

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 8th March 2017 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.G. Crane, M. Dooley, S.W. Fritchley, H.J. Gilmour, B.R. Murray-Carr, P. Smith, R. Turner, B. Watson, D.S. Watson and J. Wilson

Officers:-

C. Fridlington (Planning Manager – Development Control), D. O'Connor (Planning Officer), J. Fieldsend (Team Leader – Solicitor) and A. Brownsword (Senior Governance Officer)

0727. APOLOGIES

Apologies for absence were received from Councillors T. Munro and M.J. Ritchie.

0728. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0729. DECLARATIONS OF INTEREST

There were no declarations of interest.

0730. MINUTES – 8TH FEBRUARY 2017

Moved by Councillor S.W. Fritchley and seconded by Councillor M. Dooley

RESOLVED that the minutes of a meeting of the Planning Committee of Bolsover District Council held on 8th February 2017 be approved as a true and correct record

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0731. SITE VISIT NOTES – 3RD FEBRUARY 2017

Moved by Councillor D. McGregor and seconded by Councillor B.R. Murray-Carr
RESOLVED that the notes of a Site Visit held on 3rd February 2017 be approved as a true and correct record.

0732. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 16/00513/FUL - Change of use of land to provide a three pitch traveller site at Land West Of Bureen Bungalow And North Of Hilcote Farm, Hilcote Lane, Hilcote

Further details, a late representation and updated recommendations were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports.

Mr. N. Willens and Mrs. J. Siddall attended the meeting and spoke against the application.

Mr. R. Yarwood attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, Consultation Draft Local Plan for Bolsover District, the National Planning Policy Framework and the Planning Policy for Travellers (August 2015).

A discussion took place regarding the need to ensure that the site could be connected to the mains sewerage system or that sewerage was suitably managed prior to the development taking place.

Moved by Councillor S.W. Fritchley and seconded by Councillor M.G. Crane
RESOLVED that Application No. 16/00513/FUL be DEFERRED and delegated to the Assistant Director – Planning and Environmental Health in conjunction with the Chair and Vice Chair of Planning Committee subject to the following conditions to be formulated in full:

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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2. The development hereby permitted shall be carried out in accordance with the Amended Site Plan submitted 13 February 2017 and the submitted Design and Access Statement.

Reason: In order to ensure the development is carried out in accordance with the approved details.

3. There shall be no more than three caravans used for the purposes of providing living accommodation on the site hereby permitted and these three caravans shall not be occupied other than by occupants who meet the 'Gypsies and Travellers' definition within Annexe 1 of the Planning Policy for Traveller Sites Guidance 2015 (or any future guidance replacing or re-enacting this guidance).

Reason: The development hereby permitted is granted on the basis the site will help meet the District's needs for Gypsy and Traveller accommodation. The condition is imposed to ensure the site can only be occupied by Gypsies and Travellers meeting the Government definition, in order to ensure the site continues to meet this need.

4. No additional caravans and/or mobile homes (whether for storage or human habitation), as defined in the Caravan Sites and Control of Development Act (1960) and the Caravan and Sites Act 1968 (and any act or guidance supplementing, revoking or re-enacting those acts), other than those expressly approved by this consent, shall be placed on the land for temporary or permanent purposes. The agreement of the Local Planning Authority shall be issued in writing prior to the siting of any further caravans in addition to those expressly permitted.

Reason: In order to ensure the use of the site remains in line with the proportion of users proposed under the application to avoid additional uncontrolled highways and amenity impacts.

5. There shall be no trade or business uses carried out on the caravan site hereby permitted. In particular no trading or breaking of equipment, scrap metal, timber, motor vehicles or other waste materials shall occur on or from the site for the duration of use as a caravan site

Reason: In the interests of highway safety and the amenity of neighbouring properties.

6. All existing trees on the site shall be retained as part of the landscaping scheme for the site for a minimum period of 5 years. If within a period of five years any existing tree dies, is removed, uprooted or becomes seriously damaged or diseased it shall be replaced by another of the same species during the first available planting season, unless a variation is approved in writing with the Local Planning Authority.

Reason: To ensure that the trees are adequately protected during site works and construction phases in the interests of their retention having regard to

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their impact on the visual amenity of the area and in compliance with GEN1 and GEN2 of the Bolsover District Local Plan.

7. All caravans to be positioned on the site hereby permitted shall accord with the design recommendations as set out within the Section 6 'Mitigation and Recommendations' Section of the submitted Noise Impact Assessment report. The proposed Acoustic Fencing referenced in the same report shall be positioned on the site prior to first use and shall thereafter be retained for the duration of the use of the site.

Reason: In the interests of ensuring a good standard of amenity for prospective future occupants of the site.

8. Prior to first use as a Gypsy and Traveller caravan site, a scheme for the provision mains drainage, mains water and mains electricity utility services shall be provided by the applicant, and made available for use on the site. Thereafter the utilities provided shall be retained for the life of the development.

Reason: In the interests of the amenity and living environment of future occupants and neighbouring properties.

9. The new vehicular access shall be created to Hilcote Lane in accordance with the submitted application details, laid out, constructed and provided with visibility splays of 2.4m x 43m in the eastern direction and 2.4m x 103m in the western direction, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

Reason: In the interests of highway safety.

10. The site shall not be taken into use until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents', service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason: In the interests of Highway Safety

The meeting concluded at 1100 hours.