

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 21st November 2018 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, P.A. Cooper, C.P. Cooper, M.G. Crane, S.W. Fritchley, D. McGregor, B.R. Murray-Carr, K. Reid, P. Smith (from Agenda Item No.0478(1)), 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), A. Brownsword (Senior Governance Officer) and L. Robinson (Observing)

0473. APOLOGIES

Apologies for absence were received from Councillors S. Peake and R. Turner.

0474. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0475. DECLARATIONS OF INTEREST

There were no declarations of interest.

0476. MINUTES – 24TH OCTOBER 2018

Moved by Councillor K. Reid and seconded by Councillor J. Wilson
RESOLVED that the minutes of a meeting of the Planning Committee held on 24th October 2018 be approved as a true and correct record.

0477. SITE VISIT NOTES – 19TH OCTOBER 2018

Moved by Councillor J. Wilson and seconded by Councillor D. McGregor
RESOLVED that with the addition of apologies from Councillor B.R. Murray-Carr, the notes of a site visit held on 19th October 2018 be approved as a true and correct record.

PLANNING COMMITTEE

Councillor P. Smith entered the meeting during the following item of business.

0478. 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 at Land to The Rear of 17 to 95 Alfreton Road, Pinxton

Further details were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report and reminded Members that the application had been deferred at the last meeting for further consultations to take place regarding air quality, highway safety and school capacity.

Councillor M. Dooley, Ms D. Wilson and Mr. J. Coyle 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 updated consultations, the Bolsover District Local Plan, the Emerging Local Plan (at Publication Stage), the National Planning Policy Framework and the Adopted Design Guide 'Successful Places'.

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

RESOLVED that Application No. 17/00396/OUT be DEFERRED and DELEGATED to Planning Manager in consultation with Chairman and Vice-Chairman of Planning Committee subject to:

- A. Completion of S106 Planning Obligation to cover the heads of terms listed below;
- B. Conditions deemed necessary including those set out below in draft form to be formulated in full by the Planning Manager

A. S106 Heads of Terms:

- 10% affordable housing;
- Education (£79,793.07 for 7 junior places at Kirkstead Junior School);
- Public art £10,000; and
- Off-site leisure (£51,025 [65 dwellings x £785 per dwelling]).

B. Conditions

1. Approval of the details of the layout, scale, appearance, means of access (except for the main access point to Alfreton Road) and landscaping (hereinafter called "the reserved matters") must be obtained from the Local Planning Authority in writing before any development is commenced.

PLANNING COMMITTEE

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. This planning permission is for a maximum of 65 dwellings to be located generally in the location shown on the submitted Land Use Framework Drawing ref. BH172-01 rev. A, submitted on 12/10/18, and any reserved matters must demonstrate a layout and design that accords with the Council's adopted Housing Design Guide 'Successful Places: A Guide to Sustainable Housing Layout and Design'.
4. No development will take place until a detailed design and associated management and maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority in accordance with:
 - a) Residential Development at Pinxton, Derbyshire Flood Risk Assessment and Outline Drainage Strategy, Reference: V-R6466/FRADS01 - Issue 1 (August, 2017) and,
 - b) DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015).

The approved drainage system must be implemented in accordance with the approved detailed design prior to the use of the building commencing.

5. Prior to commencement of the development, the applicant must submit for approval to the Local Planning Authority, details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system must be operating to the satisfaction of the Local Planning Authority, before the commencement of any works leading to increased surface water run-off from site, during the construction phase.
6. Prior to the submission of any reserved matters planning application, a scheme of intrusive site investigations for the shallow coal workings and highwall must have been submitted to and approved in writing by the Local Planning Authority that must be carried out as approved. Any subsequent Reserved Matters Planning Application must include:
 - * the submission of a report of findings arising from both of the intrusive site investigations;
 - * a layout plan which identifies an appropriate 'no build' zone for the highwall, if necessary;
 - * a scheme of remedial works and mitigation measures, if necessary, for the shallow coal workings and highwall for approval;

PLANNING COMMITTEE

Any approved remedial works and mitigation measures must be implemented in full prior to the commencement of development, unless an alternative timescale for their implementation has previously been submitted to and approved in writing by the Local Planning Authority.

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A - C of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D of this condition has been complied with in relation to that contamination.

A. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the

PLANNING COMMITTEE

Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme - The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination - 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. An investigation and risk assessment must be undertaken in accordance with the requirements of part a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part c.

