

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 11th February 2015 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the chair

Councillors A. Anderson, P.M. Bowmer, T. Connerton, C.P. Cooper, M.G. Crane, M.G. Fritchley, D. Kelly, C. Munks, B.R. Murray-Carr, G. Parkin, R. Turner, J. Wilson

Officers:-

J. Arnold (Assistant Director of Planning and Environmental Health) (with the exception of Minute No. 0801(v)), C. Doy (Development Control Manager), T. Ball (Principal Planning Officer) (until Minute No. 0802), H. Fairfax (Planning Policy Manager) (from Minute No. 0802), A. Rhodes (Principal Planner) (from Minute No. 0802) and A. Brownsword (Governance Officer).

0795. APOLOGIES

Apologies for absence were received from Councillors R. Brooks, J.A. Clifton, S. Statter, A.M. Syrett and S. Wallis

0796. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0797. DECLARATIONS OF INTEREST

There were no declarations of interest.

0798. MINUTES

Moved by Councillor B.R. Murray-Carr and seconded by Councillor G. Parkin
RESOLVED that the minutes of a meeting of the Planning Committee of Bolsover District Council held on 14th January 2015 be approved as a true and correct record.

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0799. SITE VISIT MINUTES

Moved by Councillor D. McGregor and seconded by Councillor R. Turner

RESOLVED that the notes of a Planning Site Visit held on 12th January 2015 be approved as a true and correct record.

0800. ORDER OF BUSINESS

Due to members of the public being present, the Chair consented to the order of business being changed.

0801. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- i) 14/00390/FUL - Installation of a 500kW wind turbine with tip height of 64m and associated infrastructure including substation, vehicular access track from Pasture Lane and crane pad at Land to the South East Of Twin Yards Farm, Huthwaite Lane, Old Blackwell.

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

Ms. M. Stacey attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the National Planning Policy Framework (NPPF), the Bolsover District Local Plan and DCLG guidance.

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

RESOLVED that Application No. 14/00390/FUL be APPROVED subject to the following conditions given in précis form, to be formulated in full by the Assistant Director of Planning and Environmental Health.

Conditions

1. Start within 3 years.
2. The generation of electricity from the development shall cease no later than 25 years after the first commercial generation of electricity from the turbine after which time the site shall be restored in accordance with the approved Decommissioning and Site Restoration Scheme approved under condition [4] below.
3. The wind farm operator shall, within one month of the first commercial generation of electricity from the turbines to the electricity grid, notify the local planning authority in writing of that date.
4. No later than 3 years before the expiry of the planning permission hereby granted, a Decommissioning and Site Restoration Scheme shall be submitted

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to and approved in writing by the local planning authority. The scheme shall include the methods and measures and timetable to secure the removal of the turbine, the turbine base to one metre below ground level and all other elements of the development and related restoration site measures. The scheme shall be implemented as approved.

5. If the wind turbine fails to produce electricity to the grid for a continuous period of 12 months, the wind turbine, the wind turbine base to one metre below ground level, and its associated ancillary equipment shall be removed.
6. Construction works shall be carried out in accordance with the recommendations (section 6 page 22) of the submitted Ecological Walk-over Survey. In the event that that construction works are planned to take place outside the months of December to February a working method statement for the protection of Great Crested Newts shall first have been submitted to and approved in writing by the Local Planning Authority and construction works shall only be undertaken in accordance with the approved method statement.
7. Before any development is commenced on the application site a scheme, including a means to ensure its delivery (such as a completed unilateral undertaking under S106 of the TCP Act), to ensure the provision of skylark mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority. Unless an alternative has been approved in writing by the Local Planning Authority, the mitigation shall include the sowing of spring cereal on the field shown hatched on drawing A1/BOWMAN/001 for the lifetime of the turbine or in the event that spring cereal cannot be sown, details providing for the creation of skylark plots within that field shall have been submitted to the Local Planning Authority for approval in writing. The approved mitigation shall have been implemented within one year of the commencement of development.
8. No wind turbine components from the development hereby permitted that require an abnormal load movement on the strategic road network shall take place, until a comprehensive transport strategy has been agreed in writing with the Local Planning Authority in consultation with the Highways Agency.
9. The external materials of the substations shall be coloured dark green or an alternative which has been approved in writing by the Local Planning Authority.
10. Intrusive site investigation works shall be undertaken prior to development starting in order to establish the exact situation regarding coal mining legacy issues on the site. In the event that the site investigations confirm the need for remedial works to treat areas of shallow mine workings and/or mine entries to ensure the safety and stability of the proposed development, the remediation scheme shall have been submitted to and been approved by the LPA in consultation with the CA and the approved scheme shall be undertaken as approved.

