

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in Chamber Suites 1 and 2, The Arc, Clowne on Wednesday 15th October 2014 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the chair

Councillors A. Anderson, R. Brooks, J.A. Clifton, T. Connerton, C.P. Cooper, M.G. Crane (until Minute No. 424(i)), S.W. Fritchley, D. Kelly, B.R. Murray-Carr, G. Parkin, A.M. Syrett, R. Turner and J. Wilson

Officers:-

J. Arnold (Assistant Director of Planning and Environmental Health), C. Doy (Development Control Manager) (until Minute No. 424(ii)), H. Fairfax (Planning Policy Manager), J. Fieldsend (Senior Principal Solicitor) (until Minute No. 424(ii)) and A. Brownsword (Governance Officer)

0432. APOLOGIES

Apologies for absence were received from Councillors P.M. Bowmer, C. Munks, T. Rodda and S. Wallis

0433. URGENT ITEMS OF BUSINESS

The Chairman consented to the following urgent item of business being raised:

Planning Application No. 14/00334/FUL - Erection of dwelling, as amended by revised plans received 26th August in relation to revised position of dwelling, provision of visibility splays and provision of obscure glazed window to first floor east elevation at Land Adjacent to the Rear of Field View House, Mansfield Road, Clowne.

0434. DECLARATIONS OF INTEREST

There were no declarations of interest

PLANNING COMMITTEE

0436. MINUTES – 17TH SEPTEMBER 2014

Moved by Councillor A. Anderson and seconded by Councillor D. Kelly

RESOLVED that the minutes of a meeting of the Planning Committee held on 17th September 2014 be approved as a true and correct record.

0437. SITE VISIT NOTES – 12TH SEPTEMBER 2014

Moved by Councillor D. McGregor and seconded by Councillor J.A. Clifton

RESOLVED that with the inclusion of Councillor Connerton's apologies, the notes of a Planning Site Visit held on 12th September 2014 be approved as a true and correct record.

0438. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 14/00309/FULMAJ - Erection of 42 detached dwellings including creation of new access, drainage attenuation and landscaping at Land Between M1 Motorway And Rear Of 1 To 7 Southfields Drive And 14 To 24 Carter Lane West South Normanton

Details of an additional letter of objection and revised plans and drawings were included within the Supplementary Report circulated at the meeting. The Supplementary Report also contained details of additional consultation responses from the Local Highway Authority (DCC), the Environment Agency and the Highways Agency and details of the applicants proposed contribution for public arts.

The Development Control Manager presented the report which gave details of the application, history and consultations.

Mr. W. Greensmith and Mr. S. Haire attended the meeting and spoke against the application. Mr. A. Flatman attended the meeting and spoke in support of the application.

The Committee considered the application in policy terms having regard to the current Bolsover District Local Plan, the National Planning Policy Framework and, in particular, policy GEN 1 (Minimum Requirements for Development).

Moved by Councillor M.G. Crane and seconded by Councillor S.W. Fritchley

RESOLVED that Application No. 14/00309/FULMAJ be REFUSED on the grounds that it did not meet the requirements of Policy GEN 1(part 3) (Minimum Requirements for Development) for the following reasons:

1. Carter Lane West is already used by a large number of school pupils en-route to the nearby Frederick Gent secondary school and is subject to extensive on street parking around its junction with Mansfield Road. It also lacks adequate footways having only one narrow footway on the northern side. This results in

PLANNING COMMITTEE

pedestrians mainly walking within the carriageway. Whilst the scheme included the provision of an improved pedestrian link along Mansfield Road between the existing public footpath as it emerges from the site and the footway at the junction with Carter Lane West this is not such a commodious route (due to levels, distance and conditions generally along this section on Mansfield Road) as to be an effective alternative and is not likely to be used by the majority of pedestrians. Any increase in traffic using Carter Lane West will exacerbate the dangers faced by pedestrians to the severe detriment of their safety and contrary to saved policy GEN1 part (3) of the Bolsover District Local Plan. Whilst regard has been had to the Council's lack of a five year supply of deliverable housing and the proposed footpath link this is not considered to outweigh the harm to safety arising from the development.

2. In addition the carriageway of Carter Lane West at its junction with Mansfield Road is often reduced to effectively single carriageway width due to parked vehicles. To increase the use of Carter Lane West by vehicles will increase the likelihood of vehicles having to wait on Mansfield Road whilst traffic clears the congested section of Carter Lane West or vice versa. This would be detrimental to highway safety and contrary to saved policy GEN1 part (3) of the Bolsover District Local Plan.