E. Importation of soil - In the event that it is proposed to import soil onto site in connection with the development, the proposed soil must be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters requested (where this is available), the results of which must be submitted to the LPA for consideration. Only the soil approved in writing by the LPA will be used on site.

8. Prior to the first occupation of the any dwelling hereby approved a scheme of sound insulation must have been submitted to and approved in writing the Local Planning Authority. The scheme must be designed following the completion of a sound survey undertaken by a competent person. The scheme must take account of the need to provide adequate ventilation, which will be by mechanical means where an open window would not achieve the following criteria. The scheme must be designed to achieve the following criteria with the ventilation operating:

- Bedrooms: 30 dB LAeq (15 Minutes) (2300 hrs - 0700 hrs)
- Living/Bedrooms: 35 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)
- All Other Habitable Rooms: 40 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)

- All Habitable Rooms: 45 dB LAm_{ax} to occur no more than 6 times per hour
- Any outdoor amenity areas: 55 dB LAeq (1 hour) (0700 hrs - 2300 hrs)

PLANNING COMMITTEE

Prior to the first occupation of any dwelling hereby approved the scheme as approved, insofar as it relates to that dwelling, must have been validated by a competent person and a validation report submitted to and approved in writing by the local planning authority.

9. Prior to the commencement of development a Biodiversity Enhancement Strategy as outlined in the submitted ecology report must have been submitted to and approved in writing by the Local Planning Authority. Such approved measures must be implemented in full and maintained at all times thereafter. The Strategy should include as a minimum:
 - Provision of bat and bird boxes,
 - Ecologically beneficial landscaping and SuDS design, and
 - Maintenance of connectivity for hedgehogs throughout gardens and public open space, including permeable boundary treatments and fencing gaps.
10. Any reserved matters application must include details of the location and layout of an area of play space to be provided at a rate of at least 20m² per property as per policy HOU5 of the Bolsover District Local Plan and its supporting text (paragraph 3.47). The details must include timescales for the provision of that facility and details for the long term management and maintenance for the space. The open space must be provided in accordance with any details and timescales approved under this condition and be maintained thereafter in accordance with the agreed management and maintenance document.
11. Prior to the occupation of any dwelling, a scheme of management and maintenance for the lifetime of the development of any areas that do not form part of the individual curtilage of any dwelling, or part of any adopted highway or adopted drainage features, must have been submitted to and approved in writing by the Local Planning Authority. The scheme must be implemented as approved.
12. Any reserved matters application must include a construction management plan or construction method statement for approval by the Local Planning Authority. The approved plan/statement must be adhered to throughout the construction period. The statement must provide for the storage of plant and materials, site accommodation, loading, unloading of goods' vehicles, parking of site operatives' and visitors' vehicles, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway and any proposed temporary traffic restrictions.
13. No development will commence on site until the new access onto Alfreton Road has been constructed. The access must be laid out generally in accordance with application drawing ADC1559/02 revP3, having a carriageway width of 5.5m, 2 x 2m footways, be constructed to base, provided with a 6m radii and visibility sightlines of 2.4m x 43m in each direction, the area forward of which must be constructed as footway and taken into the highway.

PLANNING COMMITTEE

14. Prior to the first occupation of any dwelling, the Alfreton Road footway along the entire site frontage must be reconstructed with a width of 2m, laid out and constructed in accordance with Derbyshire County Council's specifications for adopted highways.
15. Prior to the first occupation of any dwelling, the existing access onto West End must be permanently closed in accordance with details submitted and approved as part of any full or reserved matters application.
16. The new access onto Alfred Street must be restricted to pedestrians and cyclists only with no means of vehicular access between the new housing estate roads and the existing Alfred Street highway.
17. Any reserved matters application must include full details for the proposed new pedestrian/cycleway between the new housing estate roads and Storth Lane that must be laid out generally in the manner shown on drawing ref. ADC1559/004 Rev. P4 and which must be constructed in accordance Derbyshire County Council's specifications for adopted highways. That footpath link must be provided in accordance with the details granted reserved matters approval not later than the occupation of 50% of the dwellings for which reserved matters approval is granted.
18. The gradients of any footpath or footpath/cycleway must not exceed 1 in 20.
19. Notwithstanding the submitted information, a subsequent reserved matters application must include detailed design of the internal layout, including gradients, within the site in accordance with the guidance contained in the 6Cs' Design Guide and the "Manual for Streets" document issued by the Departments for Transport and Environment and Local Government.
20. No dwelling will be occupied until the proposed new estate street, between it and the existing public highway, has been laid out in accordance with the approved application drawings, constructed to base level, drained and lit in accordance with the County Council's specification for new housing development roads.
21. Any full or reserved matters application should be accompanied by a swept path analysis to demonstrate that service and emergency vehicles can successfully enter and manoeuvre within the site.
22. Prior to the first occupation of any dwelling, the Mansfield Road/Pinxton Lane highway mitigation must be completed generally in accordance with application drawing ADC1559/003 rev P2.
23. No development shall be carried out until the precise details of foul water drainage have been submitted to and approved in writing by the local planning authority. Thereafter, the approved scheme shall be carried out in complete accordance with agreed details prior to the first occupation of any dwelling hereby permitted.