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Notes to Applicant including:-

In addition to the abnormal loads movement strategy to be approved under condition 8 above for the strategic road network, no wind turbine components from the development hereby permitted that require abnormal load movement on the local highway system should take place prior to the completion of an agreement with the Local Highway Authority (Derbyshire County Council). This should include provision of a report setting out the recording of current highway condition and repair of any damage to the highway caused by abnormal loads and including the route to be taken for abnormal load and measures to assist the manoeuvres of abnormal loads. Any modifications within the highway will need to be the subject of an agreement under S278 of the Highways Act. Detailed proposals and timing for abnormal loads need to be agreed with DCC and at least 6 weeks notice of highway works must be given.

Notification of commencement to MOD, EM Airport,

Permission is granted for the specific location shown in the submitted application site plan (26.08.14) and the turbine position must be established on site by means of survey grade equipment employing earth station correction to enhance accuracy. It cannot be assumed that any deviation from the approved position would be acceptable.

The installation of the turbine should be scheduled to commence to avoid the bird breeding season which extends from March to late August inclusive unless a pre-commencement check of the site by a suitably experienced ecologist has confirmed the absence of any ground nesting birds.

Protection/temporary stopping up of public right of way.

Planning permission does not dispense with the need to comply with legislation to prevent nuisance from noise or shadow flicker.

(Development Control Manager)

Councillor Crane requested that his vote against the above decision be recorded.

- ii) 14/00551/FUL - Erection of 42 detached dwellings; new access road, drainage attenuation and landscaping (revised scheme including widening of footway on Carter Lane West) at Land Between M1 Motorway And Rear Of 1 To 7 Southfields Drive And 14 To 24 Carter Lane West, South Normanton.

Further details were included on the Supplementary Report.

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

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

The Committee considered the application having regard to the National Planning Policy Framework (NPPF), the Bolsover District Local Plan and in particular, policies GEN1 (Minimum requirements for Development) and GEN2 (Impact of Development on the Environment)

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

RESOLVED that Application No. 14/00551/FUL be DEFERRED and delegated to the Assistant Director of Planning in consultation with Chair and Vice Chair of Planning Committee pending completion of an appropriate S106 Planning Obligation to cover the following issues which are given in précis form to be formulated in full by the Assistant Director Planning and with consideration of matters to be covered by conditions as set out below:

Affordable Housing – commitment to deliver 10% of the dwellings within 3 years of grant of planning permission and at least 50% within 5 years of grant of planning permission otherwise the affordable housing requirement of 10% of the development (4 units) will be required.

Public Open Space – off-site contributions for informal/childrens play of £31,374 plus formal sport and recreation £37,296 - total £68,670
The adoption/maintenance of the surface water detention basin and any other 'common' open areas.

Education - £45,596.04 financial contribution towards the provision of 4 primary school places at Brigg Infant School.

Public Art – on-site provision to enhance the development (or another alternative to be agreed) to a value of £5,000.

Contribution to fund Traffic Regulation Order (£3,000).

