

PLANNING COMMITTEE

Minutes of a meeting of a meeting of the Planning Committee of Bolsover District Council held in The Arc, Clowne on Wednesday 12th October 2016 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, M. Dooley, S.W. Fritchley, T. Munro, B.R. Murray-Carr, M.J. Ritchie, P. Smith (from Minute No. 363), R. Turner, B. Watson, D.S. Watson and J. Wilson

Officers:-

D. Swaine (Chief Executive Officer) (until Minute No. 359), J. Arnold (Assistant Director – Planning and Environmental Health), R. Routledge (Interim Planning Policy Manager), A. Rhodes (Principal Planner), J. Hendy (Senior Planning Officer), S. Chambers (Communications, Marketing & Design Manager) and A. Brownsword (Senior Governance Officer)

358. APOLOGIES

Apologies for absence were received from Councillors M.G. Crane and H.J. Gilmour.

The Chief Executive Officer noted that the Five Year Supply and the Draft Local Plan were very important documents and thanked Members and Officers for their work in putting the Draft Local Plan together.

Growth was a priority for the District, but the Local Plan was not necessarily all about growth. It was about shaping the District and would give Members the opportunity to influence and direct development to where it was most needed. A good robust Local Plan would give Members the opportunity to shape the District.

The Chief Executive Officer left the meeting.

359. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

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360. DECLARATIONS OF INTEREST

There were no declarations of interest.

361. MINUTES – 13TH SEPTEMBER 2016

Moved by Councillor T. Munro and seconded by Councillor B.R. Murray-Carr
RESOLVED that the minutes of a meeting of the Planning Committee held on Wednesday 13th September 2016 be approved as a true and correct record.

362. SITE VISIT NOTES – 9TH SEPTEMBER 2016

Moved by Councillor B.R. Murray-Carr and seconded by Councillor J. Wilson
RESOLVED that the notes of a Planning Site Visit held on 9th September 2016 be approved as a true and correct record.

Councillor P. Smith entered the meeting.

363. FIVE YEAR HOUSING SUPPLY

The Interim Planning Policy Manager presented the report which provided Members with details of the Councils position with regard to the five year supply of deliverable housing required by the Government.

The presentation gave details of the importance of the five year supply, the housing requirement, housing supply and the calculations involved.

It was explained that following the Councils positive response to the historical lack of a five year supply, through its decisions on planning applications in recent years, the supply of deliverable sites had been significantly boosted. A 20% buffer was required as the Council had persistently under delivered.

However, calculations carried out in a number of ways showed that the Council was now able to demonstrate a robust five year supply of deliverable residential sites.

A question was asked regarding whether the 20% buffer applied to all authorities and it was noted that those with who had always delivered in accordance with their targets still, needed to provide a 5% buffer.

Moved by Councillor D. McGregor and seconded by Councillor T. Munro

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RESOLVED that (1) the detailed issues set out in the report be noted,

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

(3) the Five Year Supply Assessment (Appendix A to the report) and the Schedule of Deliverable Sites in the Five Year Supply (Appendix B to the report) be published on the Council's website,

(4) delegated authority be given to the Assistant Director – Planning and Environmental Health, in consultation with the Chair and Vice Chair of Planning Committee, to make any minor changes to the text or information referred to in Resolution 3 prior to publication.

(Assistant Director – Planning and Environmental Health)

364. PROPOSED AGREEMENT TO THE CONSULTATION DRAFT LOCAL PLAN AND THE UNDERTAKING OF CONSULTATION

The Interim Planning Policy Manager gave a presentation in relation to the proposed agreement to the Consultation Draft Local Plan. The presentation gave details of work previously carried out, consultations to date, an introduction of the plan including vision and objectives, spatial strategy, preferred strategic options, allocations, strategic sites, other strategic policies, living communities, working communities, sustainable communities, infrastructure, community and recreation provision, implementation and infrastructure delivery, monitoring, next steps and proposed consultations.

A question was asked regarding cycle routes and it was noted that these were important and the final version of the plan would certainly include reference to them..

A discussion took place regarding the uncertainty of the Coalite site following the recent announcement of a new proposed route for the HS2 site. It was also noted that the new proposed route would impact the Sawpit Industrial Estate in Tibshelf.

Questions were asked regarding the locations for the consultation meetings and it was noted that the locations and dates would be circulated following the meeting.

A question was asked regarding the lack of Gypsy and Traveller sites within the District. The Interim Planning Policy Manager explained that a further call for sites was to be made as part of the consultation process. If no suitable sites could be found, the policy would show that subject to a site meeting the criteria, the Council

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would consider allocating land in the future. The Council was also looking at its own sites to test for suitability.

A question was asked regarding restricting fast food outlets and it was noted that it was difficult to make such restrictions due to the number and location of outlets already operating within the District.

The Chairman thanked Officers and the Members of the Local Plan Steering Group for their hard work in preparing the consultation draft Local Plan and noted that the Local Plan would be a key element of the Council's future.

Moved by Councillor D. McGregor and seconded by Councillor T. Munro

RESOLVED that (1) the general contents of the Consultative Draft Local Plan, as drafted be approved, noting that the contents were being refined as work evolved,

(2) the proposal to consult on the Consultative Draft Local Plan as currently scheduled in the Local Development Scheme, be supported,

(3) the above course of action be approved, subject to the provision that any textual changes required before publication be delegated to the Assistant Director – Planning and Environmental Health and the Chair and Vice Chair of the Planning Committee.

(Assistant Director – Planning and Environmental Health)

The meeting concluded at 1100 hours.