

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Planning
Committee

Contact: Angelika Kaufhold
Telephone: 01246 242529
Email:angelika.kaufhold@bolsover.gov.uk

Tuesday, 15th April 2025

Dear Councillor,

PLANNING COMMITTEE – WEDNESDAY, 16TH APRIL, 2025 AT 10:00 HOURS

I refer to your recently circulated agenda for the above meeting and now enclose a copy of additional papers.

Yours faithfully,



Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

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- **Phone:** [01246 242424](tel:01246242424)
- **Email:** enquiries@bolsover.gov.uk
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- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
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PLANNING COMMITTEE

Wednesday, 16th April, 2025 at 10:00 in the Council Chamber, The Arc, Clowne

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
5.	Application no. 23/00439/FUL - Land at the Rear of The White Swan Market Place, Bolsover	4 - 5
6.	Application no. 24/00480/FUL - 1 Elm Close, Bolsover	6 - 8
7.	Application no. 24/00500/VAR - Land South West of Brockley Wood, Oxcroft Lane, Stanfree	9
11.	Creswell Growth Plan Update	10 - 12

COMMITTEE UPDATE SHEET

SUPPLEMENTARY REPORT OF THE DEVELOPMENT MANAGEMENT AND LAND CHARGES MANAGER

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

Applications to be determined under the Town & Country Planning Acts

Planning Site Visits held on 11th April 2025 commencing at 10:00 hours.

PRESENT: -

Cllrs. **T. Munro; J Ritchie; P Smith; J Tait; D Watson; C Wood**

Officers: Kay Gregory – Principal Planner

SITE VISITED

1. 24/00480/FUL – 1 Elm Close, Bolsover
2. 23/00439/FUL – Land to rear of White Swan public house, Bolsover
3. 24/00500/VAR – Land southwest of Brockley Wood (Boleappleton Farm)
4. 24/00560/FUL – Land north of 14 to 36 Harvester Way, Clowne

The meeting concluded at 11:10 hrs.

AGENDA ITEM 5 – 23/000439/FUL: - Proposed 9 x 1 bed (ground floor flats) and 9 x 2 bed, 2 storey (first and second floor flats), Land at the rear of The White Swan, Market Place, Bolsover.

It has been noted that the viability section of the officer report states that a s106 contribution totalling £136,746 is expected; comprising £91,928.37 for education, £20,338 for open space and £24,480 for playing pitches, but that this doesn't correlate with consultee comments. The reason for this is as follows: The above amount for education was the amount Derbyshire County Council originally requested, however they updated their comments after the viability assessment had been received with an increased request of:

- £20,299.61 towards the provision of additional education facilities at Bolsover Infant and Nursery School;
- £20,299.61 towards the provision of additional education facilities at Bolsover C Of E Junior School; and,
- £61,175.40 towards the provision of additional education facilities at The Bolsover School.

However, a further response on 26 February 2025 states that “The County Council accepts the conclusion of the independent viability report i.e. that the development cannot support any S106 contributions”.

With regard to open space and playing pitches, the comments of the Leisure team dated 19 October 2023 set out a request for a commuted sum of £19,152. The two amounts stated in the viability section of the officer report relate to an updated figure for open space and take account of a separate and additional requirement for a Playing Pitches contribution under policy ITCR7. The amounts stated in the viability section mirror those considered by the applicant's viability assessment and what was reviewed for the Council independently. As this concludes that it is not viable to provide any s106 contributions, the situation remains unaltered.

Recommendation

No change to recommendation.

Agenda Item 6

AGENDA ITEM 6 – 24/0000480/FUL: - Change of use from C3 to 6 bedroomed assisted living property, single storey extension to front and 2 storey side and rear extension, 1 Elm Close Bolsover.

The applicant is unable to attend committee due to a prior engagement. The applicant has submitted a supporting statement, a copy of which is to be provided to members of the planning committee.

Recommendation

No change to recommendation.



The Arc,
High Street,
Clowne,
Derbyshire. S43
4JY

Date: Tuesday 8th April 2025

1 Elm Close
Bolsover
Chesterfield.
S44 6EA.

Re: Statement to the Planning Committee in Support of our Planning Permission for an Extension.

Application No: 24/00480/FUL

Good morning to every member of the honourable committee. Thank you for the opportunity to address you in support of our application for planning permission to extend 1 Elm Close, Bolsover, Chesterfield. S44 6EA. Unfortunately, we are unable to attend the hearing due a planned family memorial services of our beloved parents and grandparents.