The material considerations for the decision were the greater weight given to highway safety issues in the light of public representations and the site visit carried out by Members.

(Development Control Manager)

Councillor M.G Crane left the meeting.

- (ii) 14/00334/FUL - Erection of dwelling, as amended by revised plans received 26th August in relation to revised position of dwelling, provision of visibility splays and provision of obscure glazed window to first floor east elevation at Land Adjacent to the Rear of Field View House, Mansfield Road, Clowne

The Development Control Manager presented the report which gave details of the application, history and consultations. It was noted that whilst the proposed development was a departure from the current Bolsover District Local Plan, it was within other development sites which had been given planning permission and otherwise met all planning requirements.

The Committee considered the application in policy terms having regard to the current Bolsover District Local Plan and the National Planning Policy Framework.

Moved by Councillor S.W. Fritchley and seconded by Councillor J.A. Clifton

RESOLVED that Application No. 14/00334/FUL be APPROVED subject to the following conditions which are given in précis form to be formulated in full by the Assistant Director of Planning and Environment Health:

PLANNING COMMITTEE

1. Start within 3 years
2. Provision of access, parking and turning in accordance with approved plans prior to occupation
3. Submission of scheme for and provision of boundary treatments prior to occupation
4. Submission of site investigation and remediation measures in relation to potential contamination
5. Submission of sample materials

(Development Control Manager)

The Development Control Manager left the meeting.

0439. BOLSOVER LOCAL DEVELOPMENT SCHEME – TIMETABLE FOR THE PREPARATION OF THE LOCAL PLAN

The Planning Policy Manager presented the report which sought approval to commence the preparation of a new single Local Plan along with a timetable for completion and authority to publish on the Council's website. The Local Plan Steering Group had agreed the proposed timetable and would be kept informed of progress

It was noted that although the proposed timetable was lengthy, there was scope to reduce the time, if extra resources could be secured for the Planning Policy Team.

Moved by Councillor D. Kelly and seconded by Councillor D. McGregor

RESOLVED that (1) the commencement of the preparation of a new single Local Plan be approved;

(2) the timetable for the preparation of the Local Plan and the contents of the Fifth Local Development Scheme (as outlined in the report) be approved,

(3) the Council adopt the Scheme so that it takes effect on 17th October 2014, and authorises its publication on the Council's website.

(Planning Policy Manager)

0440. UPDATE TO THE STATEMENT OF COMMUNITY INVOLVEMENT

The Planning Policy Manager presented the report which set out the need to update the Council's Statement of Community Involvement and sought approval of the updated document. It was noted that the changes to be made were factual and there was no need to go out to public consultation.

PLANNING COMMITTEE

A comment was made regarding the need to involve Parish Councils at an early stage, especially on major developments.

Moved by Councillor S.W. Fritchley and seconded by Councillor D. McGregor
RESOLVED that the updated Statement of Community Involvement ,as outlined in the report, be adopted and publicised on the Council's website.

(Planning Policy Manager)

0441. **ARRANGEMENTS FOR INITIAL CONSULTATION ON THE NEW LOCAL PLAN**

The Planning Policy Manager presented the report which sought approval to undertake public consultation in respect of the form and content of the new Local Plan commencing in October 2014. The report also outlined the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement in relation to consultation.

The Planning Policy Manager noted that there were currently no detailed proposals for what the new Local Plan would contain and the subject of the consultation was to invite interested parties to tell the Council what it ought to contain. It was noted the work previously carried out would not be wasted and was currently being worked through to decide what was suitable. Some of the work would then be put back on the website.

Consultation exhibitions would be carried out at in Bolsover, Clowne, Shirebrook and South Normanton and it was noted that these areas were chosen as they had been the best attended in previous consultation exercises.

Moved by Councillor D. Kelly and seconded by Councillor A.M. Syrett
RESOLVED that (1) the detailed issues set out in the report be noted,

(2) the proposals to formally undertake public consultation in line with the subject and format of the proposed consultation exercise as set out in the report be approved,

(3) authority be delegated to the Chair and Vice Chair of Planning Committee to determine the detailed dates and arrangements for consultation and the final content of consultation material in consultation with the Assistant Director of Planning and Environmental Health.

(Planning Policy Manager)

The meeting concluded at 1215 hours.