PLANNING COMMITTEE

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

on Thursday, 12th April, 2018 at 6.30 pm

Present: Councillor David Griffiths in the Chair;
Councillors Lee Anderson, Chris Baron, Cheryl Butler, Tom Hollis, Cathy Mason, Glenys Maxwell, Keir Morrison, Kevin Rostance, Helen-Ann Smith, Mike Smith, Sam Wilson and Jason Zadrozny.

Apologies for Absence: Councillors Tim Brown and Rachel Madden.

Officers Present: Louise Ellis, Sarah Hall, Mick Morley, Julie Robinson and Christine Sarris.

In Attendance: Councillors Nicolle Ndiweni and Robert Sears-Piccavey.

PC.31 Declarations of Disclosable Pecuniary or Personal Interests and Non Disclosable Pecuniary/Other Interests

Councillors Cheryl Butler and David Griffiths declared Non Disclosable Pecuniary/Other Interests in respect of application V/2017/0645, Rippon Homes Skegby Ltd, variation of Condition 2 of Planning Application V/2015/0533 - substitute housing type to plots 14-19, Manorcroft, land between Pleasley Road and North of Mansfield Road, Skegby, Sutton in Ashfield. Their interests arose from the fact that they were known to the representative who had spoken on behalf of the Applicant at the Planning Committee held on 25th January, 2018.

PC.32 Minutes

RESOLVED that the minutes of the meeting of the Planning Committee held on 13th March, 2018 be received and approved as a correct record.

PC.33 Town and Country Planning Act 1990:
Town Planning Applications Requiring Decisions

RESOLVED that

1. Application V/2017/0645, Rippon Homes Skegby Ltd, variation of Condition 2 of Planning Application V/2015/0533 – substitute house type to plots 14-19, Manorcroft, land between Pleasley Road and Mansfield Road, Skegby, Sutton in Ashfield.
(Councillors Cheryl Butler and David Griffiths had previously declared a Non Disclosable Pecuniary/Other Interest in respect of this item. In view of the nature of their interest they remained in the meeting and took part in the discussion and voting thereon).

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:-

The neighbour had sent two e-mails to all Members of the Committee and these included a letter to the Secretary of State and a letter from the developer. The neighbour explained his concerns with plot 17 and why planning permission should be refused as already stated in the report. The letter from the developer explained their current position to the neighbour. The neighbour additionally points out that the previous owner always allowed them to maintain the boundary after asking permission and that Western Power have stated they cannot take away any soil for parking or alter the land because of the danger if cables are exposed.

Mr. R. Jordan, an objector to the application, took the opportunity to address the Committee in respect of this matter.

It was moved by Councillor Jason Zadrozny and seconded by Councillor Helen-Ann Smith that the recommendation contained within the report be rejected and that planning consent be refused for the reasons set out below:-

The proposed dwelling at plot 17 would have an unacceptable impact upon the living conditions of the neighbouring occupiers by way of it being overbearing and resulting in a loss of light to adjacent bedroom windows. The proposal is therefore considered contrary to Saved Policies ST1 (a and b) and HG5 (a) of the Ashfield Local Plan Review (2002); and the core planning principles contained within the NPPF (2012) which seek to ensure a good standard of amenity for all existing and future occupants of land and buildings.

For the motion:
Councillors Lee Anderson, Chris Baron, Cheryl Butler, David Griffiths, Tom Hollis, Cathy Mason, Glenys Maxwell, Keir Morrison, Kevin Rostance, Helen-Ann Smith, Mike Smith, Sam Wilson and Jason Zadrozny.

Against the motion:
None.

Abstention:
None.

Accordingly, the motion was duly carried.
2. Application V/2017/0329, Ainsworth HomeLife Supported Accommodation Ltd, two storey apartment block consisting of 14 apartments for supported living (Use Class C3b), land adjacent The Blue Bell, Carsic Lane, Sutton in Ashfield.

The Planning Officer advised the Committee that following the submission of a revised drawing to include 3 additional disabled parking spaces within the scheme Conditions Nos. 2 and 18 would need to be revised to reflect the amended drawing number.

It was moved and seconded that conditional consent be granted subject to the satisfactory completion of a Section 106 Agreement.

3. Application V/2017/0575, Mr. I. Glenn, outline application with all matters reserved for the demolition of existing buildings and erection of a maximum of 4 dwellings, Linby Boarding Kennels, Church 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 Planning Officer proceeded to give a verbal report as to additional comments received in relation to the application as follows:

- As requested, the Applicant had forwarded a Landscape Appraisal in support of the proposal to demonstrate that there will be no adverse impact on the openness of the Green Belt.

