

The Arc
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Clowne
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To: Chair & Members of the Planning
Committee

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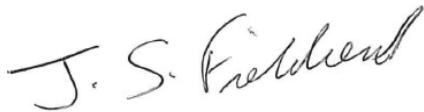
Tuesday, 30th September 2025

Dear Councillor,

PLANNING COMMITTEE – WEDNESDAY, 1ST OCTOBER, 2025 AT 10:00 HOURS

Please find enclosed a copy of additional papers to be considered at the above meeting.

Yours faithfully,

A handwritten signature in black ink, appearing to read "J. S. Fielden".

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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- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- 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.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

PLANNING COMMITTEE

***Wednesday, 1st October, 2025 at 10:00 in the Council Chamber, The Arc,
Clowne***

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
5.	Application no. 22/00478/FUL - Land Between St. Lawrence Avenue and Rotherham Road, North of Langwith Road, Bolsover	4 - 12
6.	Application no. 23/00180/OUT - Bolsover Business Park, Woodhouse Lane, Bolsover	13
7.	Application no. 25/00179/FUL - New Middle Club, Welbeck Street, Whitwell, Worksop	14
8.	Application no. 25/00293/FUL - St. Helens Church Hall, Church Street, East Pinxton, Nottingham	15 - 16

1st OCTOBER 2025 PLANNING 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 26th September 2025 commencing at 10:00 hours

PRESENT: -

- Cllr. C. Tite
- Cllr. P. Smith

Officers: Chris Whitmore and Jonathan Gaynor

SITE VISITED

Item 5. Application no. 22/00487/FUL – Land Between St Lawrence Avenue and Rotherham Road, North of Langwith Road, Bolsover

Item 8. Application no. 25/00293/FUL – St. Helens Church Hall, Church Street, Pinxton

The site visit concluded at 11:40am

Agenda Item 5 – Land Between St Lawrence Avenue and Rotherham Road, North of Langwith Road, Bolsover

Two neighbour representation has been received since the committee report was published. It is summarised as follows:

- I do not agree with further houses being built.
- Access to GP and dental services have been severely impacted by far too many new residents accessing services. This will only worsen if further development goes ahead.
- Questions rationale for connecting to Keepmoat development to the north. States Buckthorn Drive is not designed for heavy traffic and concerned that it will become a cut through. Questions whether an alternative access point to the main road has been considered.
- Concerns over the loss of fields and trees, resulting in loss of wildlife and biodiversity.
- Concerns over construction noise, dirt and dust, and noise and traffic once completed.
- Questions whether new infrastructure will be provided as existing stretched to capacity.
- Concerned about property devaluation and questions compensation.

- Concerned over the capacity of electricity infrastructure and claim regular outages already.
- Concerns about flooding and that the plans do not adequately address or mitigate it.
- Concerns over sewage infrastructure and capacity.
- Lack of publication and transparency about the planning application

Officer response: Most matters have been addressed in the committee report. For convenience, all are addressed below: The site forms half of one housing allocation where the aim of a comprehensive site was always the planned approach.

Biodiversity has been considered through the application and landscaping on site as well as the purchase of biodiversity credits by the applicant to achieve no net loss of biodiversity is proposed and can be secured via condition and legal agreement.

Nuisance is controlled by Statutory Nuisance legislation and can be dealt with by the Environmental Health department where necessary. A Project Management Plan has also been submitted and will be conditioned should planning permission be granted. For noise and traffic beyond construction, the Environmental health Officer and Local Highway Authority do not object subject to conditions.

Full contributions towards new infrastructure cannot viably be met and would be prioritised as set out in the committee report. Viability has been independently reviewed.

Impact on property values cannot be considered as a material planning consideration and compensation is not payable for this.

Electricity outages would be the responsibility of the relevant provider and they would be responsible for the quality of their service. No other representations have mentioned this.

In relation to flooding and sewage, the Lead Local Flood Authority and relevant water companies have been consulted and are satisfied with the proposal subject to conditions. Amendments to the proposal were made as a result of flooding concerns.

