

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 4th July 2018 at 1100 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, P.A. Cooper, S.W. Fritchley, D. McGregor, S. Peake, K. Reid, P. Smith, K.F. Walker, B. Watson, 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)

0141. APOLOGIES

Apologies for absence were received from Councillors M.G.Crane and R. Turner.

0142. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0143. DECLARATIONS OF INTEREST

There were no declarations of interest.

0144. MINUTES – 6TH JUNE 2018

Moved by Councillor J.A. Clifton and seconded by Councillor K. Reid

RESOLVED that the minutes of a meeting of the Planning Committee held on 6th June 2018 be approved as a true and correct record.

0145. SITE VISIT NOTES – 1ST JUNE 2018

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

RESOLVED that the notes of a site visit held on 1st June 2018 be approved as a true and correct record.

PLANNING COMMITTEE

0146. APPLICATIONS TO BE DETERMINED UNDER THE TOWN & 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 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.

Mr. J. Williams and Ms. D. Heath attended the meeting and spoke against the application.

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

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 Historic Environment Supplementary Planning Document

Moved by Councillor J.A. Clifton and seconded by Councillor P. Smith

RESOLVED that Application No. 17/00376/FUL 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 chair and vice chair of the Planning Committee:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The proposed dwelling shall be constructed with the same finished floor levels as the existing dwelling.
3. Notwithstanding the provisions of Parts 1 and 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling shall not be extended or altered externally nor shall any incidental building, structure or enclosure be erected without the prior grant of planning permission.
4. The dwelling shall be occupied as a single dwelling only.
5. The roof materials shall be clay pantiles and natural slate in accordance with the materials schedule submitted via email from the applicant's agent on 15th May 2018. The roof shall be constructed in accordance with the approved materials and shall be maintained as such thereafter.
6. Notwithstanding the submitted details, before construction commences on any wall, a sample of the stone shall have been submitted to and approved in writing by the Local Planning Authority and a sample panel of stonework shall be constructed, using a mortar to a specification which shall have been approved by the Local Planning Authority. The walls of the dwelling shall be

PLANNING COMMITTEE

constructed in accordance with the approved details and shall be maintained as such thereafter.

7. The windows, doors and glazed screen shall be constructed in timber with no trickle vents in accordance with details shown on plan number 131-k-16a received via email on 16th April 2018. The windows, doors and glazed panel shall be installed on site in accordance with the approved details and shall be maintained as such thereafter.
8. Notwithstanding the submitted details, the details of the finish of the windows, doors and glazed panel shall be submitted to the Local Planning Authority for approval. The windows shall be finished in accordance with the approved details and shall be maintained as such thereafter.
9. Rainwater goods shall be Heritage cast aluminium mounted on rise and fall brackets in accordance with details shown on plan no 131-k-18a received via email dated 15th May 2018 and shall be maintained as such thereafter.
10. Before the dwelling hereby approved is first occupied, a 1.8m high screen fence (measured from site level) shall be provided along the northern site boundary in the position shown on the attached plan and shall be maintained as such thereafter.
11. The rooflights in the northern elevation to be fixed and obscure glazed or have minimum internal cill level of 1.7m and shall be maintained as such thereafter.
12. A screen fence or hedge shall be maintained along the southern side boundary of the site to a minimum height of 2m at all times.
13. The hard landscaping shall be constructed in accordance with the materials schedule submitted via email from the applicant's agent on 15th May 2018 and shall be maintained as such thereafter.
14. Before the dwelling hereby approved is first occupied, the parking and turning shown on the approved plan shall be provided on site in accordance with approved plan and shall be maintained as such thereafter.
15. Prior to first occupation of the dwelling hereby approved, the ecological enhancement scheme set out in paragraphs 6.1 and 6.2 of the ecology report ref RSE_1266-02-V1 shall be provided on site in accordance with the approved scheme and shall be maintained as such thereafter.
16. 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.
17. 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

PLANNING COMMITTEE

necessary a remediation scheme must be prepared in accordance with 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.

18. 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 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.

0147 . FIVE YEAR SUPPLY

The Interim Planning Policy Manager presented the report which set out the background to the assessment of the Councils five year supply of deliverable housing and sought approval for the annual 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 following the current methodology, the figure for Bolsover District was 272 dwellings per year, this figure had been exceeded by 35. Following the proposed new methodology, the figure would be 242 dwellings. The Council has no record of 'persistent under delivery' and therefore only needed to apply a 5% buffer to its housing requirement.

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

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 of the report, 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 authorised,

(4) delegated authority be given to the Interim Planning Policy Manager in consultation with the Chair, and Vice Chair of Planning

PLANNING COMMITTEE

Committee to make any minor changes to the text or information referred to in recommendation 6.1 III. prior to publication.

(Interim Planning Policy Manager)

The meeting concluded at 1143 hours.