PLANNING COMMITTEE

24. A schedule for monitoring compliance with the submitted travel plan shall be submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling hereby permitted.

Reasons for Conditions

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure that the development is carried out in accordance with the terms of the planning application documents and the Council's adopted design guide in order to ensure a development of appropriate scale and high quality design and in accordance with the objectives of policies GEN1 and GEN2 of the adopted Bolsover District Council Local Plan and the National Planning Policy Framework.
4. To ensure that the proposed development does not increase onsite or offsite flood risk, ensure that the principles of sustainable drainage are incorporated into this proposal and sufficient detail of the construction, operation and maintenance of sustainable drainage systems is provided to the Local Planning Authority in advance of full planning consent being granted and in compliance with the requirements of policy GEN5 of the adopted Bolsover District Local Plan.
5. To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development and in compliance with policy GEN5 of the adopted Bolsover District Local Plan.
6. To ensure the site is suitable for its intended use, to protect the quality of the water environment and in compliance with Policy GEN4 of the Bolsover District Local Plan.
7. In order to protect public health and ecology and in compliance with Policies GEN1(6), GEN2(11 and 14), GEN4 and ENV5 of the Bolsover District Local Plan.
8. To protect the amenity of future residents from airborne noise and in accordance with Policies GEN1(6) and GEN3 of the adopted Bolsover District Local Plan.
9. In order to mitigate the biodiversity impacts of the development and in accordance with Policies GEN2(11) and ENV5 of the Bolsover District Local Plan, having regard to appearance issues under Policies GEN1(4) and GEN2(1) of that plan.

PLANNING COMMITTEE

10. To ensure a satisfactory standard of informal recreation space is provided within a reasonable period in the interests of the amenity of future residents and in compliance with Policy HOU5 of the Bolsover District Local Plan.
11. To ensure that any areas of incidental space are provided and maintained to a satisfactory standard for the lifetime of the development in the interests of the character and appearance of the development and the amenity of its residents and in compliance with Policies GEN1 and GEN2 of the Bolsover District Local Plan.
12. To ensure protection of the Principal Aquifer, public health, highway safety and ecology and in compliance with Policies GEN1, GEN2, GEN4, ENV5 and ENV6 of the Bolsover District Local Plan.
13. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
14. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
15. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
16. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
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18. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
19. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
20. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
21. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.
22. In the interests of highway safety and in compliance with Policies GEN1, GEN2 of the Bolsover District Local Plan.

(Planning Manager (Development Control))

PLANNING COMMITTEE

2. 18/00273/FUL - Erection of a 3 and 4 storey residential block comprising 18 residential units and ancillary works at Land to the West of Ash Close, Barlborough

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.

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

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

RESOLVED that Application No. 18/00273/FUL be APPROVED subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with the plan numbers: 2018_542_001_E, 2018_542_007_C, 2018_542_002_F, 2018_542_003_F
3. Before construction commences on the erection of any building or wall a schedule and samples of all the materials to be used in all external wall and roof areas shall first have been submitted to and approved in writing by the Local Planning Authority. The building shall be constructed using the approved materials.
4. The balconies hereby approved shall have obscure glazed privacy screens at a height of 1.8m to each side of the balcony. These screens shall be installed prior to first occupation of each flat and shall be maintained as such thereafter.
5. Before any flat hereby approved is first occupied, a scheme for the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided on site in accordance with the approved details and shall be maintained as such thereafter.
6. No flat shall be occupied until full details of both hard and soft landscape works including a programme for implementation have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out as approved before any flat is first occupied.
7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved.
8. Before any flat is first occupied, an external lighting strategy shall be submitted

PLANNING COMMITTEE

to and approved in writing by the Local Planning Authority. The lighting strategy shall be implemented in accordance with the approved scheme before any flat is first occupied and shall be maintained as such thereafter.