The proposed extension has been carefully professionally designed to meet both the Support Living Accommodation (SLA) needs and the requirements of the local planning guidelines here in Bolsover County Council. The aim is to enhance the functionality of the property whilst maintaining the character of the surrounding area.

The key points of our proposal are as follows:

1. Design and appearance:

- The extension has been designed to be in keeping with the existing property, using materials, scale, and architectural features and double-glazed windows and doors that are consistent with the current structure and surrounding properties.
- We have ensured that the design is sympathetic to the character of the neighbourhood, ensuring minimal visual impact.

2. Impact on neighbours:

- We have taken steps to ensure the extension does not adversely affect the privacy, light, or amenity of our neighbours. For instance, positioning of windows, maintaining distances, landscaping plans, etc.
- We have consulted with professional architects in exploring any concerns that could be raised and mentions to mitigate them.

3. Compliance with relevant policies:

- The proposed extension aligns with the local planning policies and guidelines.

Prior to the submission of our planning application, we are delighted to inform you that considerable efforts have been made in ensuring that adhered to set guidelines such as size, proportion, and sustainability.

- Additionally, we will incorporate environmentally friendly features where possible such as features, e.g., energy-efficient windows or materials.

4. Community benefit:

- The extension will enhance the usability of the property, thereby contributing to the stability of the local community.

Permit me to reiterate that the probability of the individuals being a disturbance to anyone is highly unlikely. Realistically, they find themselves in a position that's not their fault. The purpose of our planning permission is to accommodate vulnerable people in the community to enable them to live an independent and a more fulfilled life as much as possible with support.

5. Create employment opportunities in the area.

As much as the proposed extension provides accommodation for people with learning disabilities, autism and mental health:

- it will create employment for residents, which has the tendency to improve their quality of life. According to Office of National Statistics (ONS), Bolsover's employment rate was lower than across the East Midlands as a whole in the year ending December 2023. Of people aged 16 to 64 years living in Bolsover, 71.0% were employed in the year ending December 2023. This is a decrease compared with the year ending December 2022 when the local rate was 74.1%. Across the East Midlands in the year ending December 2023, 75.5% of people aged 16 to 64 years were employed. This was slightly higher compared with the previous year, when 75.2% of people were employed.

[\(https://www.ons.gov.uk/visualisations/labourmarketlocal/E07000033/\)](https://www.ons.gov.uk/visualisations/labourmarketlocal/E07000033/).

We kindly appeal to you (the committee) to consider the thought and care that has gone into this application and the minimal impact (if any) it will have on the surrounding environment. We hope you will find the proposal to be a balanced and appropriate addition to the property and the neighbourhood. We are certainly aware of the reservations or objections by residents, which is within their legal right/s on the proposed extension. Nonetheless, we humbly assure you that we are committed to adhering to any condition/s associated with your decision in granting our planning permission on the above address. Once again, thank you for your time and ample effort in balancing the needs for the planned extension for a Supported Living Accommodation (SLA) and our neighbours in anticipation of your favourable consideration.

Kind regards,

Mr Benson Osejindu



Mrs Hope Osejindu



AGENDA ITEM 7 – 24/00500/VAR: - Variation of Condition 2 (22/00402/FUL) - Update to Sudbury and Westbury house types, internal alterations, handing of plots and minor adjustment to positioning, including parking arrangements adjacent Plots 96-102. Land South-West of Brockley Wood, Oxcroft Lane, Stanfree

Upon viewing the public committee agenda, the applicant emailed the following comments on the 9 April 2025, regarding a minor inaccuracy in the report with regard to the house type substitutions:

“I noticed that the images on pages 65 / 66 of the substituted Beal and Westbury V1 are the wrong arrangements. For clarity, these will be as follows:

*Beal (plots 19 and 20) –
see drawing n2023 100-005*

*Westbury v1 (plots 26 and 27)
see drawing n2023 100 31*



FRONT ELEVATION



FRONT ELEVATION

This has been verbally discussed with the Council’s urban design officer and no objections or concerns have been raised.

Recommendation – no change to recommendation.

AGENDA ITEM 11 – Creswell Growth Plan Update

A letter has been received from Elmton-with-Creswell Parish Council on Monday 14th April 2025, a copy of which is attached. The letter urges the Planning Committee to reconsider the proposed Growth Plan and requests that further consultations be held with local residents, heritage experts, and environmental bodies to explore alternative strategies that align with sustainable development goals while preserving the unique historical and environmental character of the parish.

