

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 10th February 2016 at 1400 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, M.G. Crane, M. Dooley, S.W. Fritchley, H.J. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie (until Minute No.0788(2)), D.S. Watson and J. Wilson.

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), C. Doy (Development Control Manager), S. Phillipson (Principal Planner) (until Minute No. 0788(3)), J. Fieldsend (Senior Principal Solicitor) (until Minute No. 0788(3)), C. McKinney (Principal Planner), S. Chambers (Communications Manager) and A. Brownsword (Governance Officer)

0783. APOLOGIES

Apologies for absence were received from Councillors S. Statter and B. Watson

0784. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0785. DECLARATIONS OF INTEREST

There were no declarations of interest.

0786. MINUTES – 13TH JANUARY 2016

Moved by Councillor B.R. Murray-Carr and seconded by Councillor T. Munro

RESOLVED that the minutes of a meeting of the Planning Committee of Bolsover District Council held on 13th January 2016 be approved as a true and correct record.

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0787. SITE VISIT NOTES – 11TH JANUARY 2016

Moved by Councillor T. Munro and seconded by Councillor J. Wilson

RESOLVED that the notes of a Site Visit held on 11th January 2016 be approved as a true and correct record.

0788. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 15/00076/OUT - Outline planning permission (all matters reserved for future approval other than access) for erection of up to 149 dwellings, public open space and the creation of 2 new vehicular access points on to Oxcroft Lane at Land to North Of Meridian Close, Oxcroft Lane, Bolsover

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out. The report also contained details of the outcome of the Independent Highway Consultants study.

Mr. T. State and Mr. A Cooper attended the meeting and spoke against the application. Mr. M. Edgar, Mr. M. Perkins and Mrs. J. Needham 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, Guidelines to be used for assessment of applications for residential development when the Council does not have a five year supply of deliverable sites, the Supplementary Planning Document – Successful Places: A Guide to Sustainable Housing Layout and Design and Building for Life. The Committee also considered the report of the Independent Highway Consultant.

Moved by Councillor J.A. Clifton and seconded by Councillor T. Munro

RESOLVED that Application No. 15/00076/OUT be DEFERRED pending completion of a S106 obligation (regarding the developer contributions and obligations as set out in the proposals section of this report in respect of:

Highway mitigation works, affordable housing, education, and public open space/leisure provision, reasonable endeavours to acquire Boleappleton Farm to provide a direct road link from the site to Shuttlewood Road) and delegate the decision to the Joint Assistant Director of Planning in consultation with Chair and Vice Chair of Planning. Efforts should also be made to encourage the NHS to

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engage with the negotiation process with regard to the S.106 obligation.

(Development Control Manager)

2. 15/00366/FUL - Proposed 5MW solar farm and associated infrastructure including cctv, access tracks, cabins, storage room, and meter cabin at Land To The South And East Of Rylah Farm, Rylah Hill

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.

The Committee considered the application in planning terms having regard to the Bolsover District Council, Hardstoft Conservation Area Appraisal and Management Plan 2010, Bolsover Conservation Area Appraisal and Management Plan 2010, Astwith Conservation Area Appraisal and Management Plan 2010, Bolsover Castle Conservation Management Plan (English Heritage 2012), S66 of the Listed Buildings and Conservation Areas Act 1990, S72 of the Listed Buildings and Conservation Areas Act 1990, English Heritage Guidance – The Setting of Heritage Assets (2011), the National Planning Policy Framework and the National Planning Practice Guidance.

