

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 20th December 2017 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, C.P. Cooper, M.G. Crane, M. Dixey, S.W. Fritchley, H.J. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, P. Smith, D.S. Watson and J. Wilson.

Officers:-

C, Fridlington (Planning Manager (Development Control)), J. Fieldsend (Team Leader (Non Contentious) Solicitor), L. Robinson (Finance Assistant) (Observing) and A. Brownsword (Senior Governance Officer)

0488. APOLOGIES

Apologies for absence were received from Councillors T. Connerton, R. Turner and B. Watson

0489. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0490. DECLARATIONS OF INTEREST

There were no declarations of interest.

0491. MINUTES – 22ND NOVEMBER 2017

Moved by Councillor T. Munro and seconded by Councillor B.R. Murray-Carr
RESOLVED that subject to Councillor Dixey's apologies being added under Minute No. 0423 – Apologies, the minutes of a meeting of the Planning Committee held on 22nd November 2017 be approved as a true and correct record.

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0492. SITE VISIT NOTES – 17TH NOVEMBER 2017

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

RESOLVED that the notes of a Planning Site Visit held on 17th November 2017 be approved as a true and correct record.

0493. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 17/00566/VAR - Removal of condition 3 of application 15/00216/OUT (There shall be no commencement of development on the housing element of the proposals including site works until the building shell of phase 1a of the hotel development as shown on the concept plans) at Hotel Van Dyk and Land South Of Plantation on North Side of Worksop Road, Clowne

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 report.

Mr. C. Carr and Mr. P. Eyre attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the previous permission granted, Section 73(2) of the Town and Country Planning Act and the need to encourage inward investment into the District.

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

RESOLVED that Application No. 17/00566/VAR be APPROVED subject to prior entry into a s.106 legal agreement containing the following obligations:

1. No Commencement of Development of the Residential Property shall take place until:
 - i. the Section 278 Agreement has been completed;
 - ii. a contract to carry out the Highway Works has been signed and dated;
 - iii. a contract to carry out the Hotel Extension Works has been signed and dated;
 - iv. the Owner has given at least 10 days written notice to the Council of the intended Commencement Date.
2. The hotel owner will use their best endeavours to enforce the building contract in relation to the hotel extension to ensure the hotel extension works are completed;

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AND

subject to the schedule of conditions attached as Appendix A, which includes the subsisting conditions attached to the original outline planning permission (as recommended by Planning Practice Guidance), and the following variation of Condition 3 attached to 15/00216/OUT:

- Prior to the hotel extension being taken into use and/or prior to the first occupation of any of the houses hereby permitted, the roundabout subject of Condition 4 (below) shall be completed and fully available for its intended use to provide access to both the housing site and the hotel.

(Planning Manager (Development Control))

2. 16/00510/FUL - Erection of residential development comprising 32 two-bedroom dwellings (a mix of single storey and two storey) and associated access, car parking and landscaping at Jacques Brickyard, Water Lane, South Normanton, Alfreton

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 report.

The Committee considered the application having the regard to the Bolsover District Local Plan, the Emerging Local Plan for Bolsover District, the National Planning Policy Framework and the Green Space Strategy. Concerns were expressed regarding the treatment of Japanese Knotweed on site and whether the appropriate bodies had been notified

Moved by Councillor J.A. Clifton and seconded by T. Munro

RESOLVED that Application No. 16/00510/FUL be APPROVED subject to the following conditions given in précis form (to be formulated in full by the Planning Manager in consultation with the Chair and Vice Chair of Planning).

Conditions

1. Start within 3 years.
2. Development to take place in accordance with the list of approved plans xxx.
3. No development to commence until an agreed scheme to secure the relocation of the bus stop is in place.
4. No development to commence until fencing off and protection of areas of retained trees and hedgerow.
5. The development shall be undertaken in accordance with the submitted biodiversity mitigation/compensation/enhancement plan dated 24 March 2017 and accounting for the recommendations within the consultation response from Derbyshire Wildlife Trust dated 03/05/2017.

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6. No development to commence until further investigation into potential ground contamination and implementation of approved remediation scheme.
7. No development to commence until site investigation works into past mining activity has been undertaken and any remediation necessary to make the site safe has been implemented.
8. 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.
9. Ground level changes to be implemented in accordance with the approved plans.
10. Prior to construction above foundation level the external building materials be approved.
11. Prior to occupation the new access road junction shall be provided to Water Lane with a 4.8m wide carriageway, 2 x 2m footways, 6m radii and visibility sightlines of 2.4m x 47m in each direction.
12. The gradient of the access shall not exceed 1:30 for the first 10m into the site from the existing highway boundary and no more than 1:20 thereafter.
13. Prior to occupation provision of the proposed new estate street, between each respective plot and the existing public highway.
14. Provision of car parking spaces prior to occupation.
15. Prior to occupation the fronting footway on Water Lane shall be reinstated as footway with full face kerbs.
16. Prior to occupation of Plot 31, the new access to Water Lane shall be constructed and the driveway and parking laid out.
17. Prior to occupation detailed drawings of boundary treatments and implementation (to include railings to front of plots 1 – 5 and side of plot 5).
18. Prior to occupation submission of a landscaping scheme for approval.
19. Maintenance of the landscaping scheme for a period of 5 years.
20. Prior to site preparation works to implement this permission and prior to the commencement of development, a scheme and timetable for implementation for the eradication of Japanese Knotweed from the site and its safe disposal, shall have been submitted to the local planning authority for consideration and approval. The approved scheme shall be implemented in accordance with the approved timetable.

(Planning Manager (Development Control))

3. 17/00357/FUL - Change of use of ground floor storage space to self contained flat at 156 Station Road, Shirebrook, Mansfield NG20 8UG

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 report.

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The Committee considered the application having the regard to the Bolsover District Local Plan, the National Planning Policy Framework and Successful Places: Sustainable Housing Layout and Design (Supplementary Planning Document).

Moved by Councillor B.R. Murray-Carr and seconded by Councillor S.W. Fritchley **RESOLVED** that Application No. 17/00357/FUL be REFUSED contrary to Officer recommendations for the following reason:

The Beehive is a distinctive building that is an unlisted building of merit within the streetscene and the loss of space within the retail unit could adversely affect future use of the building.

(Planning Manager (Development Control))

The meeting concluded at 1046 hours.