With regard to a lack of publication and transparency about the planning application, the application has been publicised by way of press advert, site notices and letters to adjoining landowners, in accordance with the Council's adopted Statement of Community Involvement, and in excess of what is required by Planning legislation.

The approved documents and conditions list has been updated to accurately reflect the latest version of respective submissions, as follows:

1. The development shall be begun before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings and documents unless specifically stated otherwise in the conditions below:
- Noise Impact Assessment (Hepworth Acoustics) P22-278-R01v10 Received 05 June 2025
 - Biodiversity Impact Assessment (root3) R3-536-03-EC-04 Received 15 May 2025
 - Biodiversity Metric R3-536-03-EC-04_BIA Report Rev_ D Received 15 May 2025
 - Location Plan 2213.02 Rev A Received 24 August 2022
 - Planning Layout 2213.01 Rev N Received 17 September 2025
 - Materials Layout 2213.03 Rev G Received 09 July 2025
 - Street Scenes 2213.04 Rev C Received 20 November 2024
 - Detailed Landscape Plan 1 of 3 R3-536-03-LA-02-01 Rev B Received 07 March 2025
 - Detailed Landscape Plan 2 of 3 R3-536-03-LA-02-02 Rev A Received 07 March 2025
 - Detailed Landscape Plan 3 of 3 R3-536-03-LA-02-03 30 Rev B Received 23 September 2025
 - Landscape General Arrangement Plan R3-536-03-LA-01 Rev D Received 07 March 2025
 - Play Area Detail R3-536-03-LA-03 Rev A Received 17 December 2024
 - Figure 1 – Phase 1 Habitat Plan R3-536-03-EC-03 Plan reference 02 Received 07 March 2025
 - Drainage Strategy 22029 100 Rev P18 Received 07 March 2025
 - Drainage Strategy 22029 Sheet No. I DRA01 (G) Received 06 March 2025
 - Flood Risk Assessment 22029 REP01(C) Received 02 December 2024
 - Flood Exceedance Routing Plan 22029-DCE-XX-XX-D-C-102 Rev P02 Received 05 March 2025
 - Impermeable Area 22029-DCE-XX-XX-D-C-103 Rev P02 Received 05 March 2025
 - Updated Ecological Walkover R3-536-03-EC-03 Received 07 March 2025
 - Arboricultural Survey and Impact Assessment R3-536-03-AR-01 Received 17 December 2024
 - Refuse Vehicle Swept Path Analysis 22029-DCE-XX-XX-D-C-160 Rev P01 Received 02 December 2024
 - Visibility Splays 22029-DCE-XX-XX-D-C-161 Rev P02 Received 11 December 2024
 - Bus Swept Path Analysis 22029-DCE-XX-XX-D-C-162 Rev P01 Received 02 December 2024
 - Cross Section 2213.05.01 Rev A Received 20 November 2024
 - Cross Section 2213.05.02 Rev A 20 Received November 2024
 - Boundary Treatment Plan 2213.06 Rev C Received 05 December 2024
 - Refuse Plan 2213.07 Rev C Received 05 December 2024