Moved by Councillor M.G. Crane and seconded by Councillor J. Wilson

RESOLVED that Application No. 15/00366/FUL be REFUSED, with greater weight being given to the industrial appearance of the solar farm which would have significant detrimental effect on the visual amenity of the countryside which would be contrary to Policy GEN2 (Impact of Development on the Environment) and the harm to heritage assets in the area which outweigh the benefits of renewable energy supply, for the following reason:

The site is in the countryside on sloping land which is visible from a wide range of public vantage points and a number of heritage assets including Sutton Scarsdale Hall, Bolsover Castle and Hardwick Hall which are Grade 1 Listed. The introduction of the industrial looking solar panels and associated infrastructure including frameworks, cctv, and cabins and buildings would introduce an incongruous feature within this countryside setting. Even taking into account the additional landscaping proposals due to the land levels it will not be possible to screen the site and there will be views of the site from vantage points along Rylah Hill and local paths, as well as more distant views including views from the Grade 1 buildings above and other heritage assets. In

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local views the urban/industrial nature of the proposal will be evident and will be detrimental to the visual amenity of the area and the character and appearance of the countryside, contrary to criterion 1 of saved policy GEN2 (Impact of Development on the Environment) of the Bolsover District Local Plan. In addition whilst the level of harm to the various heritage assets is less than substantial views of the site will be possible and the harm remains and adds weight to the balance of detrimental impacts of the proposal. The benefits of increasing the supply of renewable energy in relation to climate change and security of energy supplies are not deemed sufficient to outweigh the detrimental impacts. Overall it is considered that the proposal does not comply with the policies of the development plan.

(Development Control Manager)

Councillor M.J. Ritchie left the meeting.

3. 15/00398/FUL - Retention of building for community use (renewal of a temporary permission) at Hillstown Community Centre, 12 Nesbit Street, Hillstown

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

The Committee considered the application having regard to the Bolsover District Local Plan policies, the National Planning Policy Framework and the detailed maintenance schedule.

Moved by Councillor M.G. Crane and seconded by Councillor J.A. Clifton

RESOLVED that Application No. 15/00398/FUL be APPROVED subject to the following condition:

1. The schedule for the maintenance of the exterior of the building shall be implemented within the timescales submitted to the Local Planning Authority. An annual inspection of the exterior of the building shall be carried out in accordance with the Checklist submitted and any faults identified shall be subject to a repair schedule which shall have been submitted to the LPA for approval and shall be implemented as approved. If the Checklist and associated approved schedule is not implemented then the use of

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the premises shall cease and the building shall be removed from the site and the land restored to a hard surfaced area level with the adjacent parking area.

The Senior Principal Solicitor and the Principal Planner left the meeting.

0789. PROPOSED PREFERRED STRATEGIC OPTIONS FOR THE NEW LOCAL PLAN

The Principal Planner presented the report which gave details of the Local Plan Steering Group's proposed Preferred Strategic Options for the Local Plan for Bolsover District, advising that the reports presented to the Local Plan Steering Group which set out the feedback from the public consultation and other consideration were attached as an Appendix to the report.

The Principal Planner advised that approval was now sought for the Preferred Strategic Options for the Local Plan for Bolsover District to enable work to progress towards the publication of a draft Local Plan in September 2016.

A question was asked regarding what would happen if the targets were not deliverable. The Assistant Director – Planning and Environmental Health advised that if approved then work would commence on examining and testing the deliverability of the Preferred Strategic Options in more detail and that this work would be reported to the Local Plan Steering Group and considered initially there.

Moved by Councillor T. Munro and seconded by Councillor B.R. Murray-Carr

RESOLVED that (1) the recommendations of the Local Plan Steering Group in respect of the Preferred Strategic Options for the Local Plan for Bolsover District be approved as follows:

- Housing Target – 3,600 dwellings over the plan period (240 dwellings per annum);
- Employment Target – a range between approximately 80 and approximately 100 hectares over the plan period;
- Strategic Sites – Bolsover North, former Coalite site, Clowne North and former Whitwell Colliery site;
- Spatial Strategy – Option A with elements of Options C and B for the Spatial Strategy Option.

(2) it be noted that this would form the basis of the next stages in the development of the Local Plan for Bolsover District.

(Principal Planner)

The meeting concluded at 1540 hours.