

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 30th August 2017 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, J.A. Clifton, T. Connerton, M.G. Crane, S.W. Fritchley, H.J. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, P. Smith, R. Turner and J. Wilson.

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), J. Fieldsend (Team Leader (Non Contentious) Solicitor), C. Fridlington (Planning Manager (Development Control)), S. Phillipson (Principle Planning Officer), C. McKinney (Principal Planner) and A. Brownsword (Senior Governance Officer)

0159. APOLOGIES

Apologies for absence were received from Councillors P.M. Bowmer, B. Watson and D.S. Watson

0160. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0161. DECLARATIONS OF INTEREST

There were no declarations of interest.

0162. MINUTES – 2ND AUGUST 2017

Moved by Councillor S.W. Fritchley and seconded by Councillor T. Munro
RESOLVED that the minutes of a Planning Committee of the Bolsover District Council held on Wednesday 2nd August 2017 be approved as a true and correct record.

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0163. SITE VISIT NOTES – 29TH JULY 2017

Moved and seconded

RESOLVED that the notes of a Planning Site Visit held on 29th July 2017 be approved as a true and correct record.

0164. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 17/00234/FUL - Residential Development comprising of a total of 212 homes comprising a mix of detached, semi-detached and terraced 2 & 2.5 storey houses with associated garaging, parking and infrastructure including the provision of public open spaces at Land off Langwith Road And Mooracre Lane, Bolsover

Further details 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.

Mrs. S. Jepson attended the meeting and spoke against the application. Mrs. Jepson also read out a statement against the application from Mr. K. Smith.

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

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

RESOLVED that Application No. 1700234/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:-

- Affordable Housing 19 dwellings (70% Affordable rent: 30% shared ownership);
- Bus Service Contribution @ £176.36/dwelling (£37,388);
- Education Contribution @ £2,422.05/dwelling (£513,475);
- Public Open Space and SuDS areas provided as plans;
- Maintenance/management of POS and SuDS to be provided;
- Road Network Contribution £441.96 per dwelling (£96,695);
- Traffic Monitoring @£13.62/dwelling (£2,887);
- Travel Plan @£34/dwelling;

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- Play Area contribution of £53,120;
- No retention of ransom strips at potential highway links to the south; and
- Eastern SuDS area made available at no cost if needed in future to increase capacity to accommodate surface water from phase 2 development to the south.

Conditions (in précis)

1. Start within 3 years.
2. List of approved plans.
3. Fencing off and protection of areas of retained hedgerow.
4. Archaeological investigation (pending further results may not be needed).
5. Further investigation into potential ground contamination.
6. The production and submission of a scheme design demonstrating full compliance with DEFRA's Non-statutory technical standards for sustainable drainage systems, to include details of location and design of the infiltration basins designed to have sides no steeper than 1 in 4.
7. Information to indicate that the surface water can, in principle, be disposed of sustainably (in compliance with Approved Document H of the Building Regulations 2000).
8. Submission and approval of foul drainage details to include pumping station.
9. Noise survey and recommendations to be approved regarding businesses to the south and the school to the west and any remedial measures necessary to be implemented.
10. Construction management plan be submitted for approval including: details how noise, dust and vibration will be managed and mitigated throughout the course of the development; to include hours such noise making activity can be undertaken and to provide temporary board fencing to suppress noise during the excavation of at least the northern basin closest to adjacent dwellings; construction traffic routing to be via temporary access from Rotherham Road.
11. Provision of temporary access to Rotherham Road in accordance with details to be approved.
12. Provision of new distributor road link and to be open for public use before 100 dwellings occupied with 2.4m x 120m splays at the Rotherham Road junction and right turn harbourage as per plan.
13. Scheme to be approved for stopping up of the section of Mooracre Lane between the new estate street and the spur adjacent to plot 173.
14. Scheme for temporary traffic management measures on the approaches to the Mooracre Lane/Rotherham Road junction in order to mitigate the increase in traffic at the junction.
15. Provision of new estate roads prior to occupation of related dwellings.
16. Provision of car parking spaces prior to occupation.
17. Provision of bin stores as plan.
18. Prior to occupation submission of a detailed hard and soft landscaping scheme to be approved and implemented to an agreed timetable to include: retention of hedgerows and replanting of hedge behind the visibility splays on Rotherham Road and street tree planting as plan; details of the treatment of the verge area adjacent to the junction on the main spine route (adjacent to Plots 10-13) and should include creative re-use of salvaged stone from derelict barn.

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19. Maintenance of the landscaping scheme for a period of 5 years.
20. Boundary detail to be implemented (mainly to accord with approved plan 30597 04 C).
21. External Building material to be approved.
22. Porches and bay window roofs to be tiled not GRP
23. Implementation of the Travel Plan, monitored and reviewed.

(Planning Manager (Development Control))

2. 17/00374/FUL - Construction of single & two storey extension to rear/side (revised scheme of planning permission 17/00208/FUL) at 40 Brunner Avenue, Shirebrook, Mansfield, NG20 8RR

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.

Councillor A. Anderson, Mrs. P. Nussey and Ms. Z. Smith 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 National Planning Policy Framework.

Moved by Councillor J.A. Clifton and seconded by Councillor D. McGregor
RESOLVED that Application No. 17/00374/FUL be REFUSED for the following reason:

1. The rear extension is within 1.5m of the boundary to the attached dwelling. The attached dwelling has a kitchen window facing the site, only 1.5m from the site boundary and a lounge window in the rear elevation immediately adjacent to the site boundary. The proposed extension is considered to result in a significant loss of daylight to these two principal rooms contrary to the requirements of the Councils Housing Layout and Design guidance and is considered to have a significant, overbearing, oppressive impact on the outlook from these two rooms. On this basis the proposal is considered to result in a significant loss of amenity for residents of the attached dwelling contrary to the requirements of Policy GEN 2 of the Bolsover District Local Plan and the BDC housing layout and design guidelines.

Statement of the Decision Process

The proposal does not comply with the policies and guidelines adopted by the Council. The personal circumstances of the applicant and his neighbour have been considered but the loss of light and oppressive impact of the proposal which is contrary to the policies and guidelines adopted by the council cannot be ignored as a result of these circumstances. The required accommodation could be provided to the

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side of the property which would provide for the personal circumstances whilst meeting the council's policies and guidelines. The decision has been taken in accord with the Policies of the Local Plan and the guidelines of the National Planning Policy Framework.

(Planning Manager (Development Control))

0165. FIVE YEAR HOUSING SUPPLY

The Principal Planning Officer (Planning Policy) presented the report which set out the latest assessment of the Council's five year supply deliverable housing and sought approval for the 2017 assessment and publication of the five year supply of deliverable sites for housing as required by paragraph 47 of the National Planning Policy Framework (NPPF) 2012.

It was noted that the adoption of a new Local Plan and achievement of a five year supply would give Members greater control over the location of new housing development in the District. A definitive account of the five year supply was included within the Appendices to the report.

The Principal Planning Officer (Planning Policy) advised that the matter had been considered by the Local Plan Steering Group at its meeting on 2nd August 2017 and that they had referred the matter to Planning Committee with the recommendations outlined in the report.

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

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 at Appendix A be approved,
(3) the publication of the five Year Supply Assessment (Appendix A) and Schedule of Deliverable Sites in the five year supply (Appendix B) on the Council's website be approved,
(4) delegated authority be given to the Joint Assistant Director of 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 recommendation 6.1 III. prior to publication.

(Principal Planning Officer (Planning Policy))

The meeting concluded at 1056 hours.