The ADC Landscape Team have considered this appraisal and notwithstanding it being deficient in certain areas, their conclusions are that whilst the revised layout is likely to have a greater visual impact than the existing buildings, this is not considered to be significant and is not likely to impact on the openness of the Green Belt.

It was moved and seconded that outline conditional consent be granted.

4. Application V/2018/0082, Gleesons regeneration Ltd, application to remove/vary Condition 13c of Planning Permission V/2016/0487, land to the rear of 249 and 251 Alfreton Road, Sutton in Ashfield.

In discussing the application Councillor Jason Zadrozny wished to place on record his thanks and appreciation to Ian Hewitt, Major Projects Officer, for the immense work he had undertaken in respect of this matter.

It was moved and seconded that planning permission be refused for the following reasons:

1. The applicant has failed to demonstrate that the noise levels arising from the development will not be increased over and above the ambient levels, a situation which it is considered will cause undue harm to the residential amenities of the adjoining residential properties. The proposal is therefore considered contrary to Part 8 of the National Planning Policy Framework 2012; Ashfield Local
2. The applicant proposes a poorly designed, shorter length fencing solution offering no specific acoustic properties. The omission of a walled treatment to the boundaries of the access road, with acoustic properties or not, will severely compromise the visual and environmental characteristics of this locality resulting in material harm to the visual amenity of the street scene and entrance to the development site and to the residential amenities of the adjoining residents. Accordingly, the proposal is considered to be contrary to Parts 7 and 8 of the National Planning Policy Framework 2012; Ashfield Local Plan Review 2002 Policies ST1 and HG5 and the ADC Publication Local Plan 2016 Policies SD1, SD2 and SD13.

(Councillor Cathy Mason left the meeting at 8.03 p.m. and returned at 8.06 p.m. during consideration of the above item. Consequently, in accordance with the Code of Conduct and Procedures in respect of the Planning Service she was not permitted to vote on the application).

(Following consideration of the above item the meeting was adjourned at 8.10 p.m. and reconvened at 8.17 p.m.)


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 further letter of objection had been received. This takes the total number of written objections received for this proposal from 3 to 4. The objection has been received on the grounds of noise, parking and increased traffic.

Objections on these grounds have already been raised within other written representations. As such, these issues were fully considered when forming the recommendation to approve the proposed change of use to a micro pub. An additional condition was therefore proposed to ensure cigarettes were disposed of appropriately.

Mrs A. Stevenson, an objector to the application, and Mr. M. Cully, on behalf of the applicant, took the opportunity to address the Committee in respect of this matter.

In accordance with paragraph 9.1(c) of the Code of Conduct and Procedures in respect of the Planning Services, Councillor Nicolle Ndiweni addressed the Committee in respect of this application.

It was moved and seconded that conditional consent be granted subject to the following additional conditions being attached to this permission:-
Condition 9
Prior to the commencement of the hereby approved use, details for the provision of a receptacle for the disposal of cigarettes and its siting should be submitted to and approved in writing by the Local Planning Authority and permanently retained as such thereafter.

Condition 10
No deliveries of any type shall take place outside the hours of 09:00am to 7:00pm.

(At this point in the proceedings and in accordance with Council Procedure Rule 23, a motion was moved and seconded to extend the conclusion of the meeting to 9.15 p.m. The motion was put to the vote and subsequently carried).

6. Application V/2018/0110, Mr. K. Quickfall, change of use from Post Office, Shop and Off Licence to Post Office, Shop and café/Micro Pub, Portland Road Post Office, 60 Portland Road, Selston.

Mr. K. Quickfall, the applicant, took the opportunity to address the Committee in respect of this matter.

In accordance with paragraph 9.1(c) of the Code of Conduct and Procedures in respect of the Planning Services, Councillor Robert Sears-Piccavey addressed the Committee in respect of this application.

It was moved by Councillor Jason Zadrozy and seconded by Councillor Sam Wilson that the recommendation contained within the report be rejected and that conditional planning consent be granted.

It was considered by the Planning Committee that the proposed development would not result in a significant impact on the amenities of neighbouring properties or parking in the area and would therefore accord with local plan and neighbourhood plan policies and support a local business.

It was consequently agreed that the applicant be requested to submit amended drawings (within 4 weeks of this meeting) to restrict access to the rear of the property for members of the public. Thereafter, delegated authority be granted to the Corporate Planning and Building Control Manager, in consultation with the Chairman of the Planning Committee, to determine the application and the schedule of conditions (the conditions proposed are similar to the conditions attached to planning application V/2018/0101).

In the event that the applicant does not agree with the proposed conditions the application be referred back to the Planning Committee for further consideration and determination.

The meeting closed at 9.15 p.m.

Chairman.