

## **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 14<sup>th</sup> March 2018 at 1000 hours.

### **PRESENT:-**

Members:-

Councillor T. Munro in the Chair

Councillors:-

T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, M.G. Crane, M. Dixey, S.W. Fritchley, H.J. Gilmour, P. Smith, R. Turner, D.S. Watson and J. Wilson

Officers:-

C.Fridlington (Planning Manager (Development Control)), R. Routledge (Interim Planning Policy Manager), J. Owen (Legal Executive) and A. Brownsword (Senior Governance Officer)

### **0693. APOLOGIES**

Apologies for absence were received from Councillors D. McGregor, B.R. Murray-Carr, M.J. Ritchie and B. Watson

### **0694. URGENT ITEMS OF BUSINESS**

There were no urgent items of business.

### **0695. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **0696. MINUTES – 7<sup>TH</sup> FEBRUARY 2018**

Moved by Councillor S.W. Fritchley and seconded by Councillor P. Smith

**RESOLVED** that the minutes of a meeting of the Planning Committee held on 7<sup>th</sup> February 2018 be approved as a true and correct record.

### **0697. SITE VISIT NOTES – 2<sup>ND</sup> FEBRUARY 2018**

Moved by Councillor H.J. Gilmour and seconded by Councillor P.M. Bowmer

**RESOLVED** that the minutes of a Planning Site Visit held on 2<sup>nd</sup> February 2018 be approved as a true and correct record.

## PLANNING COMMITTEE

### 0698. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 17/00392/FUL - Proposed residential development for 15 dwellings with garaging at Land West Of Homelea And Tamarisk, Mansfield Road, Clowne

Further details and an 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 history of the application and the key issues set out in the officer report.

Mr. R. Whittaker attended the meeting and spoke against the application.

The Committee considered the application having regard to the Bolsover District Local plan, the National Planning Policy Framework, Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design and A Building for Life – The Sign of a Good Place to Live.

Moved by Councillor T. Munro and seconded by Councillor P. Smith

**RESOLVED** that Application No. 17/00392/FUL be DEFERRED and approval be delegated to the Planning Manager in consultation with Chairman and Vice-Chairman of Planning Committee subject to:

- A. Completion of S106 Planning Obligation to cover education contributions and phasing of development to facilitate self-builds; and
- B. Conditions deemed necessary including those set out in the original report with the following amendments:
  - a. Removal of the reference to the revised drainage layout in proposed condition 1 (list of approved plans); and
  - b. Inclusion of the following additional condition as advised by Derbyshire County Council's Flood Risk Management Team:
    - 16. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with the principles outlined within:
      - a. Flood Risk Assessment Mansfield Road, Clowne (February 2017 by Eastwood & Partners)
      - b. And DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015),have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of any building commencing.

[REASON: To ensure that the proposed development does not increase flood risk and that principles of sustainable drainage are incorporated into this proposal where possible and sufficient detail of the construction, operation and maintenance of the drainage systems is provided, and in compliance with the requirements of policies GEN2(9) and GEN5 of the adopted Bolsover District Local Plan.]

(Planning Manager (Development Control))

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- (ii) 18/00084/OTHER - Variation of S106 Planning Obligation to remove the requirement to make a contribution to affordable housing in connection with original planning permission 14/00057/OUTMAJ at High Ash Farm, Mansfield Road, Clowne, Chesterfield

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 the key issues set out in the officer report.

Mr. A. Flatman attended the meeting and spoke in support of the application.

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

A discussion took place regarding the length of time of the extension of the timetable.

Moved by Councillor S.W. Fritchley and seconded by Councillor P. Smith

**RESOLVED** that Planning Committee agree to a relaxation of the affordable housing requirement contained within the original Unilateral Undertaking, subject to practical completion of 10% of the proposed dwellings by August 2019 and 50% by August 2022.

(Planning Manager (Development Control))

The Planning Manager (Development Control) left the meeting.

### 0699. REPORT ON LOCAL PLAN TIMETABLE

The Interim Planning Policy Manager presented the report and noted that the the Local Development Scheme had been approved by Planning Committee on 7<sup>th</sup> February 2018 and a two week consultation period had also been approved.

During the two week consultation period, only one representation had been received which made no mention of the new proposed timetable.

A discussion took place regarding staff capacity to meet the new Local Development Scheme as staffing had been identified as high risk within the Risk Assessment. It was noted that the risk was high due to the tightness of the timetable, but that the department was confident that the deadlines would be met. The Executive had also pledged any support necessary to assist the Planning Department to meet it's deadlines.

Moved by Councillor S.W. Fritchley and seconded by Councillor T. Munro

**RESOLVED** that the Planning Committee formally agree the Local Development Scheme and publish on the Council website.

(Interim Planning Policy Manager)

The meeting concluded at 1050 hours.