

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 10th April 2019 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

Councillors T. Alexander, P. Bowmer, J.A. Clifton, C.P. Cooper, Mrs P. Cooper, S.W. Fritchley, D. McGregor, B.R. Murray-Carr, S. Peake, K. Reid, P. Smith, R. Turner, D.S. Watson and J. Wilson.

Officers:-

C. Fridlington (Planning Manager (Development Control)), S. Phillipson (Principal Planner), J. Owen (Chartered Legal Executive) and D. Cairns (Senior Governance Officer).

0859. APOLOGIES

Apologies for absence were received on behalf of Councillors T. Connerton and M.G. Crane.

0860. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

0861. DECLARATIONS OF INTEREST

Councillor J. Wilson declared a non-statutory interest in Item 6 (i) – Application 18/00647/OUT arising from her personal right of way across the application site. Councillor J. Wilson withdrew from the meeting for consideration of this item and did not participate in the discussion or vote.

Councillor B.R. Murray-Carr declared that he would not take part in Application No 18/00647/OUT as he had publicly objected to the application prior to the meeting, calling it in to be determined by the Committee. Councillor B.R. Murray-Carr spoke against the application and then moved to the public gallery and did not participate in the discussion or vote.

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0862. MINUTES – 13th MARCH 2019

Councillor P. Bowmer stated that she had attended the previous meeting however her name was not included in the attendees in the Minutes. It was agreed that this would be noted.

Moved by Councillor S.W. Fritchley and seconded by Councillor R. Turner

RESOLVED that, subject to the amendment as noted above, the minutes of a meeting of the Planning Committee held on 13th March 2019 be approved as a true and correct record.

0863. SITE VISIT NOTES – 8th MARCH 2019

Moved by Councillor B.R. Murray-Carr and seconded by Councillor J. Wilson

RESOLVED that the notes of the site visit held on 8th March 2019 be approved as a true and correct record.

Councillor J. Wilson withdrew from the meeting at this point and sat in the public gallery.

0864. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 18/00647/OUT Outline application with Access fixed for residential development of up to 22 dwellings (100% affordable) and all other matters to be reserved - Land behind Nicholsons Row 43 To 69 Main Street, The Churches On Church Drive, Off Long Lane, Shirebrook

Further details relating to the application were included in the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the location and features of the site and key issues.

The Committee were advised of an amendment to the grounds for refusal as set out in the officer recommendation. Reference to the Local Plan Policy ENV3 is amended to ENV5.

Councillor B.R. Murray-Carr spoke against the application.

Councillor B.R. Murray-Carr then withdrew from the meeting and sat in the public gallery.

Mrs J. Tait attended the meeting and spoke against the application.

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. Members considered the principle of the development of this site for residential purposes, any benefits that would arise from the proposal, the effects of the development on the character and appearance of the area, impacts on the amenities of neighbouring residents, impact on heritage assets, impact on biodiversity interests and the impact on highway safety.

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Moved by Councillor S.W. Fritchley and seconded by Councillor D. McGregor

RESOLVED that outline planning permission for application 18/00411/OUT be refused for the following reasons:

Outline permission is being sought for up to 22 dwellings but each of the submitted illustrative layouts fail to demonstrate that this amount of dwellings could be accommodated on the site in accordance with the Council's adopted policies and guidance, emerging policies in the Publication Version of the Bolsover District Local Plan, and national planning policy in the Framework.

In design terms, the potentially unsightly rows of frontage parking occupying whole frontages dominating the street scene, potentially unattractive fencing prominent at the entrance to the site, and the absence of space for amenity planting would not produce a high quality development creating a sense of place contrary to the objectives of saved Local Plan policy GEN2, emerging Local Plan policy SC3 and national planning policies in the Framework.

In amenity terms, the individual criticisms of the scheme when taken together would mean the external appearance of the proposed scheme would detract from the existing street scene, inappropriately reduce the amenity of the public footpath through the site, and harm the wider setting of the grade 2 listed Holy Trinity Church, as viewed from Long Lane, contrary to saved Local Plan policies GEN2 and CON10, emerging Local Plan policies SC3 and SC17 and national planning policies in the Framework.

In biodiversity terms, taking into account the likely extent of tree, hedgerow, and vegetation removal as illustrated in the indicative plans and the limited remaining space available for replacement planting in a high density scheme, it has not been demonstrated that a 22 dwelling scheme would not result in a net loss to biodiversity contrary to saved Local Plan policy ENV5, emerging Local Plan policies SC9 and SC10 and national planning policies of the Framework.

In this case, it is not considered that these issues can be adequately dealt with at the reserved matters stage because the site cannot be shown to be able to adequately accommodate 22 dwellings. Therefore, when assessed against local and national policies and when also taking into account the absence of a s.106 legal agreement (securing the proposed housing as affordable housing that would meet the needs of the local area); the adverse impacts of granting outline permission for 22 houses on this site would significantly and demonstrably outweigh the benefits of doing so.

(Planning Manager (Development Control))

The meeting concluded at 1025 hours.

Following the conclusion of the meeting the Chair paid tribute to the service of Members of the Committee who were not standing again in the election in May 2019 and were retiring as councillors, including: Councillor T. Alexander, Councillor P. Bowmer and Councillor B.R. Murray-Carr. The Chair also thanked all Members for their work on the Committee and for their support to him as the Chair.