Conditions to cover the following:

- Start within 3 years.
- Noise mitigation prior to occupation of any dwelling to protect from noise from the M1.
- Drainage details to be approved prior to commencement, to also provide for future maintenance including the connection of the surface water drain to the Highways Agency system.
- Validation details to verify that the remedial works for ground contamination have been undertaken in accordance with the submitted remediation scheme to be submitted to the LPA for approval.
- Widening of footway on Carter Lane West to 2m over its full length prior to any other activity commencing on site
- Details of alignment of footway along Mansfield Road to be submitted for approval, to be provided no later than occupation of 30th dwelling (or in

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- accordance with a timetable to be agreed).
- Highway Agency Conditions.
- Local Highway Authority conditions (to include site compound details, parking of site traffic, deliveries etc.)
- Urban design requirements (materials of construction, provision of landscaping and front boundary treatments etc.).
- Ecological mitigation (gaps under fences to allow for grass snakes; habitat management scheme including retention/layering of hedgerows, new planting and the SuDS basin).
- Maintenance of landscaping.
- Boundary treatment to existing adjoining dwellings to be implemented no later than occupation of related dwelling.
- Construction Management Plan.

Notes to Applicant:

The Coal Authority gives the following advice:

The proposed development lies within an area that has been defined by The Coal Authority as containing a potential hazard arising from former coal mining activity.

The developer has undertaken extensive work to try and locate a mine entry believed to be on site. No trace of the mine entry has been located.

If during any construction activity any suspected trace of this potential mine entry is unexpectedly encountered during development, this should be reported immediately to The Coal Authority on the 24 hour emergency line 01623 646 333. Further information is available on The Coal Authority website

www.gov.uk/government/organisations/the-coal-authority

The Local Highway Authority (Derbyshire County Council) has provided various advisory notes with their consultation response which can be viewed with the application documents on the Councils' web site.

The Highways Agency provides the following information:

The highway mitigation works associated with this consent involves works within the public highway, which is land over which you have no control. The Highways Agency (the Agency) therefore requires you to enter into a suitable legal Section 278 agreement to cover the design check, construction and supervision of the works.

Contact should be made with the Agency's Section 278 Business Manager David Steventon to discuss these matters on david.steventon@highways.gsi.gov.uk.

The applicant should be made aware that any works undertaken to the Highways Agency (the Agency) network are carried out under the Network Occupancy Management policy, in accordance with the Agency's procedures, which currently requires notification/booking 12 months prior to the proposed start date. Exemptions to these bookings can be made, but only if valid reasons can be given to prove they will not affect journey time reliability and safety. The Area 7 MAC's contact details for these matters is area7.roadspace@aone.uk.com.

(Development Control Manager)

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- iii) 14/00622/OTHER - Variation of Section 106 agreement relating to 09/00370/OUTMAJ to reduce affordable housing to 10% at Rear Of 16 To 124 And South West Of 124 And Between Brickyard Farm And Barlborough Links, Chesterfield Road, Barlborough.

Further details were included on the Supplementary Report.

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

Mr. K. Hopkinson attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the National Planning Policy Framework (NPPF), the Bolsover District Local Plan and in particular, policy HOU6 (Affordable Housing) and Bolsover District Council Supplementary Planning Guidance: Affordable Housing (SPG).

Moved by Councillor S.W. Fritchley and seconded by Councillor D. Kelly

RESOLVED that the S106 Planning Obligation associated with planning permission reference No. 09/00370/OUTMAJ, for residential and commercial development including new roundabout and associated roads on land at Chesterfield Road Barlborough be varied to reduce the Affordable Housing requirement for people in housing need with a connection with Barlborough from a level of provision of 33% to 10% of the dwellings to be built. The remaining terms of the S106 Planning Obligation remain (play area and amenity space, off-site sports provision, education contribution, cessation of scaffolding business use).

(Development Control Manager)

- iv) 14/00057/OUTMAJ - Outline consent for residential development, including means of access and demolition of Bungalow at High Ash Farm (As amended by revised Landscape and Visual Appraisal submitted on 20th March 2014, revised proposed junction access drawing submitted on 1st April 2014 and proposed visibility splays drawing submitted on 7th April 2014) at High Ash Farm, Mansfield Road, Clowne, Chesterfield.

Further details and an amended recommendation were included on the Supplementary Report.

