

To: Chair & Members of the
Planning Committee

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Tuesday, 9 March 2021

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY, 10TH MARCH, 2021 AT 11:00 HOURS

I refer to your recently circulated agenda for the above meeting and now enclose a copy of the supplementary report for agenda items 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, 10th March, 2021 at 11:00 as a Virtual Meeting

Item No. PART 1 – OPEN ITEMS

Supplementary Report to 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: Amberleigh Manor, Primrose Hill, Blackwell (20/00166/OUT)

Following the receipt of revised plans, neighbours to the application site were re-consulted on 24th February inviting them to comment on the latest revisions. They were given 14 days to provide comments and therefore since the publication of the committee agenda and officer report there have been six further neighbour representations received (the majority from people who had already made representations).

The additional comments received have been summarised as follows:

The revised plans do not correctly show the outline of my property or how I will be overlooked;
My reservations about flooding have not been addressed;
How is waste water / sewage to be dealt with?;
The car ports show will undermine the boundary wall / fence, therefore a retaining wall / gabion fence will be need to secure the site;
The roots of protected trees and their stability could be affected by the proposals;
What is happening between car port 3 and 4 – will this just be grass?;
The separation distance between the two storey properties and The Paddocks is still insufficient and will appear dominant to the occupiers of these neighbouring properties;
The two storey dwellings will still appear visually prominent to The Paddocks and will have a detrimental impact on visual amenity – 1 or 1.5 storey dwellings would reduce this impact;
I concur with the Urban Design Officers comments that a lesser density development would be more appropriate;
The proposal remains contrary to Policy SC3 and the SPD;
The landowner has already excavated the boundary adjoining The Paddocks so we request a retaining wall is included;
The 14th day deadline of the re-consultation is the day of committee, so surely the officer report has already been written?
I have no objections for plan but still have great concerns about the trees and who will have responsibility for the trees – this has been a long standing problem;

We have no objections in principle, however we object to the passing place that has appeared on the plans adjacent to our garden. There are concerns raised about the impact of this passing place on the health and wellbeing of the neighbours when they utilise their garden space;

The visibility issues raised by DCC have not been addressed on the revised plans and remain a concern;

The proposals for phase 2 will impact are property the most, and our queries about this raised previously have not been addressed.

It is considered that the issues raised by the additional neighbour representations received do not raise any comments or matters which have not already been considered and addressed in the original officer report.

Agenda Item 6: S106 Report

Amended Appendix 1 - S106 Money held by Bolsover DC

Funding of budgets from S106 holding accounts - B922/0563 + B918/0561					
hide for prints	Relate d Cost Centre	Description	Planning Application Number	Condition Balance at 31/3/21	Use by
	G172	Affordable Housing Totals		0.00	
90	G171	C High Ash Farm, Clowne	14/00057/OUTMAJ	0.00	19.03.25
	G171	Education Totals		0.00	
47	G125	C The Brambles, Doe Lea	05/00735	(4,361.11)	28.05.19
66	G125	? Carter Lane West South Normanton	14/00551/FUL	(5,165.20)	07.12.22
79	G125	Sterry House Farm, Clowne	15/00455/FUL	(8,511.00)	18.04.22
84	G125	Spa Croft, Doe Hill Lane, Tibshelf	17/00209/FUL	(10,176.20)	22.03.24
86	G125	Former Sherwood Lodge Site, Bolsover	17/00615/FUL	(37.00)	28.10.19
	G125	Percent for Art Totals		(28,251.18)	
29	G170	C The Brambles, Doe Lea	05/00735	(18,023.65)	no clawback
67	G170	? Carter Lane West South Normanton	14/00551/FUL	(445.70)	07.12.22
82	G170	Meridian Close, Bolsover	17/00314/FUL	(24,547.95)	22.12.22
83	G170	? Mansfield Road, Tibshelf	13/00182/OUT	(164,153.00)	20.12.24
85	G170	Rosewood Lodge Farm, South Normanton	14/00531/OUT	(126,252.25)	21.05.24
89	G170	Oxcroft Lane, Bolsover	15/00076/OUT	(128,710.00)	10.03.25
95	G170	Shirebrook Cricket Club	16/00391/FUL	(22,169.00)	no clawback
	G170	Outdoor Sport (Formal) Totals		(484,301.30)	
68	G126	? Carter Lane West South Normanton	14/00551/FUL	(12,766.86)	07.12.22
70	G126	? Thurgaton Way (phase 2)	14/00065/OUT	(2,015.16)	01.08.22
75	G126	? Sterry House Farm, Clowne	15/00455/FUL	(9,121.13)	06.02.22
81	G126	Meridian Close, Bolsover	17/00314/FUL	(27,475.69)	22.12.22
84	G126	Spa Croft, Doe Hill Lane, Tibshelf	17/00209/FUL	(27,856.00)	22.03.24
87	G126	Station Rd, Langwith Junction	16/00530/FUL	(52,000.00)	30.01.25
91	G126	High Ash Farm, Clowne	14/00057/OUTMAJ	(10,945.39)	19.03.25
	G126	Open Space (Informal) Totals		(149,089.92)	
59	G226	C Brookvale - South Shirebrook	14/00594/OUT	(569,000.00)	5 years from complet
93	G226	Land at Skinner Street, Creswell	15/00368/FUL	(30,463.68)	07.08.25
	G226	Highways Totals		(599,463.68)	
73	G227	? Thurgaton Way (phase 2)	14/00065/OUT	(30,132.00)	01.08.22
83	G227	? Mansfield Road, Tibshelf	13/00182/OUT	(67,056.00)	20.12.24
85	G227	Rosewood Lodge Farm, South Normanton	14/00531/OUT	(80,141.59)	21.05.24
88	G227	Station Rd, Langwith Junction	16/00530/FUL	(16,000.00)	30.01.25
	G227	Health Totals		(193,329.59)	
94	G031	Land To The Rear Of Nos 34 To 54 Skinner Street	19/00475/FUL	(15,035.96)	02.10.30
	G031	Biodiversity Totals		(15,035.96)	
				(1,454,435.67)	