

EXTRAORDINARY PLANNING COMMITTEE

Minutes of a meeting of an Extraordinary Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Tuesday 26th June 2018 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, S.W. Fritchley, D. McGregor, K. Reid, P. Smith, R. Turner, K.F. Walker, B. Watson, D.S. Watson and J. Wilson

Officers:-

C. Fridlington (Planning Manager (Development Control), D. O'Connor (Planning Officer), J. Fieldsend (Team Leader (Solicitor) Non Contentious) and A. Brownsword (Senior Governance Officer)

0101. APOLOGIES

Apologies for absence were received from Councillors M.G. Crane and S. Peake.

0102. DECLARATIONS OF INTEREST

There were no declarations of interest.

0103. APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS

The Chairman addressed Members and the Public Gallery and noted that although some members of the public felt that the purpose of the meeting had been ambiguous and the Planning Portal had not been updated to reflect the date of the Committee, legal advice had been sought and the meeting would proceed.

1. 17/00640/OUT - Outline Planning Application with All Matters Reserved for mixed use development including up to 24ha of employment land (B1, B2, B8), up to 1800 residential dwellings, green infrastructure, educational and recreational uses, a retirement village, neighbourhood centre, hotel, restaurant, health and care, and leisure uses, demolition of existing Station Road Industrial Estate where applicable, demolition of dwelling/outbuilding as applicable, and construction of new link road with in-principal points of access at Land North Of Clowne Including Section of Town Centre, Hickinwood Lane, Clowne

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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 history of the site and the key issues set out in the report.

District Councillors J.E. Smith and H.J Gilmour, County Councillor A. Western, Mr. A. Bailey (Clowne History Group), Ms. N. Hoy, Mr. M. Brookfield, Mr. G. Lindley and Dr. B. Ingle attended the meeting and spoke against the application.

Ms H. McLoughlin 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 Publication Local Plan: Policy SS5: Strategic Site Allocation – Clowne Garden Village.

A discussion took place regarding the proposed S106 legal agreement and it was suggested that an item regarding improvements to Station Road be added.

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

RESOLVED that Application No. 17/00640/OUT be APPROVED and refer the application to the Secretary of State subject to the following conditions suggested by the Highways Authority:

- A. No part of the development hereby permitted shall commence until a scheme in broad accordance with that shown on AECOM indicative drawing Treble Bob roundabout Traffic Signals Option 2B, has been submitted to and approved in writing by the local planning authority in consultation with LHA. The approved scheme shall be implemented and completed in full, in accordance with the approved details, prior to the first occupation of the development.
- B. No part of the development hereby permitted shall commence until a scheme in broad accordance with that shown on AECOM indicative drawing M1 J30 Traffic Signals 60556776-M1J30-TSD001, has been submitted to and approved in writing by the local planning authority in consultation with Highways England. The scheme shall comply with the design requirements and procedures of the Design Manual for Roads and Bridges as required by Highways England, including those relating to road safety audits and Walking, Cycling & Horse-Riding Assessment and Review (WCHAR) as set out in HD 42/17, formerly known as non-motorised user (NMU) audit. The approved scheme shall be implemented and completed in full, in accordance with the approved details, prior to the first occupation of the development.

It is also recommended that any permission for the current application should be subject to a s.106 legal agreement containing the following obligations as set out in the officer report:

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- Replace Treble Bob roundabout
- Signalisation of Junction 30 of M1
- Affordable Housing (no affordable on first 400 dwellings, greater than or equal to 5% across the whole development)
- Long Term Maintenance of public open space (Formula based, area dependent)
- Provision of 1.5 form of entry primary school on site
- Secondary Education Contribution
- Health Contribution
- Setup and run Clowne Garden Village Community Forum
- Site Wide Travel Plan and Public Transport Bus Contribution
- Financial contribution towards highway improvements to Station Road and town centre.