In relation to the request for further public consultation, it is noted that the consultation exercise on the Draft Creswell Growth Plan in July / August 2024 led to a clear view from the community in favour of none of the Growth Plan options and that key concerns were the ability of the village's infrastructure to cope with additional growth. Based on the letter from the Creswell and Elmton Residents Action Group and from the Parish Council, it is considered that this view remains. Therefore, it is considered that committing to further consultation at this stage would be of limited value and involve significant resource.

However, for completeness an additional recommendation is proposed for Member's consideration.

Recommendation

That the Planning Committee:

- 1) Notes the steer from the Local Plan Implementation Advisory Group on the next steps for the preparation of the Creswell Growth Plan as set out in the report;
- 2) Notes the request from the Creswell and Elmton Residents Action Group to carry out no further action on any of the Creswell Growth Plan options as set out in Appendix 1;
- 3) Notes the request from Elmton-with-Creswell Parish Council to carry out further consultation on the Creswell Growth Plan options to explore alternative strategies that align with sustainable development goals while preserving the unique historical and environmental character of Elmton-with-Creswell Parish;
- 4) Approve the next steps for the preparation of the Creswell Growth Plan.

Appendix 3

Bolsover Planning Committee
Bolsover District Council
The Arc, High Street
Clowne, Derbyshire
S43 4JY

Elmton with Creswell
Parish Council



Mr. Matthew Evans
Elmton with Creswell Parish Council
Events Centre
Elmton Road
Creswell
S80 4BH

Subject: Objection to the Proposed Bolsover Growth Plan on Behalf of Elmton with Creswell Parish Council

Dear Members of the Bolsover Planning Committee,

I write to you on behalf of Elmton with Creswell Parish Council to formally express our support for the residents of our parish in their objections to the proposed Bolsover Growth Plan. We have carefully considered the concerns raised by our community and believe that the proposed development poses significant threats to the sustainability, heritage, and environmental well-being of our area. As the elected representatives of Elmton with Creswell, we stand firmly with our residents in opposing this plan.

Sustainability Concerns

The proposed growth plan does not align with sustainable development principles, as outlined in both national and local planning policies. The area currently lacks sufficient infrastructure to accommodate the scale of development proposed. Local road networks are already under considerable strain, and the increased traffic congestion resulting from new developments will exacerbate safety risks and environmental pollution.

Additionally, there are significant concerns regarding public services, including healthcare, education, and emergency services. The proposed growth plan does not provide adequate provisions for additional GP surgeries, schools, and other essential services, which are already struggling to meet current demand. Without proper investment in these critical areas, the plan risks negatively impacting the quality of life for both existing and future residents.

Roman Archaeological Heritage

Elmton with Creswell is home to a wealth of historical and archaeological assets, including significant remnants of Roman settlements. The proposed development

sites encroach upon areas of archaeological importance, posing a serious risk of irreversible damage to heritage sites. The Roman heritage of our parish is an irreplaceable cultural resource, contributing to the identity of our community and attracting visitors interested in historical tourism. Any large-scale development must take these concerns into account and be subject to rigorous archaeological assessments before proceeding.

Environmental Concerns

The growth plan also presents substantial environmental risks, particularly in relation to the loss of green space, biodiversity, and air quality. Many of the proposed development areas are currently greenfield sites, which provide vital ecological habitats for wildlife. The destruction of these areas would lead to habitat fragmentation, a decline in biodiversity, and disruption to the natural balance of our local environment.

Furthermore, the environmental impact of increased carbon emissions from additional housing and traffic must not be overlooked. The government's commitment to net-zero carbon emissions necessitates a more thoughtful approach to development—one that prioritizes green infrastructure, sustainable transport, and carbon-reducing initiatives. The current proposal fails to adequately address these critical environmental factors, making it incompatible with both local and national sustainability targets.

Conclusion

In light of the significant concerns raised above, Elmton with Creswell Parish Council urges the Bolsover Planning Committee to reconsider the proposed Growth Plan. We request that further consultations be held with local residents, heritage experts, and environmental bodies to explore alternative strategies that align with sustainable development goals while preserving the unique historical and environmental character of our parish.

We trust that the Planning Committee will give due consideration to the views of the community and act in the best interests of both current and future generations. We would welcome the opportunity to engage further on this matter and look forward to your response.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Evans', with a long horizontal flourish extending to the right.

Mr. Matthew Evans
Locum Clerk and Responsible Financial Officer
Elmton with Creswell Parish Council