

## **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 2<sup>nd</sup> August 2017 at 1100 hours.

### **PRESENT:-**

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, Mrs P.M. Bowmer, J. Clifton, T. Connerton, P. Cooper, M. Crane, M. Dixey, S. Fritchley, H. Gilmour, T. Munro, B.R. Murray-Carr, P. Smith, R. Turner, D. Watson and J. Wilson.

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), C. Fridlington (Planning Manager (Development Control)), S. Phillipson (Principal Planning Officer), J. Fieldsend (Solicitor) and A. Bluff (Governance Officer).

### **0152. APOLOGIES**

Apologies for absence were submitted on behalf of Councillors M.J. Ritchie and B. Watson.

### **0153. URGENT ITEMS OF BUSINESS**

There were no urgent items of business to consider.

### **0154. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **0155. MINUTES – 11<sup>TH</sup> MAY 2017**

Minute Number 0872 (3):

A Member noted that it had been omitted from the Minutes that Application 17/00041/FUL had been referred to Planning Committee by Councillor D Watson on the grounds of highway safety.

Moved by Councillor T. Munro and seconded by Councillor R. Turner

**RESOLVED** that subject to the inclusion of the above, the Minutes of a Planning Committee meeting held on 11<sup>th</sup> May 2017, be approved as a correct record.

(Governance Manager)

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### 0156. SITE VISIT MINUTES – 8<sup>TH</sup> MAY 2017

Moved by Councillor D. McGregor and seconded by Councillor R. Turner

**RESOLVED** that the Minutes of a site visit held on 8<sup>th</sup> May 2017 be approved as a correct record.

### 0157. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (1) 16/00582/OUT - Outline application for Residential Development with Details of Access to be from Ball Hill (all other matters reserved for later approval) at Site of Highland Hurst, Ball Hill, South Normanton.

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

Two letters of objection had been received from local residents and these were circulated for Committee's information.

Mr L Charnley (Applicant) attended the meeting and spoke in support of the application.

Committee considered the application having regard to the Bolsover District Local Plan and the emerging Local Plan for Bolsover District.

Moved by Councillor D. McGregor and seconded by Councillor P. Smith

**RESOLVED** that Application No: 16/00582/OUT be REFUSED;

Reason for Decision:

Insufficient information had been provided to demonstrate that residential development could meet the following policies of the Bolsover District Local Plan: Policy GEN3, GEN2, ENV5 and ENV8. There were multiple site constraints to residential development including protected trees of amenity value and worthy of preservation, which cover much of the eastern two thirds of the site, leaving only the western third of the site with limited potential for residential development. However, there were additional constraints here including several old mine shafts and noise from the adjacent M1 motorway and noise from the adjacent industrial estate as well as potential future noise from further industrial development with planning permission, which is yet to be built. Therefore, the Council had insufficient information to be certain that residential development would be acceptable on any part of the site.

(Assistant Director – Planning and Environmental Health)

The meeting concluded at 1125 hours.