

PLANNING COMMITTEE

Meeting held on Wednesday, 17th June, 2020 at 10.00 am

Present: Councillor Sarah Madigan in the Chair;

Councillors Chris Baron, Ciaran Brown, Andrew Harding (as substitute for Samantha Deakin), Tom Hollis, Rachel Madden, Lauren Mitchell, John Smallridge, Helen-Ann Smith, Daniel Williamson and Jason Zadrozny.

Apology for Absence: Councillor Samantha Deakin.

Officers Present: Ross Bowskill, Lynn Cain, Louise Ellis, Mike Joy, Theresa Hodgkinson, Darowen Jones, Christine Sarris, Andy Slate and Robbie Steel.

P.4 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests.

1. Councillor Jason Zadrozny declared a Non Disclosable Pecuniary/Other Interest, on behalf of all Ashfield Independent Members present at the meeting, in respect of Application V/2020/0201, Ashfield District Council, New Leisure Centre and Associated Infrastructure, Festival Hall, Hodgkinson Road, Kirkby in Ashfield. All Members involved (particularly the Cabinet Members) had made decisions based on the wider facility mix and the procurement of the leisure contract but at no point had expressed an opinion in relation to the detailed designs of the development as detailed within the application.
2. Councillor Tom Hollis declared a Non Disclosable Pecuniary/Other Interest in respect of Application V/2020/0069, Mr T. Porter, Dwelling and Garage, Land Adjacent the Old Granary, Newbound Lane, Norwood. His interest arose from the fact that he had previously met and spoken to both the applicant and objectors but in doing so had not expressed an opinion at any point.

P.5 Minutes

RESOLVED

that the minutes of the meeting of the Planning Committee held on 13 May 2020, be received and approved as a correct record, subject to Application V/V/2019/0825, showing Mr. Vaughan Gallagher as speaking on behalf of the Applicant rather than as an Objector (stated in error.)

P.6 Town and Country Planning Act 1990: Town Planning Applications Requiring Decisions

1. V/2020/0201, Ashfield District Council, New Leisure Centre and Associated Infrastructure, Festival Hall, Hodgkinson Road. Kirkby in Ashfield

In accordance with Council Procedure Rule 30.1, Councillor Jason Zadrozny moved suspension of Council Procedure Rule 16.4, (Content and Length of Speeches) for this application only, to allow all speakers up to 15 minutes to address the Committee, rather than the usual 5 minutes. Having been seconded by Councillor Helen-Ann Smith, the motion was duly carried.

The meeting was adjourned at 10.16am and reconvened at 10.17am.

On behalf of the Applicant, Theresa Hodgkinson (Director of Place and Communities) took the opportunity to address the Committee in respect of this matter and Members were 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.

The meeting was adjourned at 11.19am and reconvened at 11.30am.

2. V/2020/0069, Mr T. Porter, Dwelling and Garage, Land Adjacent the Old Granary, Newbound Lane, Norwood

It was moved by Councillor Jason Zadrozny and seconded by Councillor Ciaran Brown that the officer's recommendation contained within the report be rejected and:

a) planning consent be granted subject to the following conditions:

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans: Site Location Plan Scale 1:2500, Received 21/02/20; Site Layout Plan, Drawing No. 14326.02, Received 14/02/20; Proposed Elevations & Floor Plans, Drawing No. 14326.01 Rev A, Received 02/07/20. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The materials and finishes to be used for the external elevations and roof of the proposal shall match those detailed in the submitted application form.

4. Notwithstanding the approved plans, the dwelling shall not be occupied until full details of all hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the dwelling. Any trees, or plants, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of a similar size and species.
5. Notwithstanding the approved plans, the dwelling shall not be occupied until full details of the sites boundaries treatments have been submitted to and agreed in writing by the Local Planning Authority. The boundary treatments shall thereafter be implemented in accordance with the agreed details and within an agreed time frame.
6. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The surface water drainage scheme shall include sustainable drainage principles and be implemented in accordance with the approved details before the development is first brought into use.

b) the Assistant Director, Planning and Regulatory Services be requested to liaise with the Applicant in relation to suggested changes to the front facing window design of the bungalow and delegated authority be granted to the Committee Chairman to approve any such design amendments as required.

Reasons for rejecting officers' recommendation:

1. The proposal would be congruous with the existing pattern of development along Norwood Lane, as it would create an additional dwelling onto the end of a row of existing properties. It would not have a harmful impact on heritage assets in the vicinity of the development, including the Grade II Norwood Lodge and Grade I Registered Park and Garden of Hardwick Hall. In particular the closest area of Grade I Registered Park and Garden is grazing land at this point, with the Hardwick Hall's main gardens some distance away. In addition, Norwood Lane is a lightly trafficked street and the proposal does not act as a main approach to Hardwick Hall.
2. The principle of development is considered to be acceptable and it would be compliant with National Planning Policy Framework and Ashfield Local Plan Review (2002), in particular Policies ST1, EV2 and HG5. It would also be compliant with the Teversal, Stanton Hill & Skegby Neighbourhood Plan 2016 – 2031 aims of encouraging sustainable development and supporting rural communities.

For the motion:

Councillors Ciaran Brown, Andrew Harding, Tom Hollis, Rachel Madden, Lauren Mitchell, Sarah Madigan, John Smallridge, Daniel Williamson and Jason Zadrozny.

Against the motion:

Councillor Chris Baron and Helen-Ann Smith.

Abstention:

None.

P.7 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 12.26 pm

Chairman.