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

The Committee considered the application having regard to the National Planning Policy Framework (NPPF), the Bolsover District Local Plan and the adopted design guide 'Successful Places'

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Moved by Councillor B.R. Murray-Carr and seconded by Councillor S.W. Fritchley
RESOLVED that Application No. 14/00057/OUTMAJ be DEFERRED and delegated to the Assistant Director of Planning and Environmental Health in consultation with the Chair and Vice Chair of the Planning Committee subject to the completion of a S106 Agreement covering the heads of terms set out below and subject to consideration of the 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 10% 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;
- Transfer of open space area to the Council, along with a capital sum for improvements to that land and maintenance contribution;
- Education contribution (Derbyshire County Council requested sum pro-rata to take account of extant commitment from the existing planning permission on the majority of the site);
- Public Art Contribution of £10,000; and
- Contribution of £11,500 to provision of footpath link from the site to the existing public footpath network.

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Approval of the details of the layout, scale, appearance, access (except for the new junction identified on drawing nos. TPLE1030-100 and TPLE1030-101, dated Sept 2013,) and landscaping shall be obtained from the Local Planning Authority in writing before any development is commenced.
3. The plans and particulars submitted for landscaping in accordance with conditions 1 and 2 above shall include full details of settlement edge treatment on the site boundaries that do not abut common boundaries with existing residential properties, including a programme of implementation, maintenance and proposals for its long term management, shall have been submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out, and thereafter maintained, in accordance with the approved plans and programme, unless written approval to any variation is given by the Local Planning Authority.
4. Notwithstanding the submitted information, no development shall take place until the site has been subject to a detailed scheme for the investigation and recording of contamination of the land and risks to the development, its future users and surrounding environment. A detailed written report on the findings

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including proposals and a programme for the remediation of any contaminated areas and protective measures to be incorporated into buildings shall be submitted to and approved in writing by the local planning authority. The report shall include proposals for the disposal of surface water during remediation. The remediation works shall be carried out and a validation report submitted to and approved in writing by the local planning authority in accordance with the approved proposal and programme. If during the course of the development further evidence of any type relating to other contamination is revealed, work at the location will cease until such contamination is investigated and remediation measures approved in writing by the local planning authority have been implemented.

5. In the event that it is proposed to import soil onto site in connection with the development for any reason other than as may be authorised for contamination remediation under condition 6, unless otherwise approved in writing by the Local Planning Authority, the proposed soil shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters previously agreed with the Local Planning Authority, the results of which shall be submitted to the Local Planning Authority for consideration. Only soil(s) approved in writing by the Local Planning Authority under this condition shall be imported onto site.
6. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:
 - Surface water drainage system(s) designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the later be in force when the detailed design of the surface water drainage system is undertaken.
 - Limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm ideally to Greenfield rates for the site but as a minimum so that it will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site. Discharge from the site must not exceed 9.4l/s.
 - The ground condition and ability to percolate. The primary method of disposal of surface water should be through the utilisation of soakaways.
 - Provision of surface water run-off attenuation storage in accordance with the requirements specified in '*Science Report SC030219 Rainfall Management for Developments*'
 - Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

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- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.
7. No other operations on site shall be commenced until a temporary access for remediation and construction purposes has been formed to Mansfield Road, laid out in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority. The access shall have a minimum width of 5.5m and be provided with 2 x 2m footways, 6m radii. Visibility sightline extending from a point 2.4m back from the carriageway edge, measured along the centre line of the access, extending 130m on the southerly direction and 90m to the north are required and can be provided within existing highway limits.
 8. Prior to any dwelling being first occupied on site the new access shall be formed to Mansfield Road. The access shall be laid out in accordance with the application drawing TPLE1030 - 100 comprising a carriageway width of 5.5m constructed to base, 2 x 2m footways constructed to base and 6m radii.
 9. The gradient of the access shall not exceed 1:30 for the first 10m into the site from the existing highway boundary and 1:20 thereafter.

