

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday 27th September 2017 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowman, J.A. Clifton, T. Connerton, C.P. Cooper, M. Dixey, S.W. Fritchley, H.J. Gilmour, D. McGregor, 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)), J. Fieldsend (Team Leader (Non Contentious) Solicitor) and A. Brownsword (Senior Governance Officer)

0261. APOLOGIES

Apologies for absence were received from Councillors M.G. Crane and B. Watson.

0262. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0263. DECLARATIONS OF INTEREST

There were no declarations of interest.

0264. MINUTES – 30TH AUGUST 2017

It was noted that in Minute No. 016(1) the Road Network Contribution should total £93,695.52, not £96,695, as stated.

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

RESOLVED that with the above amendment, the minutes of a meeting of the Planning Committee held on 30th August 2017 be approved as a true and correct record.

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0265. SITE VISIT NOTES – 25TH AUGUST 2017

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

RESOLVED that the minutes of a Planning Site Visit held on 25th August 2017 be approved as a true and correct record.

0266. ORDER OF BUSINESS

Due to members of the public being present, the Chairman consented to the order of business being changed.

0267. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 17/00376/FUL – Demolition of existing dwelling and erection of replacement dwelling and garage (Revised Scheme) at The Croft, Astwith Lane, Astwith, Chesterfield

Further details and an amended recommendation was 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.

Ms. D. Clarke and Mr. C. Calvert attended the meeting and spoke in against the application.

Mr. M. Hubbard attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, the National Planning Policy Framework, the Successful Places: A Guide to Sustainable Housing Layout and Design and the Astwith Conservation Area Appraisal and Management Plan.

Moved by Councillor M.J. Ritchie and seconded by Councillor J.A. Clifton

RESOLVED that Application No. 17/00376/FUL be DEFERRED pending the results of the Ecology Report. If the Ecology Report carried out does not have significant implications for protected species or has implications which can be addressed by condition the application be APPROVED subject to the conditions detailed below and delegated to the Planning Manager to issue a permission following liaison with the

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Chair and Vice Chair of the Planning Committee and subject to any additional conditions relating to bats and the conditions listed in the Officer Report.

In the event the ecology report raises significant issues which cannot be addressed via planning conditions or other mitigation; it is recommended that the application be referred back to Planning Committee on 25th October to allow the current Officer Recommendation to be reconsidered by members in light of this information.

Conditions:

Subject to the following conditions which are given in précis form to be formulated in full by the Planning Manager (Development Control) in liaison with chair and vice chair of the Planning Committee:

1. Start within 3 years
2. Submission of levels
3. Removal of permitted development rights.
4. Dwelling to be occupied as a single dwelling
5. Submission of sample materials
6. Sample panel of stonework
7. Timber windows and doors
8. Large scale details of glazed gable and windows and doors to be submitted
9. Rainwater goods to be on rise and fall brackets
10. No additional rooflights
11. Details of hard and soft landscaping to be submitted.
12. 1.8m high screen fence (from site level) along the northern boundary in the position shown on a plan
13. Rooflights in the northern elevation to be fixed and obscure glazed or have minimum internal sill level of 1.7m
14. Screen fence or hedge maintained along the southern side boundary to a minimum height of 2m.
15. Provision of parking and turning in accordance with approved plan prior to occupation.
16. Removal of made ground/ contamination investigation conditions

Statement of Decision Process

The proposal broadly complies with the policies and guidelines adopted by the Council. The impacts of the proposal are not considered to be so great as to justify refusal of the proposal and the decision has been taken in accord with the guidelines of the National Planning Policy Framework.

(Planning Manager (Development Control))

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2. 17/00268/OUT – Residential Development for 5 Houses (All Matters Reserved) at Land to the Rear of 74 Welbeck Road, 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.

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

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

RESOLVED that application No. 17/00286/OUT be APPROVED subject to the following conditions which are given in précis form to be formulated in full by the Planning Manager (Development Control) in liaison with the Chair and Vice Chair of the Planning Committee:

1. Submission of reserved matter within 3 years
2. Submission of reserved matters for appearance, landscaping, layout and scale
3. Provision of access prior to commencement of development and maintenance of such thereafter
4. Archaeology written scheme of investigation
5. Development to take place in accordance with archaeology written scheme of investigation
6. Development not to be occupied until site investigation and post investigation has been completed in accordance with archaeology written scheme of investigation and results made available and archive deposition of results secured.
7. Prior to the commencement of construction of the dwelling hereby approved, the made ground on the site of the existing dwelling shall have been removed or a contamination investigation and risk assessment of that part of the site shall have been carried out by an appropriately qualified person in accordance with current guidance and in accordance with a scheme which has been approved by the Local Planning Authority to demonstrate that the site is suitable for the proposed development. If that investigation and risk assessment shows that contamination remediation is required, a remediation scheme shall be prepared and submitted to the Local Planning Authority for written approval; the approved remediation scheme shall be implemented as so approved and a full verification report shall have been submitted to demonstrate that remediation has been carried out successfully prior to the occupation of any of the dwellings hereby approved.
8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and an investigation with risk assessment must be undertaken in accordance with current guidance and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme must be prepared in accordance with

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current guidance which is subject to the approval in writing of the Local Planning Authority. Any approved remediation shall be implemented as approved and a full verification report shall have been submitted to demonstrate that remediation has been carried out successfully prior to the occupation of any dwelling.

9. In the event that it is proposed to import soil onto site in connection with the development, the proposed soil shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters previously agreed in writing with the Local Planning Authority, the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.

Statement of Decision Process

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

(Planning Manager (Development Control))

0268. PROCEDURE: SECTION 106 AGREEMENTS

The Planning Manager (Development Control) presented the report which sought to ensure that the District Council had a robust procedure for recording and monitoring Section 106 obligations.

Members welcomed the document which had been produced in response to an Internal Audit Report.

Moved by Councillor S.W. Fritchley and seconded by Councillor J.A. Clifton

RESOLVED that (1) the report be noted,

(2) the introduction of the updated procedure notes be supported,

(3) quarterly reporting on the status of current s.106 legal agreements from December 2017 be approved.

(Planning Manager (Development Control))

The meeting concluded at 1048 hours.