

## **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 19<sup>th</sup> December 2018 at 1000 hours

### **PRESENT:-**

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P.M. Bowmer, T. Connerton, C.P. Cooper, P.A. Cooper, M.G. Crane, S.W. Fritchley, D. McGregor (until Minute No. 0547(4)), B.R. Murray-Carr, K. Reid, P. Smith, R. Turner, B. Watson, D.S. Watson and J. Wilson.

Officers:-

C. Fridlington (Planning Manager (Development Control)), J. Fieldsend (Team Leader (Non Contentious) Solicitor), A. Brownsword (Senior Governance Officer) and A. Bluff (Governance Officer) (Observing)

### **0542. APOLOGIES**

Apologies for absence were received from Councillors J.A. Clifton, S. Peake and R. Turner

### **0543. URGENT ITEMS OF BUSINESS**

The Chair consented to the following item of business being raised:

Application No. 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 – Contribution request from the Clinical Commissioning Group.

### **0544. DECLARATION OF INTEREST**

The following declaration was received:

Minute No.	Member	Type of Interest
0547(4)	Duncan McGregor	Significant Other Interest due to being a Member of Heritage and Wellbeing Creswell Limited which was an organisation trying to

## PLANNING COMMITTEE

secure leisure facilities for  
Creswell.

### **0545. MINUTES – 21<sup>ST</sup> NOVEMBER 2018**

Moved by Councillor S.W. Fritchley and seconded by Councillor B.R. Murray-Carr  
**RESOLVED** that the minutes of a meeting of the Planning Committee held on 21<sup>st</sup> November 2018 be approved as a true and correct record.

### **0546. SITE VISIT NOTES – 16<sup>TH</sup> NOVEMBER 2018**

Moved by Councillor P. Smith and seconded by Councillor J. Wilson  
**RESOLVED** that the notes of a Planning Site Visit held on 16<sup>th</sup> November 2018 be approved as a true and correct record.

### **0547. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS**

1. 18/00372/FUL - The stationing of a log cabin as a temporary occupational dwelling for a period of three years associated with the farming operation at Cedar Farm, to be occupied by an agricultural worker and family at Cedar Farm, Chesterfield Road, Tibshelf, Alfreton

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. C. Holt and Mrs Rowe 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 the Publication Version of the Bolsover District Local Plan.

Moved by Councillor T. Munro and seconded by Councillor J. Wilson  
**RESOLVED** that application no. 18/00372/FUL be APPROVED subject to the following conditions:

1. No development shall take place until the precise details of the disposal of foul water drainage and the precise details of the design and siting of the log cabin, and the method of its construction, have been submitted to and agreed in writing by the local planning authority. Thereafter, the development must be carried out in complete accordance with the approved details.
2. The log cabin hereby permitted must not have external dimensions greater than 20m x 6.8m and must not be higher than 3.05m when

## PLANNING COMMITTEE

measured from internal floor to internal ceiling.

3. At all times during the lifetime of the development hereby permitted, the log cabin stationed at Cedar Farm for human habitation must be maintained so it is capable of being removed by road either as a single unit or in the event a twin unit is provided; it remains capable of being removed by road in two separate pieces.
4. Prior to the first occupation of the log cabin hereby permitted, the external cladding for the log cabin must be provided with external finishes first submitted to and agreed in writing by the local planning authority.
5. The existing access must remain unaltered other than any works required to provide visibility sightlines of 2.4m x 149m in both directions measured to the nearside carriageway edge prior to the first occupation of the log cabin hereby permitted. The land in advance of the visibility sightlines must thereafter be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
6. The log cabin hereby permitted to be stationed on Cedar Farm must not be occupied other than by a person occupied solely in agriculture and their immediate dependants.
7. The use of the log cabin for human habitation, as hereby permitted, must cease within three years of the date of this permission. Thereafter, the log cabin provided for the purposes of human habitation under the terms of this permission shall be permanently removed from Cedar Farm no later than three years and three months after the date of this permission.

(Planning Manager (Development Control))

2. 17/00657/FUL - Site remodelling and remediation; development of accommodation for employment uses (use classes B1c / B2 / B8); car parking; access and landscaping; associated works at Land East Of M1 Motorway And North Of Ball Hill, South Normanton

The application had been withdrawn by the applicant prior to commencement of Committee.

(Planning Manager (Development Control))

## PLANNING COMMITTEE

3. 18/00493/VAR - Application for the variation of Condition 4 of Planning Permission 17/00153/FUL (to remove trading hours of between 0600hrs and 2300hrs to allow 24 hour trading) at 2 Tallys End, Barlborough, Chesterfield, S43 4WP

The application had been withdrawn by the applicant prior to commencement of Committee.

(Planning Manager (Development Control))

Councillor D. McGregor declared a Significant Other Interest in the following item of business and left the room while the decision was made.

