

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Chamber Suites, The Arc, Clowne, on Wednesday 17th September 2014 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors A. Anderson, P.M. Bowmer, R. Brooks, J. Clifton, T. Connerton, C.P. Cooper, S.W. Fritchley, D. Kelly, A.M. Syrett, R. Turner and J. Wilson.

Officers:-

J. Arnold (Assistant Director of Planning and Environmental Health), J. Fieldsend (Senior Principal Solicitor), C. Doy (Development Control Manager), P. Sawdon (Principal Planning Officer) and A. Bluff (Governance Officer).

0333. APOLOGIES

Apologies for absence were received from Councillors M.G. Crane, C. Munks, B.R. Murray-Carr, G. Parkin, T. Rodda and S. Wallis.

0334. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0335. DECLARATIONS OF INTEREST

There were no declarations of interest.

0336. MINUTES – 20TH AUGUST 2014

A Member queried whether Councillor Munks had chaired the meeting in relation to Minute Number 0260 – Site Visit Minutes. The Chairman replied that he had been in the Chair during the entirety of the meeting.

Moved by Councillor B.R. Murray-Carr and seconded by Councillor D. Kelly
RESOLVED that subject to the inclusion of K. Shillito (Principal Solicitor) being included in the list of attendees at the last meeting, the minutes of a

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meeting of the Planning Committee held on 20th August 2014 be approved as a true and correct record.

0337. SITE VISIT MINUTES – 12TH SEPTEMBER 2014

Moved by Councillor A.M. Syrett and seconded by Councillor D. McGregor
RESOLVED that the Minutes of a Site Visit held on 12th September 2014 be approved.

0338. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 14/00226/FULMAJ - Residential development, 69 detached and semi detached 2, 3 and 4 bedroom two storey houses together with associated works including the demolition of existing dwellings, stable blocks and storage buildings to facilitate new access from Rotherham Road at Woodside Stables Riding School, Barlborough Road, Clowne.

Details regarding two further letters of objection received were included within the Supplementary Report circulated at the meeting and a late letter was summarised verbally by the Development Control Manager to the meeting. Members were advised that issues raised in the objection letters were already covered in the main report and so did not alter the recommendation.

The Development Control Manager submitted a report which gave details of the application, history and consultations in relation to the above application.

Mr B Tench attended the meeting and spoke against the application on behalf of Mr and Mrs Sibring.

Mr D Peck and Mr. Meynell attended the meeting and spoke against the application.

Mr M Jackson, attended the meeting on behalf of the applicant and spoke in support of the application.

Members raised various questions.

A Member requested that a note be added to the conditions that the applicant should consider the possible impact on the Dam in the design of the drainage scheme.

Moved by Councillor J.A. Clifton, seconded by Councillor A.M. Syrett
RESOLVED that the decision for application No. 14/00226/FULMAJ be DEFFERED to the Assistant Director of Planning in consultation with the Chair and Vice Chair subject to the completion of a S106 Agreement covering the heads of terms set out below and subject to consideration of the

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conditions given in précis form and to be formulated in full by the Assistant Director of Planning:

S106 Heads of Terms:

- The development shall comprise 20% affordable housing unless at least 10% of the open market dwellings have been practically completed within 3 years of the date of the permission and at least 50% practically completed within 5 years of the date of the permission;
- Built & Outdoor Sports Facilities contribution of £61,272;
- Play Space Contribution of £50,163 towards an off-site LEAP (Locally Equipped Area of Play);
- Public Art Contribution of £10,000;
- Education contribution of £159,586; and
- £25,000 contribution towards traffic light junction improvements at junction of Rotherham Road and Barlborough Road.

Conditions

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 Schedule of wall and roof materials
- 3 Revised hard and soft landscape details with a programme for implementation and to include details of wildflower seed mix to the hedge bottom of the retained north-west boundary hedgerow and to the proposed public open space areas.
- 4 Management scheme for landscaped areas not falling within any domestic curtilage and maintenance of all landscaping for 5 years.
- 5 Retention and protection for retained hedgerow and retained trees.
- 6 Details and implementation of means of enclosure, including approval of details of boundary treatments alongside the curtilage of existing dwellings at 31b, 57 and 59 Rotherham Road and 5 The Orchard.
- 7 Identification and treatment where necessary of contamination.
- 8 Ground levels to accord with drawing 14/610/6838A.
- 9 Approval of a detailed scheme design for the proposed access junction to Rotherham Road, including nearside carriageway edge realignment and the provision of 2.4m x 76m and 2.4m x 89m visibility splays within highway limits.
- 10 Provision of a temporary access to Rotherham Road.
- 11 Provision of a construction compound
- 12 Closure of existing stables access onto Prospect cottages.
- 13 Form new access to Rotherham Road
- 14 Access gradient not to exceed 1:30 for the first 10m into the site and 1:20 thereafter.
- 15 Highway surface drainage details to be submitted and approved.
- 16 Provision of new estate street.
- 17 Provision of parking spaces.
- 18 Provision of bin stores shall within private land at the entrance to shared private accesses.
- 19 Visibility sightlines where site fronts a maintenance margin.

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- 20 Conditions relating to provision of appropriate foul and surface water drainage systems.

Notes to cover the following issues

1. Environmental Health Officer recommended note regarding noise.
2. Environmental Health Officer recommended note regarding contamination
3. Notification of public sewer located within the application site.
4. Derbyshire County Council advice regarding provision of high speed broadband.etc
5. Wildlife protection.
6. The Highway Authority notes.
7. Any drainage scheme should consider the potential impacts on Harlesthorne Dam and minimise any risks to the integrity of the Dam, flood incidents and water quality.

(Assistant Director of Planning and Environmental Health)

The meeting concluded at 1055 hours.