

To: Chair & Members of the Planning  
Committee

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Tuesday, 27 October 2020

Dear Councillor

**PLANNING COMMITTEE – WEDNESDAY, 4TH NOVEMBER, 2020 AT 10:00 HOURS**

I refer to your recently circulated agenda for the above meeting and now enclose a copy of the supplementary report for agenda item 5 and 6.

Yours faithfully



Solicitor to the Council & Monitoring Officer



**We speak your language**  
Polish **Mówimy Twoim językiem**  
Slovak **Rozprávame Vaším jazykom**  
Chinese **我们会说你的语言**

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**PLANNING COMMITTEE**

***Wednesday, 4th November, 2020 at 10:00 in the Virtual Meeting and in the Council Chamber (if required)***

**PART 1 – OPEN ITEMS**

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No.(s)**

**Supplementary Report for Items 5 and 6**

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## COMMITTEE UPDATE SHEET

### SUPPLEMENTARY REPORT OF THE PLANNING MANAGER

This sheet is to be read in conjunction with the main report.

### Applications to be determined under the Town & Country Planning Acts

#### Updates:

#### Agenda Item 5: - Townend Farm, Lees Lane, South Normanton (20/00185/OUT).

No updates to report

#### Agenda Item 6: - Bolsover North (19/00005/REM)

#### Amended Plans

The following additional drawings and information were received on the dates indicated: -

- 28/10/2020: -
  - Revised Planning Layout – ref. BO-PL-02 REV. C
  - Charter Plan (Persimmon) – ref. BO-PL-07 REV. C
  - Revised Housetypes (Persimmon)
- 30/10/2020: -
  - S38 Agreement Plan - Persimmon – ref. 6667\_022-01D
  - S38 Agreement Plan – Combined – ref. 6667\_022-03D
  - Main Road & Sewer Plan Phase1 – Persimmon – ref. 6667\_004-02M
  - Main Road & Sewer Plan Phase1 – ref. 6667\_004-01R
- 02/11/2020: -
  - Revised Landscape Masterplan – ref. 2386 01 D
- 03/11/2020
  - Confirmation that outstanding design details not fully addressed in plans submitted on 28/10/2020 are still to be amended and further drawings to deal with this are to be issued in due course

## CONSIDERATIONS

### Layout and Design

As referred to above, revised plans have been received that were intended to include the details that the applicants had previously agreed to in principle, as referred to in the original report. Whilst these drawing have included most of those amendments, they do not address them all. Notwithstanding this, the agent has confirmed that the amendments are still

intended to be provided and that further drawings to further update these design details will be submitted in due course.

Subject to the receipt of suitably amended plans prior to the issue of any decision notice, along with conditions to cover the issues discussed in the earlier report, the design issues will have been sufficiently resolved.

#### Highway Safety

Unfortunately, a reply has still not been received to the outstanding consultation with the Highway Authority that was referred to in the original report.

To assist in this matter the applicants have provided some further explanatory material to expand on issues that had previously been raised by Highway Authority and this has been passed to that Authority.

As advised in the original report, the issues are technical detail issues that should not materially affect the layout or details of the scheme and it is not considered that the absence of this comment means that a resolution on the application cannot be made, subject to the details being satisfactorily resolved prior to the final decision notice being issued by the Council.

#### Noise

A response has not been received from the Environmental Protection Officer in respect of the submitted noise report, but similarly to the highways issues above, based on the previous submissions and comments of the EPO, this is a technical matter that can be resolved by conditions if necessary and it is considered that a resolution to the application can be made, subject to the details being satisfactorily resolved prior to the final decision notice being issued by the Council.

### **CONCLUSIONS**

Whilst it is unfortunate that it has not been possible to fully resolve the outstanding technical issues highlighted above in time for the Committee meeting, all of these can be resolved through minor drawing alterations and/or conditions that can be attached to the final consent; none are fundamental to the overall conclusion that the development proposals are acceptable in principle. On this basis the recommendation is amended as follows: -

### **RECOMMENDATION:**

To resolve to grant planning permission, but to defer the final decision to the Planning Manager, in consultation with the Chair and Vice Chair of the Planning Committee, subject to conditions to generally follow the recommended conditions in the earlier report, or otherwise considered necessary to resolve outstanding issues where these cannot be satisfactorily resolved through amended details.