

## 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 5<sup>th</sup> April 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, S.W. Fritchley, H.J. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, P. Smith, R. Turner, D.S. Watson and J. Wilson

Officers:-

C. Fridlington (Planning Manager (Development Control)), S. Phillipson (Principal Planning Officer) (until Minute No. 0806), A. Rhodes (Principal Planner), J. Fieldsend (Team Leader – Solicitor) (until Minute No. 0806) and A. Brownsword (Senior Governance Officer)

### 0800. APOLOGY

An apology for absence was received from Councillor B. Watson.

### 0801. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

### 0802. DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

Member	Agenda Item No.	Level of Interest
J. A. Clifton	6(i) 16/00530/FUL – Residential Development of 68 dwellings and ancillary works at Former Railway Land and Station Site off Station Road, Langwith Junction	Non Significant Non Statutory

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### 0803. MINUTES – 8<sup>TH</sup> MARCH 2017

Moved by Councillor B.R. Murray-Carr and seconded by Councillor T. Munro  
**RESOLVED** that the minutes of a meeting of the Planning Committee held on 8<sup>th</sup> March 2017 be approved as a true and correct record.

### 0804. SITE VISIT NOTES – 3<sup>RD</sup> MARCH 2017

Moved by Councillor D. McGregor and seconded by Councillor T. Munro  
**RESOLVED** that the minutes of a site visit held on 3<sup>rd</sup> March 2017 be approved as a true and correct record.

### 0805. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 16/00530/FUL – Residential development of 68 dwellings and ancillary works at Former Railway Land and Station Site off Station Road, Langwith Junction

Further details and an additional recommendation 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. P.J. Needham attended the meeting and spoke against the application.

Mr. S. Gamble attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, the Emerging Local Plan for Bolsover District, the National Planning Policy Framework and the Green Space Strategy.

Moved by Councillor T. Munro and seconded by Councillor D. McGregor  
**RESOLVED** that Application No. 16/00530/FUL be APPROVED subject to the following conditions given in précis form (to be formulated in full by the Assistant Director of Planning/Planning Manager in consultation with the Chair and Vice Chair of Planning) and upon completion of a S106 obligation requiring:-

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- £52,000 for the improvement of play facilities at Langwith Junction Recreation Ground in lieu of any on site requirement; and
- £16,000 towards a scheme to increase GP practice capacity in Langwith;

### Conditions (in précis)

1. Start within 3 years.
2. Fencing off and protection of areas of retained trees and hedgerow.
3. Further investigation into potential ground contamination / or implementation of approved remediation scheme (subject to EHO advice) and validation report provided, unexpected contamination, importation of soil.
4. The development hereby permitted shall not commence until detail drainage plans for the disposal of surface water and foul sewage and the maintenance of the system have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
5. Any foundation piling at the site shall be undertaken using the methods described in the letter from Eastwood & Partners dated 23 January 2017.
6. Prior to occupation submission of a detailed landscaping scheme to include: retention of trees/enhanced planting at eastern end of site; retention and enhancement of the hedgerow on the southern boundary; street tree planting.
7. Maintenance of the landscaping scheme for a period of 5 years.
8. Provision of new junction of Station Road with Primrose Way prior to occupation.
9. Provision of car parking spaces prior to occupation.
10. Access no steeper than 1 in 20 for the first 5m from the highway.
11. All accesses within the development provided with 2m x 2m x 45° pedestrian intervisibility splays.
12. External Building material to be approved.
13. Detailed drawings of boundary treatments prior to occupation.
14. Plot 68 to include side gable ground floor bay window.
15. No ground level raising unless details approved in writing.

(Planning Manager (Development Control))

### **0806. BEST PRACTICE APPROACH TOWARDS S106 FINANCIAL CONTRIBUTIONS**

The Planning Manager gave a presentation to Members which gave information on:

- The Key Issues
- Emerging Policy
- Infrastructure Requirements
- National Planning Policy
- Current Position within Bolsover District
- Member Involvement
- Next Steps

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The Chair explained that it was hoped to include relevant Members at the pre application stage to give them the opportunity to make comment. A discussion took place regarding Members involvement.

Moved by Councillor B.R. Murray-Carr and seconded by Councillor M.J. Ritchie

**RESOLVED** that (1) Officers will invite appropriate Members to a pre-application meeting with the Chair and Vice Chair of the Planning committee for all major applications of 20+ dwellings and major employment schemes of 5000m<sup>2</sup> or more,

(2) Where appropriate, Officers will invite appropriate Members to a meeting with the Chair and Vice Chair of the Planning committee to discuss major applications of 20+ dwellings and major employment schemes of 5000m<sup>2</sup> or more, between week 6 and week 8 in the determination period following receipt of consultation responses.

(Planning Manager (Development Control))

The Team Leader – Solicitor and the Principal planning Officer left the meeting.

### **0807. FIRST AUTHORITY MONITORING REPORT (TWELFTH ANNUAL MONITORING REPORT)**

The Principal Planner presented the report which was the first of the new Authority Monitoring Reports (AMR) which was a transitional move from what would have been the twelfth Annual Planning Monitoring report.

The AMR provided a review of policies in the saved Bolsover District Local Plan against set indicators and targets. The monitoring process allowed an assessment to be made on how well policies were performing.

Bolsover District Council had met all milestones and the report showed continued high volumes of applications. 94% were approved and the Council now had a 5 year supply. There was also an increase in employment space in the monitoring year. There was no loss of retail floorspace. In line with trends in the previous two years, 6 pubs and clubs were converted to residential use. All of the targets in relation to both the historic and natural environment were met.

Members noted that it was a good report with a good ending.

Moved by Councillor S.W. Fritchley and seconded by Councillor D. McGregor

**RESOLVED** that (1) the content of the report be noted and the publication of the twelfth Annual Planning Monitoring Report on the Council's website be authorised,

(2) authority be delegated to the Joint Assistant Director of Planning and Environmental Health in consultations with the Chair and Vice

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Chair of Planning Committee to make any minor textural changes prior to publication.

(Principal Planner)

The meeting concluded ay 1127 hours.