

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Thursday 11th May 2016 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors 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, P. Smith, R. Turner, D.S. Watson and J. Wilson

Officers:-

C. Fridlington (Planning Manager (Development Control)), S. Phillipson (Principal Planner), J. Fieldsend (Team Leader – Solicitor) and A. Brownsword (Senior Governance Officer)

0867. APOLOGY

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

0868. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0869. DECLARATIONS OF INTEREST

The following declarations were made:

Member	Agenda Item No.	Type of Interest
B.R. Murray-Carr	6(ii)	Non Significant Non Statutory due to previous Portfolio Role and involvement in the site
M.J. Ritchie	6(ii)	Non Significant Non Statutory due to previous Council role and involvement in the site

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0870. MINUTES – 5TH APRIL 2017

Moved by Councillor J.A. Clifton and seconded by Councillor R. Turner

RESOLVED that the minutes of a meeting of the Planning Committee held on 5th April 2017 be approved as a true and correct record.

0871. SITE VISIT NOTES – 31ST MARCH 2017

Moved by Councillor J.A. Clifton and seconded by Councillor R. Turner

RESOLVED that the notes of a Site Visit held on 31st March 2017 be approved as a true and correct record.

0872. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 16/00529/FUL - Residential development of 197 dwellings with associated roads and works accessed from Model Village including green buffer open space to the south of the Model Village at Land South Of Model Village, Creswell

Further details and an amended 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. M. Jackson 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 emerging Local Plan for Bolsover District.

Moved by Councillor J.A. Clifton and seconded by Councillor D. McGregor

RESOLVED that Application No. 16/00529/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)

Conditions (in précis)

1. Start within 3 years.
2. Fencing off and protection of areas of retained trees and hedgerow.
3. Construction management plan including e.g. routing during construction to be agreed, times of construction work, wheel cleaning facilities if required etc.

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4. Precautionary Reptile Method Statement (unless survey complete).
5. Further investigation into potential ground contamination and validation report provided, unexpected contamination, importation of soil.
6. 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.
7. Prior to progress above ground External Building materials to be approved
8. In respect of Model Village facing properties materials to include:-
 - good quality red bricks
 - good quality artificial slate
 - contrasting red brick curved heads and cills
 - Design of uPVC windows and doors
 - Barge boards to gables facing
 - Cast effect guttering
 - Uniform colour scheme
 - Location/colour of meter boxes
9. Omission of porches to MV fronting units
10. Provision of railings to MV POS location and design to be approved.
11. Prior to occupation submission of a detailed landscaping scheme to include: retention of trees; tree planting to the MV POS; street tree planting etc.
12. A long term maintenance and management plan to be submitted and approved for the public open space areas.
13. Provision of new junction with the Model Village prior to occupation.
14. Provision of new estate road prior to occupation of related dwelling.
15. Provision of car parking spaces prior to occupation.
16. Access no steeper than 1 in 20 for the first 5m from the highway.
17. All accesses within the development provided with 2m x 2m x 45° pedestrian intervisibility splays.
18. Detailed drawings of boundary treatments prior to occupation.
19. No ground level raising unless details approved in writing.

(Planning Manager (Development Control))

2. 14/00188/FULMAJ - Change of use to an Open Storage Yard (B8) with access from Berristow Lane, siting of portable building and gatehouse, erection of boundary fences and formation of screen mounds and associated works including improvements along access road at Former Blackwell Tip 500M North East Of Amber Park, Berristow Lane, Berristow Lane Industrial Estate, South Normanton

Further details and amended 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.

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The Committee considered the application having regard to Policy ENV 3 which restricts development in the countryside and policies GEN1 and GEN2.

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

RESOLVED that application No. 14/00188/FULMAJ be APPROVED subject to the following conditions provided 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):

1. Temporary Consent (expiry 2023)
2. To be carried out in accordance with submitted plans
3. No development shall take place until precise details of coal mining risks and land contamination have been submitted to the local planning authority and all approved remediation measures to be implemented prior to commencement of the proposed use of the site.
4. No development shall take place until precise details of surface water drainage and disposal of foul water has been submitted to the local planning authority and the approved scheme to be implemented prior to commencement of the proposed use of the site.
5. No development shall take place until a landscape and ecology management plan has been submitted to the local planning authority and the approved plan to be implemented in accordance with agreed schedule thereafter.
6. Prior to commencement of the proposed use of the site for storage, a transport plan shall be submitted, the approved plan to be implemented in accordance with an agreed schedule thereafter.
7. Prior to commencement of the proposed use of the site for storage, all proposed security measures shall be carried out in accordance with the submitted details.
8. Prior to commencement of the proposed use of the site for storage, all proposed access improvements shall be carried out in accordance with the submitted details.

(Planning Manager (Development Control))

3. 17/00041/FUL - Construction of a drive thru kiosk and associated roadworks at Roadchef, Tibshelf Services, M1 Southbound, Newtonwood Lane, Tibshelf

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.

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

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Moved by Councillor D. McGregor and seconded by Councillor T. Connerton
RESOLVED that Application No. 17/00041/FUL be APPROVED subject to the following conditions:

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

Reason:

- 1) To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Statement of the Decision Process

The proposal complies with the policies and guidelines adopted by the Council and the decision has been taken in accordance with these guidelines and those of the National Planning Policy Framework

(Planning Manager (Development Control))

The meeting concluded at 1053 hours.