

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 24th October 2018 at 1000 hours.

PRESENT:-

Members:-

Councillor R. Turner in the Chair

Councillors T. Alexander, J.A. Clifton, T. Connerton, C.P. Cooper, P.A. Cooper, M.G. Crane, S.W. Fritchley, D. McGregor, B.R. Murray-Carr, S. Peake, K. Reid (from Minute No. 0386), P. Smith, R. Turner, B. Watson, D.S. Watson and J. Wilson.

Officers:-

C. Fridlington (Planning Manager (Development Control)), J. Owen (Legal Executive), A. Brownsword (Senior Governance Officer) and L. Robinson (Finance Assistant) (Observing)

0381. APOLOGIES

Apologies for absence were received from Councillors P.M. Bowmer and T. Munro.

0382. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0383. DECLARATIONS OF INTEREST

There were no declarations of Interest.

0384. MINUTES – 26TH SEPTEMBER 2018

Moved by Councillor S.W. Fritchley and seconded by Councillor J. Wilson
RESOLVED that the minutes of a meeting of the Planning Committee held on 26th September 2018 be approved as a true and correct record.

0385. SITE VISIT NOTES – 21ST SEPTEMBER 2018

Moved by Councillor J. Wilson and seconded by Councillor D.S. Watson
RESOLVED that the notes of a Site Visit held on 21st September 2018 be approved as a true and correct record.

PLANNING COMMITTEE

Councillor K. Reid entered the meeting during discussion of the following item of business.

0386. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 17/00396/OUT - Residential development of up to 65 dwellings with public open space and a cycle/pedestrian link to Storth Lane including access Land to The Rear Of 17 to 95 Alfreton Road, Pinxton.

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

Councillor M. Dooley, Mr. D. Ward and Mr. K. Banton attended the meeting and spoke against the application.

Mr. B. Hunt attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, the Emerging Local Plan (at Publication Stage), the National Planning Policy Statement and the Adopted Design Guide 'Successful Places'

Moved by Councillor K. Reid and seconded by Councillor S.W. Fritchley

RESOLVED that Application No. 17/00396/OUT be DEFERRED to gather further information on Highway safety, education and air quality.

(Planning Manager (Development Control))

2. 18/00043/FUL - Construction of new dwelling, construction of new barn, conversion of existing barn to microbrewery/ kitchen with associated office Land To The West Of Bridge Close Hollin Hill 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 history of the site and the key issues set out in the report

Mrs. E. Salt attended the meeting and spoke in support of the application.

PLANNING COMMITTEE

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

It was:

Moved by Councillor S. Peake and seconded by Councillor D. McGregor that the application be refused for the reasons outlined on page 55 of the report.

Following further discussion it was:

Moved by Councillor J.A. Clifton and seconded by Councillor D.S. Watson that the application be approved.

As the motion for refusal had been moved and seconded first, it was put to the vote.

On being put to the vote, it was:

RESOLVED that Application No. 18/00043/FUL be REFUSED for the following reasons:

The current application does not meet the requirements of HOU9 because there is no essential need for the new house proposed in countryside outside of the settlement framework. Therefore, the proposals for a new house are considered to be contrary to relevant national planning policies and saved Local Plan policies GEN8 and ENV3 because the house is not necessary in this location.

It is also considered the proposals would not result in such a significant improvement to the rural environment or such a significant benefit to the local community through the reclamation or re-use of land that there are exceptional circumstances in which permission may be granted for a house in this location under the enhancement criteria in relevant national planning policies and ENV3.

Planning Manager (Development Control))

The meeting concluded at 1108 hours.