Notes

1. The proposals shown on the *Draft Layout Plan* raise a number of design issues that will need to be addressed as part of any future proposals. As such, this drawing should not form the basis of any subsequent application for reserved matters and in preparing any reserved matters submission(s) your attention is drawn to the various consultee comments, in particular those of the Council's Urban Designer, all of which can be viewed on the Council's website at www.bolosover.gov.uk
2. Certain plant and animal species, including all wild birds, are protected under the Wildlife and Countryside Act 1981. It is an offence to ill-treat any animal; to kill, injure, sell or take protected species (with certain exceptions); or intentionally to damage, destroy or obstruct their places of shelter. It is thus an offence to take, damage or destroy a wild birds nest whilst in use or being built. Hedgerows or trees containing nests should therefore not be removed, lopped or topped during the nesting season. In order to safeguard nesting birds on site, no vegetation clearance or building demolition work should be undertaken between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and appropriate measures to protect the nesting bird interest on the site, have been implemented. Bats enjoy additional protection. It is an offence to kill, injure or disturb bats found in the non-living areas of a dwelling house (that is, in the loft) or in any other place without first notifying English Nature. Some other animals are protected under their own legislation (e.g. the Protection of Badgers Act 1992). Further advice can also be obtained from the Derbyshire Wildlife Trust on 01773 881188.

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3. Paragraph 109 of The National Planning Policy Framework (NPPF) states that 'the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible...'. The retention of the hedgerows on site is supported and it is considered that additional hedgerow and tree planting is included as part of the landscaping scheme. To ensure the long-term future and management of the perimeter hedgerows we would advise that they should not be incorporated into the curtilage of the residential properties but should be located alongside paths, green space or roads. It is recommended that any new landscaping planting, including any new hedgerow and tree planting, should use native species appropriate to the landscape character area to be of maximum benefit to wildlife. In addition, consideration should be given to the incorporation of bird nesting and bat roosting opportunities into the new properties and in perimeter trees to enhance the biodiversity value of the site.
4. During any site clearance work it will be important to ensure that Himalayan balsam that has been recorded on site is not spread. Himalayan balsam is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which effectively means that it is an offence to cause the spread of such a plant as a result of development operations. Measures should be put in place to ensure that this plant is not spread within the site or off-site.
5. In respect of condition 4, prior to the preparation of any additional studies any developer is strongly encouraged to contact the Council's Environmental Health Department for advice about the site history and requirements for such study work. A copy of the Environmental Health Officers comments on this application and the original permission, along with other consultation responses can be viewed on the Council's website at www.bolsover.co.uk.
6. In preparing any reserved matters that incorporate highways that are intended to be adopted, attention should be had to the latest design guide of the Derbyshire County Highways Authority, along with the following guidance of that Authority:-

No development should take place until a construction management plan or construction method statement has been prepared that should be adhered to throughout the construction period. The statement shall provide for the storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking of site operatives and visitors' vehicles, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway, pedestrian and cyclist protection, proposed temporary traffic restrictions and arrangements for turning vehicles.

Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

The new access road shall be laid out, constructed, drained and lit all in accordance with Derbyshire County Council's specifications for new estate streets.

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The Highway Authority should be consulted in respect of any surface water drainage scheme.

Parking should be provided at a rate of a minimum of 2 spaces for each plot. For the avoidance of doubt, where a garage is counted as a parking space, the internal dimensions should not be less than 3m x 6m.

Bin stores shall be provided within private land at the entrance to shared private accesses to prevent refuse bins and collection vehicles standing on the new estate street for longer than necessary causing an obstruction or inconvenience for other road users.

Any gates shall be set back at least 5m from the highway boundary and open inwards only.

A swept path diagram should be submitted at Reserved Matter stage to demonstrate that emergency, goods and service vehicles can adequately enter, manoeuvre within the site and leave in a forward gear.

On the basis that the development effectively forms part of a larger development, a Travel Plan should be submitted at Reserved Matters stage to tie in with the Travel Plan submitted and approved for the adjacent development to the north. The Travel Plan shall set out proposals, including a timetable to promote and monitor travel by sustainable modes which are acceptable to the Local Planning Authority, with a view to being implemented in accordance with the timetable set out therein.

