

## **PLANNING COMMITTEE**

Minutes of a Planning Committee of Bolsover District Council held in the Chamber Suites, The Arc, Clowne on Wednesday 13<sup>th</sup> January 2016 at 1000 hours.

### **PRESENT:-**

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, M.G. Crane, S.W. Fritchley, B.R. Murray-Carr, S. Statter, D.S. Watson and J. Wilson

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), C. Doy (Development Control Manager), J. Fieldsend (Senior Assistant Solicitor), S Phillipson (Principal Planner), Tim Ball (Principal Planner) and A. Brownsword (Governance Officer)

### **0683. APOLOGIES**

Apologies for absence were received from H.J. Gilmour, D. McGregor, M.J. Ritchie and P. Smith

### **0684. ORDER OF BUSINESS**

Due to the complexity of the items on the agenda and Members of the public being present, the Chairman consented to the order of business being changed.

### **0685. URGENT ITEMS OF BUSINESS**

There were no urgent items of business.

### **0686. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## PLANNING COMMITTEE

### 0687. MINUTES – 9<sup>TH</sup> DECEMBER 2015

Moved by Councillor S.W. Fritchley and seconded by Councillor P.M. Bowmer

**RESOLVED** that the minutes of a meeting of the Planning Committee of Bolsover District Council held on 9<sup>th</sup> December 2015 be approved as a true and correct record.

### 0688. SITE VISIT NOTES – 4<sup>TH</sup> DECEMBER 2015

Moved by Councillor J.A. Clifton and seconded by Councillor P.M. Bowmer

**RESOLVED** that the notes of a Site Visit held on 4<sup>th</sup> December 2015 be approved as a true and correct record.

### 0689. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (1) 15/00455/FUL - Residential development comprising the demolition of existing buildings at Sterry House Farm, the erection of 32 dwellings (houses and bungalows), creation of new access road off Mansfield Road and internal road layout and landscaping at Sterry House Farm, Mansfield Road, Clowne, Chesterfield

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 carried out.

Ms. K. Hulse and Mr. D. Wood attended the meeting and spoke in support of the application.

The Committee considered the application in planning terms having regard to the Bolsover District Local Plan, the National Planning Policy Framework, Supplementary Planning Document Successful Places: A Guide to Sustainable Layout and Design and A Building For Life 12.

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

**RESOLVED** that Application No. 15/00455/FUL be DEFERRED pending completion of a S106 obligation and delegate the decision to the Assistant Director

## PLANNING COMMITTEE

of Planning in consultation with the Chair and Vice Chair subject to conditions covering the following matters (in précis form to be formulated in full by the Assistant Director of Planning) unless relevant issues are resolved prior to issuing the decision:-

Start within 3 years.

Contaminated land investigation and redial action prior to commencement.

Hedgerow and tree retention and protection during construction.

Prior to the building of any dwelling above foundation level submission of a habitat management plan for approval to include incorporation of bat and bird boxes, hedgerow planting and improvement, and the removal of Schedule 9 invasive species.

Provision of a 1.8m high brick wall along part of the boundary (with the adjacent dwelling to the north) not later than the first occupation of any dwelling on the site.

Approval of drainage details:

No development other than demolition of the existing dwelling and site preparation shall commence until information has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the drainage scheme is designed to manage surface water flood risk in accordance with S7, S8 and S9 of the Defra non-statutory technical standards for sustainable drainage systems (March 2015).

*(Reason: To ensure that the surface water is managed appropriately to avoid flooding on site for events up to and including the 1 in 30 year rainfall event and that flooding is managed safely on site within the development during events up to, including and in excess of the 1 in 100 year rainfall event).*

No dwelling shall be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

*(Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and sufficient detail of the operation and maintenance of sustainable drainage systems is provided to the LPA in advance of full planning consent being granted).*

Highway Conditions:-

Provision of the new estate junction in accordance with the approved plan

Provision of the estate street

Provision of parking spaces

Provision of wheel cleaning facilities for construction traffic

Pedestrian splays to private accesses

## PLANNING COMMITTEE

The north/south footpath to the west side of plots 24-33 to be provided and surfaced to adoptable standard up to the boundaries of the site.

