

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday 14th September 2016 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro 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, B.R. Murray-Carr, P. Smith, R. Turner, D.S. Watson and J. Wilson.

Officers:-

P. Sawdon (Principal Planner), J. Fieldsend (Senior Principal Solicitor) and A. Brownsword (Senior Governance Officer)

00267. APOLOGIES

Apologies for absence were received from Councillors D. McGregor, M.J. Ritchie and B. Watson.

00268. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

00269. DECLARATIONS OF INTEREST

There were no declarations of interest.

00270. MINUTES – 20TH JULY 2016

Moved by Councillor B.R. Murray-Carr and seconded by Councillor M. Dooley
RESOLVED that the minutes of a meeting of the Planning Committee held on 20th July 2016 be approved as a true and correct record.

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00271. SITE VISIT NOTES – 14TH JULY 2016

Moved by Councillor H.J. Gilmour and seconded by Councillor T. Alexander
RESOLVED that the notes of a Site Visit held on 14th July 2016 be approved as a true and correct record.

00272. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (1) 16/00269/FUL - Construction of 9 self-contained studio apartments in a two storey building with associated off-street parking area at 17 Prospect Drive, Shirebrook, Mansfield, NG20 8BH.

Further details were included within the Supplementary Report.

The Principal Planner presented the report which gave details of the application, site history and consultations carried out.

Shirebrook Town Councillor J. Tait, Mr. M. Yates of the Residents Association and Mr. D. Robinson attended the meeting and spoke against the application

Ms. F. Brady attended the meeting and spoke in support of the application.

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

It was moved by Councillor S.W. Fritchley and seconded by Councillor M.G. Crane that:

The application be refused on Health and Safety grounds regarding drainage on the site and parking issues.

It was moved by Councillor B.R. Murray-Carr and seconded by Councillor J.A. Clifton that:

The application be deferred to allow further investigation into allowing the access provision from the unadopted highway.

On being put to the vote, the original motion fell and the amendment became the substantive motion.

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Moved by Councillor B.R. Murray-Carr and seconded by Councillor J.A. Clifton
RESOLVED that Application No. 16/00269/FUL be DEFERRED to allow further investigation into allowing the access provision from the unadopted highway.

(Principal Planner)

- (2) 15/00649/OUT - Residential redevelopment including means of access at The Nursery, East Street, Scarcliffe.

It was noted that this application had been considered at the meeting of the Planning Committee held on 29th June 2016 and had been given additional publicity to be undertaken as the development represented a departure from the Local Plan and consider how the applicant's offer of resident parking could be secured.

The Principal Planner presented the report which gave details of the application, site history and consultations carried out.

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

Moved by Councillor J.A. Clifton and seconded by Councillor B.R. Murray-Carr
RESOLVED that Application No. 15/00649/OUT be APPROVED subject to conditions written in précis form to be formulated in full by the Assistant Director of Planning.

1. Submission of reserved matters- all except access from the Highway
2. Approval of reserved matters and start time (3 years and 2 years as per standard condition)
3. Notwithstanding the indicative layout that has been submitted with this application, the number of residential units to be accommodated on the site shall be limited to a maximum of 10.
4. Contaminated land condition.
5. Existing and proposed finished floor levels to be submitted with reserved matters
6. Notwithstanding the detail on the submitted illustrative layout, prior to work on site commencing, full details of the new access including details of the tie-in to the existing highway and footpath route to the west of the application site along with full

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construction details shall be submitted to and approved in writing by the Local Planning Authority.

7. Construction Management Plan
8. Full details of foul and surface water drainage.
9. Maintenance of landscaping and replanting.
10. Updated ecology report before any development starts on the site
11. The reserved matters shall provide for an area of car parking including proposals for their future management comprising a maximum 6 spaces (each of 3m x 6m), to be dedicated to the use of residents of East Street with access from the highway to the dedicated parking spaces being available at all times for residents of East Street. The car parking area and its access from the highway shall be provided with a durable hard surface and surface water drainage, details of which shall form part of the scheme and the area shall be landscaped in accordance with the landscaping details to be submitted in respect of the development as a whole. The approved scheme shall be implemented.
12. Before any site works commence a scheme shall be submitted to and be approved in writing by the Local Planning Authority detailing proposals for the provision for the ingress, turning and egress of all contractors plant and delivery vehicles during the construction process. The scheme shall provide for arrangements to be put in hand for a banksman to supervise all such comings and goings at the point where the footpath crosses the site.

(Principal Planner)

The meeting concluded at 1100 hours.