

PLANNING COMMITTEE

**Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,
on Wednesday, 19th April, 2017 at 6.30 pm**

Present: Councillor Cheryl Butler in the Chair;

Councillors Rachel Bissett, Don Davis (substitute for Keir Morrison), David Griffiths, Rachel Madden, Kevin Rostance, Phil Rostance, Robert Sears-Piccavey, Mike Smith and Sam Wilson.

Apologies for Absence: Councillors Lee Anderson, Tim Brown, John Knight, Glenys Maxwell, Keir Morrison and Helen-Ann Smith.

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

PC.34 Appointment of Chairman

RESOLVED

that Councillor Cheryl Butler be appointed Chairman for the duration of the meeting.

PC.35 Declarations of Disclosable Pecuniary and Non Disclosable Pecuniary/Other Interests

There were no declarations of interest.

PC.36 Minutes

RESOLVED

that the minutes of the Planning Committee held on 2nd March, 2017 be received and approved as a correct record.

PC.37 Town and Country Planning Act 1990; Town Planning Applications Requiring Decisions

RESOLVED that

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

It was moved and seconded that consideration of this application be deferred to seek clarification from the applicant with regard to the sewage connection in terms of drainage and further details around the access, in particular a pedestrian footway and the potential for vehicular and pedestrian conflict.

(Councillor Robert Sears-Piccavey entered the meeting at 6.44 p.m. during consideration of the above item. Consequently, in accordance with the Code of Conduct and Procedures in respect of the Planning Service, he was not permitted to vote on the application.)

2. Application V/2017/0092, Bellway Homes, application for approval of reserved matters (appearance, landscaping, layout and scale) of planning permission V/2016/0713, land to the North of Papplewick Lane, 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:-

Two additional letters of representation have been received from nearby properties. The first of which raises concerns over the provision of a footpath from the housing development onto Devitt Drive; with the second expressing concerns over the length of acoustic fencing and the submission of an additional planning application covering the demolition of 183 Papplewick Lane.

In response to the above the Corporate Planning and Building Control Manager commented as follows:-

- The provision of a footpath onto Devitt Drive is not for consideration under this application;
- The length of the acoustic fencing has been assessed and is considered acceptable to protect the amenities of neighbouring properties;
- An additional application (Ref: V/2017/0168) has been submitted for the demolition of three properties and formation of a vehicular access. This application will need to be considered on its own merits.

County Councillor Ms. A. Grice, an objector to the application, and Ms. S. Smith, on behalf of the applicant, took the opportunity to address the Committee in respect of this matter.

It was moved and seconded that conditional consent be granted subject to the inclusion of an additional condition to be agreed with the applicant as follows:-

3. No development shall commence on site until the acoustic fencing is erected and completed and an acoustic fence with the minimum absorption values to the rest of the fencing is continued along the full edge of No. 185.

Furthermore, delegated authority be granted to the Service Director – Place and Communities, in consultation with the Chairman of the Planning Committee, to determine the application and the schedule of conditions thereafter. In the event that the applicant does not agree with the proposed additional condition the application be referred back to the Committee for further consideration and determination.

(Councillor Don Davis left the meeting at 7.30 p.m. following consideration of the above item).

PC.38 Planning Appeal Decisions

Members were asked to note the Planning Appeal decisions in March, 2017.

RESOLVED

that the report be received and noted.

PC.39 Neighbourhood Plans in Ashfield - Update

The Corporate Planning and Building Control Manager presented the report to update Members of the current position with regard to the JUS-T Neighbourhood Plan (Selston) and the Teversal, Stanton Hill and Skegby Neighbourhood Plan.

RESOLVED

that the current stage of the Neighbourhood Plans in Ashfield, as outlined in the report, be noted.

PC.40 Housing White Paper

The Corporate Planning and Building Control Manager took the opportunity to update Members on the Housing White Paper which was released by the Government in February, 2017.

She reported that the Government have acknowledged that the housing market is broken and have identified three major problems namely:-

- Structure of the Housing Market – dominated by 10 large housebuilding firms;
- House building is too slow;
- Lack of an adopted Plan creates uncertainty and slows the housing building process down.

The Corporate Planning and Building Control Manager proceeded to highlight some of the proposed changes contained within the Housing White Paper with regard to:-

- Diversifying the Housing Market;
- Delivery of the Planning process;
- Further requirements on the local planning authority – introduction of a new housing delivery test in November, 2017;
- Density;
- Local Plans;
- Green Belt;
- Housing Infrastructure Fund and CIL Review.

Members in discussing the Housing White Paper referred to the following:-

- Empty Properties and Derelict Buildings List;
- Rolling review of the Local Plan;
- The ability to fix 5 year housing land supply on an annual basis;
- Implications should there be a housing boom.

(Councillor Robert Sears-Piccavey left the meeting at 7.46 p.m. and returned at 7.48 p.m. during consideration of the above item).

The meeting closed at 7.51 p.m.

Chairman.