(Development Control Manager)

The Assistant Director of Planning and Environmental Health left the meeting during discussion of the following item of business.

- v) 14/00064/NCO - Outline application for a 795 dwelling scheme with associated ancillary uses, including a Local Centre, a Neighbourhood Equipped Areas of Play (NEAP), a Local Equipped Area of Play (LEAP), a Riverside Park, a Local Habitat Area, two SUDS, footpaths, walkways, cycle paths and landscaping, with details of access (14/00145/OL) at Former Coalite Site on the North West and South East sides of Buttermilk Lane, Duckmanton, Chesterfield.

Further details were included on the Supplementary Report and it was noted that the item had been referred to the Planning Committee by the Development Control Manager.

The Development Control Manager explained that the Application had been made to North East Derbyshire District Council (NEDDC) and it was important to ensure that

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the views of Bolsover District Council were communicated. Further information was awaited regarding Environmental Health matters.

Moved by Councillor D. McGregor and seconded by Councillor R. Turner
RESOLVED that a response to North East Derbyshire District Council be DEFERRED until further information is received, in order to give the application full consideration.

(Development Control Manager)

The Assistant Director of Planning and Environmental Health returned to the meeting.

- vi) 14/00577/OTHER - Variation of S106 Planning Obligation to remove the requirement to make a contribution to affordable housing at Land Adjoining North Side of Blind Lane, Bolsover.

Further details were included within the Supplementary Report

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

The Committee considered the application having regard to the National Planning Policy Framework (NPPF), the Bolsover District Local Plan and in particular Policy HOU6 (Affordable Housing) and the Bolsover District Council Supplementary Planning Guidance: Affordable Housing (SPG).

Moved by Councillor S.W. Fritchley and seconded by Councillor D. McGregor
RESOLVED that in accordance with Subsection (5) of Section 106BA of the Town and Country Planning Act 1990 (as amended) Bolsover District Council determines that the planning obligation associated with planning application 10/00568/OUT for residential development of approximately 250 dwellings on land to the north side of Blind Lane Bolsover is modified to remove the requirement for the Affordable Housing contribution subject to after a period of three years from the date of this determination the original terms of the S106 Planning Obligation applying in proportion to any part of the development upon which the construction of dwellings has not commenced.

(Development Control Manager)

The Principal Planning Officer left the meeting.

The Planning Policy Manager and the Principal Planner entered the meeting.

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0802. FIVE YEAR HOUSING SUPPLY

The Planning Policy Manager presented the report which gave details of the background to the assessment of the Council's five year supply of deliverable housing and reaffirmed the guidelines used for the assessment of applications for residential development when the Council does not have a five year supply of deliverable sites.

It was noted that the Council could now set its own target, which was 240 homes per annum, however, due to the fact that the Council had failed to deliver against this target in the period since 2011 and that any under delivery must be reconciled within the 5 year supply in addition to a 20% buffer. This meant that the actual yearly total was much higher.

The Assistant Director of Planning and Environmental Health noted that the five year supply was fundamental to the Local Plan, as the growth agenda was the main issue to the Council.

Members expressed their concerns regarding the need to build big housing estates where residents did not want them in order to create a five year supply.

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

RESOLVED that (1) the report be noted,

(2) the assessment of the Council's current five-year supply of deliverable housing sites as set out at Appendix A of the report, be approved,

(3) the updated guidelines set out in Appendix B of the report and their continued use in the assessment of planning applications for residential development in situations when the Council does not have a five year supply of housing be approved,

(4) authority be given to publish on the Council's website the 5 Year Supply Assessment (Appendix A) of the report; the Amended Guidelines (Appendix B) of the report; and Schedule of Deliverable Sites in the five year supply (Appendix C) of the report,

(5) delegated authority be given to the Joint Assistant Director of Planning and Environmental Health to make any minor changes to the text or information referred to in recommendation 4 prior to publication.

(Planning Policy Manager)

The meeting concluded at 1145 hours.