The road link to the land to the west shown on the approved plan to be constructed (in accordance with a timetable to be agreed) and provided to adoptable standard up to the western boundary in accordance with levels details and spec etc to be approved to demonstrate the link can be achieved with the adjacent land.

Turning head adjacent to plot 27 only to be provided in accordance with an agreed time table and spec unless an alternative simple crossing to serve the private drive has been approved.

Schedule of materials to be approved to include GRP porches replaced by more traditional tiled solution on plots 2-4 and 17.

Hard and soft landscaping

Maintenance of landscaping for 5 yrs

Boundary treatments.

### Advisory note

The Highway Authority have advised that the note on the layout plan referring to an adopted footpath should be amended to 'footpath built to adoptable standard' and that tactile pavers should be 4 wide not 3.

(Development Control Manager)

- (2) 15/00216/OUT - Hotel extension (including details of access); and erection of 52 residential properties (including details of all reserved matters other than Appearance) on land north of Worksop Road with new access roundabout junction to serve both developments at Hotel Van Dyk and Land South Of Plantation on North Side of Worksop Road, Clowne

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

Mr. J. Gilbert attended the meeting and spoke against the application.

Mr. I. Batty, Mr. C. Carr and Mr. P. Eyre attended the meeting and spoke in support of the application.

The Committee considered the application in planning terms having regard to the Bolsover District Local Plan, the National Planning Policy Framework,

## PLANNING COMMITTEE

Supplementary Planning Document Successful Places: A Guide to Sustainable Layout and Design, Supplementary Planning Document: The Historic Environment and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

**RESOLVED** that Application No. 15/00216/OUT be DEFERRED and delegate to Assistant Director Planning in consultation with Chairman and Vice-Chairman of Planning Committee subject to

- A. Completion of S106 Planning Obligation which commits the hotel owner to complete the phase 1a hotel building shell (including the roundabout and access) before any development of the residential land takes place;
- B. Conditions to cover the issues given below given in précis form to be formulated in full by the Assistant Director of Planning:

### **Conditions:**

#### **Both elements:**

Submission of reserved matters for housing (appearance) for hotel layout (landscaping and appearance).

Start hotel development within 3 years.

Phasing: No site works or commencement of residential development until building shell of phase 1a of the hotel development extension, including walls, doors, windows and roof complete and new roundabout complete to at least base course

Approval of drainage plans before development commences. (STW) to include modelling or calculations to show the proposed drainage strategy has the capacity to manage rainfall up to and including the 1 in 100 year rainfall event. Also responsibility for SuDS maintenance to be confirmed prior to commencement of works. (DCC Flood Risk Team)

Design of roundabout (i.e. appearance).

Update Travel plans to include clearer proposal for mini-bus collection etc of staff and customers from/to the local area rail/coach stations and availability for residential area residents.

Wildlife/protected species updated surveys together with any necessary mitigation measures prior to commencement of any site works/construction.

Protection of trees and hedgerows.

#### **Residential:-**

Appearance reserved

## PLANNING COMMITTEE

Detailed landscaping condition for housing (to take on board urban design comments) incl. gateways on A619 and into the development; Suds; boundary treatments; surfaces including carriageways, footways and kerbing; planting; bridge Protective fencing to woodland (DWT) before any site works until complete. Contaminated land condition, and Oil and petrol separators. (EA)

### **Hotel:-**

Design, layout, landscaping and appearance to be in accordance with the revised concept proposals submitted 15<sup>th</sup> December 2015 as part of the application (specify drawing nos.)

Updated contaminated land investigation and Oil and petrol interceptors

No occupation/bringing into use until internal roads, car parking and service areas surfaced to at least binder course, lit and drained.

### Notes:

The housing element of the proposal, taking into account local and national planning policy and its impact on the setting of heritage assets, needs wholly exceptional reasons for it to take place. As part of this, all elements of the development must be of an exemplary design and standard.

Public sewer within the site. (STW)

The meeting concluded at 1105 hours.