application with All Matters Reserved Except Means of Access for a Residential Development of 38 Units, Land Off Abbey Road, Kirkby in Ashfield

Darren Harding, 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 submission as required.

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

At this point in the proceedings and in accordance with Council Procedure Rule 4 [Order of Business], the Chairman advised that he would be amending the order of the agenda and considering Application V/2024/0346 as the next item of business. Members concurred with this course of action.

2. V/2024/0346, Mr M Thomas, Application for Outline Planning Permission with All Matters Reserved for a Maximum of 4 Dwellings, Land Adjacent Church Lane, Underwood

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:-

A further consultation response had been received from the Local Lead Flood Authority, however it raised nothing new and their comments remained as detailed in the report.

A further comment had been received from a resident objecting to the proposal and raising concerns, however the comment did not add any new material planning considerations beyond those already raised and summarised within the report.

A letter had also been passed to the Planning Officer prior to the start of the meeting but its contents had not been considered or reported upon.

Simon Brentnall, as an Objector, Ian McHugh, on behalf of the Applicant, Councillor Dawn Justice, as Ward Member and County Councillor David Martin, as Ward County 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 the application be deferred until the next meeting to allow the applicant to undertake investigatory works into potential contamination on the site outlined in the report.

(Councillor Andy Meakin 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, was not permitted to vote on the application).

The meeting was adjourned at 11.15am and reconvened at 11.21am.

3. V/2022/0612, Gleeson, Residential Development of 78 Dwellings and Ancillary Works, Rookery Lane Farm, Rookery Lane, Fulwood

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:-

The Highway Authority still expressed some concern regarding certain technical details and specifications in relation to the size of the proposed garages and tandem parking and had requested a Travel Plan monitoring fee of £7,500, for monitoring of the Travel Plan (with a further £900 per annum for subsequent years beyond year 5 up to and including the year after the end of construction which should be secured by the Section 106 legal agreement).

The Highway Authority has also requested conditions and whilst it was noted that tandem parking was now dissuaded, its inclusion in a scheme would not result in the severe highway impacts to justify a refusal.

Andy Spencer, 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.

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

4. V/2023/0540, Gleeson Homes, Development of 112 Dwellings and Associated Infrastructure, Land Lying to the East of Stoneyford Road, Sutton in Ashfield, Skegby

Matilda Whitehead, on behalf of 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.

It was moved and seconded that conditional consent be granted as per the officer's recommendation contained in the report, subject to the addition of conditions ensuring that this development cannot proceed until the Phase 1 access road repairs have been completed to a satisfactory level and suitable details have been supplied to ensure motorbike gates are installed to prevent the antisocial behaviour caused by motorcycles on footpaths. An informative was also requested in relation to ensuring the development achieves the 'Secured by Design' accreditation.

5. V/2024/0489, GMJ Ventures Ltd, Application For Outline Planning Permission with Some Matters Reserved For Up To 90 Dwellings And Access, Radfords Farm, Dawgates Lane, Sutton in Ashfield

(In accordance with the Council's Constitution and the Members' Code of Conduct, Councillor Jodine Cronshaw had previously advised that she was predetermined in respect of this application. Following a brief address to the Committee, Councillor Cronshaw left the room prior to consideration of the application and the voting thereon.)

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:-

An updated Preliminary Ecological Appraisal had been received and was considered acceptable subject to conditions.

Two documents rebutting all aspects of the committee report had been submitted by the Applicant which raised no new issues but compared the proposal to other reports on this agenda. It also stated that the Applicant did not agree to the heads of terms of the legal agreement in respect of affordable housing and offered 10% rather than the 25%, arguing that this was in accordance with existing policy and that no weight should be given to emerging policy.

Peter Higginbottom, on behalf of 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.

It was moved by Councillor Samantha Deakin and seconded by Councillor Rachel Madden that the officer's recommendation contained within the report be rejected and conditional outline planning consent be granted subject to officers finalising and agreeing the conditions attached to the consent and also subject to the S106 contribution as outlined in the report.

Reasons for rejecting officers' recommendation:

The proposed development is considered to accord with Policy ST1 of the Ashfield Local Plan Review (ALPR) (2002). The site represents a suitable location for housing and is not considered to result in significant harm to the character and appearance of the surrounding area. The proposed development aligns with the objectives of ST4 and EV2 of the ALPR (2002) by delivering housing located in a sustainable location.

For the motion:

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

Against the motion:

Councillor Helen-Ann Smith.

Abstention:

None.

6. V/2024/0400, Mr Chris Christiforou, Retrospective Consent for the Removal and Installation of a Shop Front, External Changes Including Stairs and Installation of 2No Extractors to the Rear, The Old Post Office, 64 Alfreton Road, Selston, NG16 6DQ

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

(Councillor Andy Meakin 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, was not permitted to vote on the application).

7. V/2023/0500, Ashfield District Council, Installation of air source heat pump, Hucknall Leisure Centre, Linby Road, Hucknall

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

8. V/2024/0154, Ashfield District Council, Construction of New Bowls Pavilion and Changing Rooms, Partial Demolition of Existing Changing Rooms and Upgrading/Extension of Existing Car Park, Kingsway Park, Hodgkinson Road, Kirkby in Ashfield

(Prior to consideration of this application, Councillor Helen-Ann Smith advised the Chairman that she had previously taken the decision, in her role as Cabinet Member, to approve the new bowls pavilion and car park upgrade. To avoid any possible conflict of interest, Councillor Helen-Ann Smith then left the room and took no part in the discussion and voting thereon.)

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

9. V/2024/0472, Ashfield District Council, Upgrade To Flats Including External Thermal Wall Insulation, New Roof, Solar Panels, Windows and Doors, Leamington Hall Flats, Stuart Street, Sutton in Ashfield

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

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 1.03 pm

Chairman.