

## PLANNING COMMITTEE

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

on Tuesday, 20th June, 2017 at 6.30 pm

**Present:** Councillor David Griffiths in the Chair;

Councillors Lee Anderson, Chris Baron,  
Tim Brown, Cheryl Butler, Rachel Madden,  
Glenys Maxwell, Keir Morrison, Kevin Rostance,  
Phil Rostance, Mike Smith, Sam Wilson and  
Jason Zadrozny.

**Apologies for Absence:** Councillors Jim Aspinall and Tom Hollis.

**Officers Present:** Lynn Cain, Emma Heath-Tilford, Darren Ottewell,  
Julie Robinson and Christine Sarris.

### **PC.1 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests**

There were no declarations of interest.

### **PC.2 Minutes**

RESOLVED

that the minutes of the Planning Committee held on 19<sup>th</sup> April, 2017 be received and approved as a correct record.

### **PC.3 Town and Country Planning Act 1990; Town Planning Applications Requiring Decisions**

RESOLVED that

1. Application V/2017/0237, Mr. S. Rye, Full Planning Application for the installation of mobile home, septic tank, security cameras and lighting for a temporary period of two years for security purposes, Annesley Hall, Mansfield Road, Annesley.

It was moved and seconded that conditional consent be granted.

2. Application V/2017/0238, Listed Building Consent for the installation of mobile home, septic tank, security cameras and lighting for a temporary period of two years for security purposes, Annesley Hall, Mansfield Road, Annesley.

It was moved and seconded that conditional Listed Building Consent be granted.

3. Application V/2017/0266, CCIG Limited, 2 storey rear extension, Woodland Medical Practice, Bluebell Wood Way, 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), the Planning Officer proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

One letter has been received from a resident of Bluebell Wood Way objecting to the application on the grounds of:-

- The extension blocking out natural light to their property
- The increase in the number of patients leading to an increase in traffic and the potential for risks of accidents for families
- De-valuation of their property and future selling potential
- Potential overlooking

In response to the above the Planning Officer commented that the issues regarding the impact upon residential amenity and highway safety were covered in the Committee report. The de-valuation and potential future sale of properties were not material planning considerations.

Mrs. K. Coleman, an objector to the application, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that consideration of this application be deferred to enable further discussions to be undertaken with the Applicant with regard to:-

- The possibility of amending the application to a single storey rear extension;
- Concerns regarding the East elevation windows not having obscured glass;
- Car park access and egress;
- Boundary treatment.

4. Application V/2016/0617, Ms. E. Caswell, outline application with some reserved matters for a maximum of 5 dwellings, land rear of 319-331 Alfreton Road, Sutton in Ashfield.

It was moved and seconded that conditional consent be granted subject to Conditions 4 and 10 being duly amended to read as follows:-

Condition 4

The development hereby approved shall be carried out generally in accordance with the details and specifications shown on the following plans – Drawing Number Site Plan C and SIG/105/102B/P.

Condition 10

The shared private driveway shall be laid out to a width of not less than 4.6 metres behind the highway boundary in accordance with approved plan reference (Armstrong Stokes & Clayton – Drawing Number SIG/105/102-1/P).

Furthermore, an additional plan and conditions to be agreed by the Corporate Planning and Building Control Manager, in consultation with the Chairman, be attached to the planning permission to cover the following:-

- Turning Head;
- Refuse bins management collection point;
- Acoustic fencing.

5. Application V/2016/0626, McDonalds Restaurants Ltd, demolition of existing building, erection of restaurant with associated drive through, car parking, landscaping and associated works, associated play area, two customer order displays and associated canopies, land adjacent Tesco Filling Station, Ashgate Road, 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), the Corporate Planning and Building Control Manager proceeded to give a verbal report as to additional comments received in relation to the application as follows:-

The applicant has provided a revised detailed Travel Plan which the Highway Authority are satisfied with. This plan is to reduce the number of single occupancy car trips made by staff and increase awareness of alternative modes of travel that are available. The plan and Travel Plan coordinator will be in place for a minimum of five years from the opening of the restaurant.

The applicant has advised that the submitted Construction Management Plan includes details to prevent the deposit of debris on the highway and therefore further details are not required to be submitted as required by suggested condition 5. Condition 11 requires works to only be carried out in accordance with the Construction Management Plan.

In response to the above the Corporate Planning and Building Control Manager commented that the submission of the revised Travel Plan and the Construction Management Plan results in suggested conditions 5, 6, 7 and 8 to no longer be necessary. Condition 11 in the report covers the Construction Management Plan implementation and the following condition is suggested to replace 6, 7 and 8:-

The Travel Plan dated June 2017 shall be implemented prior to the commencement of the use and shall be reviewed in accordance with the plan on an annual basis for a minimum of 5 years and any changes shall only be implemented with prior agreement of the Local Planning Authority.

Reason: To promote sustainable travel.

Miss F. Nicholls, on behalf of the Applicant, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that consideration of this application be deferred for a maximum of 3 months to enable further discussions to be undertaken with the Applicant with regard to:-

- Highways safety – specifically road safety, access and egress to the site and pedestrian crossings;
- Allocation of Section 106 contributions;
- Hours of operation;
- Confirmation of injury/accident reports at this location;
- Proximity of education premises adjacent to the site.

(Councillor Glenys Maxwell left the meeting at 8.21 p.m. following consideration of the above item).

#### **PC.4 Planning Appeal Decisions**

Members were asked to note the recent Planning Appeal Decisions.

RESOLVED

that the report be received and noted.

(Councillor Glenys Maxwell returned to the meeting at 8.23 p.m. during consideration of the above item).

The meeting closed at 8.24 p.m.

Chairman.