

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Main Hall, Creswell Social Centre, Creswell on Wednesday, 12 November 2014 at 1000 hours.

PRESENT:-

Councillor D McGregor Chair
Councillor C Munks Vice Chair

Councillors A Anderson, P M Bowmer, R Brooks, J A Clifton, T Connerton, C P Cooper, M G Crane, S W Fritchley, D Kelly, B R Murray-Carr, G Parkin, A M Syrett, R Turner and J Wilson

Officers:-

J Arnold (Assistant Director – Planning and Environmental Health), C Doy (Development Control Manager), Peter Sawdon (Principal Planner), J Fieldsend (Principal Solicitor) and M Kane (Governance Manager)

Before the meeting began, the Committee observed a minute's silence in memory of former Councillor and Committee member, Councillor T Rodda, who had recently passed away.

0512. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Wallis.

0513. URGENT ITEMS OF BUSINESS

There were no items of urgent business to be considered at this meeting.

0514. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

0515. MINUTES – 15 OCTOBER 2014

Moved by Councillor B R Murray-Carr and seconded by Councillor J Wilson.

RESOLVED that the minutes of the meeting of the Planning Committee held on 15 October 2014 be approved as a true and correct record.

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0516. SITE VISIT NOTES – 13 OCTOBER 2014

Moved by Councillor D McGregor and seconded by Councillor C Munks.

RESOLVED that the notes of a Planning Site Visit held on 13 October 2014 be approved as a true and correct record.

0517. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACT

- (i) Development of a solar farm using solar PV panels, frames, inverter pods and substation along with ancillary fences, access tracks, security cameras and landscaping at land to the North and South of sewerage treatment plant, Frithwood Lane, Elmton for Mr Charles Hewston

The Development Control Manager presented the report which gave details of the application, its history and consultations undertaken in respect of the proposal.

Several additional details relating to detailed design matters had been submitted, including details of the fencing, colour of the CCTV units and poles, details of the housing for the substation and metre housings. These would only impact on the final wording of any associated conditions that would need to be worded to ensure compliance with the submitted details.

The biodiversity impact discussed in the original report had resulted in the submission of a revised site layout, which had removed several rows of solar panels, along with a revised alignment of one of the replacement hedgerows within the interior of the site.

Finally, a consultation response had been received from the Conservation Officer at Bassetlaw District Council, in which he discussed the significance of the Grade II registered Welbeck Park and its wider landscape setting.

A representative on behalf of the applicants, Mr C Houston, attended the meeting and spoke in support of the application.

The Committee considered the report having regard to the emerging Local Plan and National Planning Policy Framework, as well as the visual impact of the proposal.

Moved by Councillor B Murray-Carr and seconded by Councillor D Kelly

RESOLVED that, subject to satisfactory conditions to deliver adequate biodiversity mitigation, permission for Application No 14/00349/FUL be granted, subject to conditions to cover the following issues provided in précis form as amended to address the updated position reported in the supplementary report.

- (1) Commencement with three years.
- (2) Temporary permission for 25 years following the commencement of the generation of electricity.

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- (3) Operator to notify the local Planning Authority in writing of that date electricity generation commences.
 - (4) Submission of a Decommissioning and Site Restoration Scheme not later than three years prior to the date expiry of the temporary permission.
 - (5) Submission, approval and implementation of full details of both hard and soft landscape works, including a programme for implementation.
 - (6) Submission, approval and implementation of a landscape management plan for the life of the development.
 - (7) Submission, approval and implementation of fencing details to accord with Crime Prevention Design Advisor advice.
 - (8) Submission, approval and implementation of CCTV details – numbers, location and finish of all elements, including poles.
 - (9) Submission, approval and implementation of finishes to buildings.
 - (10) Requirement for mitigation if required following one year monitoring period on Railway safety.
 - (11) The development to be carried out in accordance with the approved Flood Risk Assessment (FRA).
 - (12) Implementation of temporary traffic management measures during the construction phase.
 - (13) Submission, approval and implementation of biodiversity mitigation measures.
- (ii) Residential development (three detached houses) including details of access at 91 The Hill, Glapwell, Chesterfield, for Mrs Mowczan.

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

Mr C Fleetwood attended the meeting and spoke against the application.

The Committee considered the application, having regard to the emerging Local Plan, the National Planning Policy Framework and other material considerations, including highway safety concerns.

Moved by Councillor B Murray-Carr and seconded by Councillor D McGregor

RESOLVED that:-

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- (1) Application No 14/00361/OUT be approved subject to the following conditions which were given in précis form to be formulated in full by the Assistant Director – Planning and Environmental Health:
 - (1) Submission of reserved matters application.
 - (2) Time period for submission and start.
 - (3) Submission of existing and proposed levels with reserved matters application.
 - (4) Access to be provided in accordance with submitted plans before development starts on site.
 - (5) Parking and turning area to be provided in accordance with approved plans before dwellings first occupied.
 - (6) Detailed scheme for foul and surface water drainage to be submitted and approved.

Notes:

- (i) The applicant is advised that the indicative site layout submitted with the application would not meet the requirements of the Successful Places, A Guide to Sustainable Housing Layout and Design published by the Council in terms of the distance between proposed first floor windows and adjacent private gardens and this will need to be addressed prior to the submission of a reserved matters application.
 - (ii) The applicant is advised that the approved of this outline application does not automatically mean that two storey dwellings will be acceptable. It will be necessary to submit existing and proposed levels with the reserved matters application to allow the full assessment of the impact of the proposed dwellings on the character of the street scene and the amenity of residents of adjacent dwellings.
- (2) The Council register the highway capacity of the A617 through Glapwell as an infrastructure matter to be reviewed in the Local Plan process to inform future policy and decision making.

The meeting concluded at 1110 hours.