9. Before the dwelling hereby approved is first occupied, the access, parking and turning area shown on the approved plan shall be provided on site and shall be maintained as such thereafter
10. Before the proposed dwelling is first occupied, a scheme of sound insulation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full on site. Upon completion of all works within the approved scheme a validation report shall be completed by a competent person and shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the validation report shall demonstrate the design criteria for sound reduction as detailed in the approved scheme have been achieved. The insulation scheme shall be retained on site in accordance with the approved details thereafter unless otherwise agreed in writing by the Local Planning Authority.
11. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a - c have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part d has been complied with in relation to that contamination.
 - a. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

PLANNING COMMITTEE

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c. Implementation of Approved Remediation Scheme - The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d. Reporting of Unexpected Contamination - 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. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part (c).

e. Importation of soil - 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 requested (where this is available), the results of which shall be submitted to the LPA for consideration. Only the soil approved in writing by the LPA shall be used on site

(Planning Manager (Development Control))

PLANNING COMMITTEE

3. 18/00508/FUL - Retention of and alterations and revisions to proposed stable block on the same footprint as the (recently) previously demolished stables at The Laurels, Ruthyn Avenue, Barlborough, Chesterfield

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.

The Committee considered the application in policy terms having regard to the Bolsover District Local Plan and the National Planning Policy Framework.

Moved by Councillor D. McGregor and seconded by Councillor B.R. Murray-Carr **RESOLVED** that Application No. 18/00508/FUL be REFUSED for the following reasons:

The building proposed in this application does not comply with any of the descriptions of appropriate development in the Green Belt set out in paragraph 145 of the Framework or saved Local Plan Policy GEN9. Consequently, the building proposed in this application constitutes inappropriate development in the Green Belt as defined in the Framework and the adopted Bolsover District Local Plan.

By virtue of its design and its location visible from public vantage points, the building would not be visually attractive and would not be sympathetic to character and appearance of the surrounding countryside. There is also no evidence to demonstrate that retention of the building in its altered state is necessary in this location. Therefore, the current application is contrary to saved Local Plan policies ENV3 and GEN2 and contrary to national policies in the Framework.

In this case, there is no evidence of very special circumstances that would otherwise justify approval for this application and in all other respects; the adverse impacts of granting planning permission for this application would significantly and demonstrably outweigh the benefits of doing so.

(Planning Manager (Development Control))

The Planning Manager (Development Control) left the meeting.

0479. PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

The Interim Planning Policy Manager presented the report which updated Committee in relation to progress on the Parking Standards. The report also sought approval for a four week consultation to obtain the views of interested parties

It was noted that there had been some confusion between advice from Derbyshire County Council and the '6 C's' approach. Therefore it had been felt necessary that

PLANNING COMMITTEE

the Council produce its own Supplementary Planning Document (SPD). If agreed, the SPD would form part of the Local Plan.

Moved by Councillor D. McGregor and seconded by Councillor K. Reid

RESOLVED that a consultation on the draft Parking Standards SPD be approved for a period of four weeks, to allow the progression of the document and its availability in advance of the Local Plan Examination in Public hearing sessions.

(Interim Planning Policy Manager)

0480. AFFORDABLE HOUSING ISSUES

The Interim Planning Policy Manager submitted a report to update Members with regard to the changing circumstances around affordable housing issues. The report also advised Committee of the approach to be taken in relation to the changing circumstances and Local Plan Policy.

It was noted that the Planning Inspector would be testing the Local Plan against the 2012 National Planning Policy Framework (NPPF), but where possible the Council would also address the new requirements of the 2018 NPPF approaches.

In relation to affordable housing, the 2018 NPPF emphasises the provision of affordable market at 10% of those built, this would mean that the Council's entire requirement would be for affordable home ownership. There were exceptions to the approach where the ability to meet the identified affordable housing needs of specific groups may be significantly prejudiced. The report looked at the need for affordable housing in Bolsover District and it was felt that the needs of the District were for affordable social housing.

Members noted that the affordable housing for home ownership only benefitted the first buyer and that the District needed good quality, affordable rental accommodation.

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

RESOLVED that the report and the intended actions to seek modifications to the Plan be noted

(Interim Planning Policy Manager)

The meeting concluded at 1146 hours.