And that any permission for the current application should be subject to the following additional planning conditions as also set out in the officer report:

Standard Conditions

1. 5 Year time limit to commence
2. Development in general conformity with submitted plans and documents. The reference to 26m buildings set out in the Parameters Plan is excluded.
3. Reserved Matters to be submitted include Access, Appearance, Landscaping, Layout and Scale
- 4.

Prior to Reserved Matters

5. Prior to reserved matters application, submit and agree phasing plan with details of advance structural landscaping, highway connections (including footways and cycle ways) and provision of education facilities
6. Provide site wide masterplan and design code including details of public open space, a movement framework, pedestrian crossing facilities, cycle linkages and public rights of way
7. Submit and agree intrusive coal mining investigation results and mitigation details
8. Submit and agree detailed assessment considering the impacts of the development on Harlethorpe Dam alongside any required precautionary mitigation

As part of each Reserved Matters Application

9. As part of each reserved matters submission submit and agree sound insulation details for residential properties
10. Submit and agree sound mitigation measures for noise emanating from commercial and industrial properties
11. Submit and agree sound insulation details for medical and educational properties
12. Submit and agree extent of self build housing
13. Submit and agree housing mix

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Prior to Commencement

14. Prior to commencement Submit and agree written scheme of investigation to address archaeology
15. Prior to commencement submit and agree public transport strategy
16. Prior to commencement submit and agree air quality management and review details
17. Submit and agree confirming viability of surface water drainage proposals. Proposals shall be broadly in accordance with submitted details
18. Submit and agree details to address surface water run off during the construction phase of the development
19. Prior to commencement submit and agree ecological management plan
20. Submit and agree Construction and Environmental Management Plan to address:
 - a) Environment Management Responsibilities;
 - b) Construction Activities and Timings;
 - c) Plant and Equipment, including loading and unloading;
 - d) Construction traffic routes and points of access/egress to be used by construction vehicles;
 - e) Details of site compounds, offices, welfare facilities and areas to be used for the storage of materials;
 - f) Utilities and Services;
 - g) Emergency planning & Incident Reporting;
 - h) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;
 - i) On site control procedures reference:
 - i. Traffic mitigation measures including traffic management and parking
 - ii. Temporary haulage routes
 - iii. Air and Dust quality
 - iv. Noise and vibration
 - v. Waste and Resource Management
 - vi. Agricultural Soils and Materials
 - vii. Temporary surface water drainage during construction
 - viii. Protection of Controlled Waters
 - ix. Trees, Hedgerows and Scrub
 - x. Ecology
 - xi. Archaeological and Cultural Heritage

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- xii. Visual and Lighting
- xiii. Utilities and Services
- xiv. Protection of water resources
- xv. Protection of species and habitats

j) Detailed phasing plan to show any phasing, different developers and/or constructors to be updated on an annual basis;

k) Details for the monitoring and review of the construction process including traffic mitigation (to include a review process of the Construction Environmental Management Plan during development).

For Each Phase of the Development

- 21. For each phase of the development submit and agree site characterization plan
- 22. For each phase of the development submit and agree a detailed landscape management plan that carries through the intentions of the Parameters plan and submitted landscape details accompanying the application at outline stage
- 23. Before the commercial development commences, submit and agree employment scheme to maximise employment and training opportunities during the construction phase of the project

Prior to occupation of the development

- 24. Within 6 weeks prior to use, submit and agree an Employment Scheme to enhance and maximise employment and training opportunities during first occupation
- 25. The development proposed should not be occupied until the need for public sewerage improvements has been identified and the necessary improvements to the public sewerage system have been fully implemented by Severn Trent Water.

Other Conditions

- 26. The Allotments within the application site area shall be retained and enhanced as part of the development hereby permitted.
- 27. Prior to works affecting the Miners Memorial, submit and agree details of its relocation
- 28. The net floorspace of the 'A1' stores hereby permitted shall not exceed a total of 2500 square metres including any mezzanine

Highway Conditions

Any additional and relevant requirements of the local highway authority but including:

- 29. Submission and agreement on delivery of off-site highway improvements

(Planning Manager (Development Control))

The meeting concluded at 1212 hours.