4. 18/00087/OUT - Outline planning application (all matters reserved except for access) for the residential led, mixed-use redevelopment of land to the south of Colliery Road, Creswell. Comprising of circa 300 dwellings, circa 0.8 hectares of employment land, convenience retail, community scale leisure facility, medical centre (including demolition of vacant church building) and the upgrade of Colliery Road to adoptable standard at Land South Of Model Village, Creswell

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 D. McGregor and Mr. D. Ridout attended the meeting and spoke in support of the application.

### **Councillor D. McGregor then left the meeting.**

The Committee considered the application having regard to the Bolsover District Local Plan, National Planning Policy Framework, the Publication Version of the Bolsover District Local Plan Affordable Housing SPD, the Historic Environment SPD, the Creswell Village and Model Village Conservation Area Appraisal and Management Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 72.

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

**RESOLVED** that application no. 18/00087/OUT be APPROVED pending completion of a S106 obligation regarding the developer contributions and obligations as set out in the proposals section of this report in respect of:

- affordable housing,
- education,
- play space, recreation facilities and leisure provision,
- Travel Plan and
- GP practice

## PLANNING COMMITTEE

And subject to conditions including the following given in precis form below to be formulated in full by the Head of Planning/Planning Manager in liaison with chair and vice chair of the Planning Committee:-

### Conditions

Approval of reserved matters before commencement.

Application for reserved matters to be made within 3 years and commencement triggers.

Permission relates to amended drawings:-

- Site Location redline boundary ref: 14.057/03f
- Colliery Road 'General Arrangement' drawing ref: WIE 13853 – A04
- Road Link to Gleeson's site 06 024 A01
- Illustrative Masterplan ref: 14.057/02U.

Application for approval of reserved matters to be accompanied by the results of an archaeological field evaluation.

Reserved Matters application to be accompanied by (a) Construction and Environmental Management Plan and (b) Biodiversity Enhancement and Management Plan.

Reserved Matters application to be accompanied by a detailed design and associated management and maintenance plan of the surface water drainage for the site to have been approved prior to commencement.

Surface water destination to accord with the hierarchy:

- I. into the ground (infiltration);
- II. to a surface water body;
- III. to a surface water sewer, highway drain, or another drainage system;
- IV. to a combined sewer.

Application for approval of reserved matters shall be designed to exclude any development or land uses to which the public have access within 25m of each of the deep mine shafts on site. In addition the development shall be designed to screen public views of the mine shaft caps.

Application for approval of reserved matters shall be designed to include any noise mitigation required to mitigate noise to achieve recommended internal and external sound level criteria for new dwellings. To address noise sources from industrial estates, railway line, and lagoon restoration scheme.

Prior to commencement, details of how surface water run-off from the site will be avoided/dealt with during the construction phase.

Ground contamination investigation and remediation.

No piled foundations unless demonstrated safe to ground water.

## PLANNING COMMITTEE

The link to Gleeson's site is to be delivered prior to commencement, the Colliery Road upgrade is to be undertaken in accordance with a phasing plan and completed at least to base course level and reopened prior to 80 dwellings being completed.

Land to the southern corner of the cricket pitch and otherwise within the recreation ground to be conditioned to leisure use.

Scheme of public art provision on site to be agreed.

Scale/floor area of retails uses to be limited to 500m<sup>2</sup>

Appropriate Highway Authority Conditions:-

Provision of highways to base course to link to public highway prior to occupation.

The gradient of the new road shall not exceed 1:30 for the first 10m into the site from the existing highway boundary and 1:20 thereafter.

Scheme for maintenance of the streets until S38 adoption agreement in place.

Provision of off-street parking space.

Bin stores shall be provided within private land at the entrance to shared private accesses.

Revised Travel plan.

(Informative Notes to include

Any subsequent reserved matters application will need to include design of the internal layout of the site in accordance with the guidance contained in the Manual for Streets document and the 6Cs Design Guide.

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.)

(Planning Manager (Development Control))

### **0548. URGENT ITEM OF BUSINESS**

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 – Contribution request from the Clinical Commissioning Group

The Planning Manager (Development Control) thanked the Chair for allowing the urgent item of business and explained that following approval of the application by the Planning Committee on 21<sup>st</sup> November 2018, a late representation had been received from the NHS Hardwick Clinical Commissioning Group requesting a contribution towards an extension to the existing GP Surgery.

The Applicant had been consulted and had agreed to the contribution.

## PLANNING COMMITTEE

Moved by Councillor B.R. Murray-Carr and seconded by Councillor K. Reid

**RESOLVED** that approval 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 amended heads of terms listed below;
- B. Conditions deemed necessary including those set out in draft form in the draft minutes of the Planning Committee meeting at pages 5 – 11 of the main agenda for this meeting, to be formulated in full by the Planning Manager

A. S106 Heads of Terms:

- 10% affordable housing;
- Public art £10,000; and
- Off-site leisure £51,025 [65 dwellings x £785 per dwelling].
- Health contributions of £381.57 per dwelling.

(Planning Manager (Development Control))

The Chairman wished everyone a Merry Christmas and all the best for 2019.

The meeting concluded at 1048 hours.