- Tenure Plan 2213.08 Rev D Received 05 December 2025
- Parking Plan 2213.09 Rev C Received 05 December 2024
- Planning Drawings Various Boundaries 2213.B.01 Received 13 December 2024
- Planning Drawings Single Garage 2213.G.01 Received 13 December 2024
- Planning Drawings Twin Garage 2213.G.02 25 July 2022 Received 13 December 2024
- Planning Drawings Type 1209 End/Mid Elevations 2455.1209.01 Received 08 November 2024
- Planning Drawings Type 932 End/Mid 2455.932.01 Received 08 November 2024
- Planning Drawings Fairhaven End/Mid 2455.FAI.01 Received 08 November 2024
- Planning Drawings Type 764 End/Mid 2455.GOV.01 Received 08 November 2024
- Planning Drawings Lansdown End/Mid 2455.LAN.01 Received 08 November 2024
- Planning Drawings Newbury Detached 2455.NEW.01 Received 08 November 2024
- Planning Drawings Osbourne Pair 2455.OSB.02 Received 08 November 2024
- Planning Drawings Ramsey Detached 2455.RAM.01 Received 08 November 2024
- Planning Drawings Tilsworth 2455.TIL.01 Received 08 November 2024
- Transport Assessment (AMA) 21541-001 Received 25 April 2023
- Interim Travel Plan (AMA) 21541-002 Received 14 September 2022
- Highways Technical Note (AMA) 21541 Received 13 December 2024
- Revised Design and Access Statement (Issue 2) Received 13 December 2024
- Archaeological Evaluation (Written Scheme of Investigation) (CFA Archaeology) Received 23 November 2022
- Planning Statement (PB Planning) Received 12 October 2022
- Project Management Plan (PMP) 00.1a Issue 48 Received 07 October 2022
- Tree Constraints Plan (root3) R3-536-03-AR-02 Received 14 September 2022
- Tree Protection Plan (root3) R3-536-03-AR-03 25 Received 14 September 2022
- Bat Report (root3) R3-536-02-EC-05 Received 18 July 2025
- Ecological Impact Assessment (root3) R3-536-02-EC-01 Rev A Received 14 September 2022
- Geoenvironmental Appraisal (Lithos) 4350/1 Received 14 September 2022
- Geophysical Survey Report (Magnitude Surveys) MSSK1317 Received July 2022

3. No development shall take place other than in accordance with the approved Archaeological Evaluation (Written Scheme of Investigation) (CFA Archaeology) Received 23 November 2022, including until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority.
4. The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation and the provision to be made for publication and dissemination of results and archive deposition has been secured.
5. Subject to acceptance of the SuDS design by Derbyshire County Council (Lead Local Flood Authority), an Operation and Maintenance Plan (in accordance with section 32 of the SuDS Manual) shall be submitted to the Local Planning Authority, which provides details of the arrangements for the lifetime management and maintenance of the SuDS features together with contact details. The SuDS shall be implemented and managed / maintained in accordance with the approved details.
6. The development shall be carried out in accordance with the details shown on the submitted plan, "Flood Risk Assessment' 22029 (rev C) prepared by Dudleys, dated 02/12/24", unless otherwise agreed in writing with the Local Planning Authority.
7. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the design outlined within:
 - a. Dudleys. (06/03/2025). Drainage Strategy. DRA01 (G), including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team
 - b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority.
8. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems shall extend to the points of discharge to that have first been submitted to and approved by the Local Planning Authority.
9. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the

commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

10. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details that have first been submitted to and approved by the Local Planning Authority.
11. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 6.7 (six point seven) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
12. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.
13. No dwelling hereby approved shall be occupied until the access, parking and turning facilities required for that dwelling have been provided as shown on Planning Layout 2213.01 Rev N Received 17 September 2025.
14. No individual dwelling in the development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.
15. The Residential Travel Plan hereby approved shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.
16. No works or development shall take place until full details of all proposed street tree planting, root protection systems, future management plan, and

the proposed times of planting, have been approved in writing by the Local Planning Authority. All tree planting shall be carried out in accordance with the approved details.

17. Before the commencement of development, a Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to the Local Planning Authority detailing how not net loss of biodiversity will be achieved and a timetable for implementing the measures. The development will be implemented in accordance with the approved details.
18. Before construction progresses above foundation level on any building or wall, representative samples of the materials to be used in all external wall and roof areas shall first have been submitted to and approved in writing by the Local Planning Authority.
19. If within a period of five years from the date of the planting of any tree or shrub (or their planned retention in accordance with the landscaping scheme) that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
20. The approved Project Management Plan (PMP) 00.1a Issue 48 Received 07 October 2022 shall be adhered to at all times during the construction phases of the development.
21. Prior to the demolition of any existing buildings on site, the submission of update bat surveys and a mitigation strategy shall be submitted to and approved by the Local Planning Authority. The phasing of demolition and build out of the development shall be ordered to ensure that any mitigation that could be required (worst case scenario) can be accommodated within the new buildings (bat boxes or bat lofts, for example). Compensatory roost(s) should be in situ, prior to demolition of any buildings with confirmed roosts.
22. Notwithstanding the approved plans, details of bin storage areas will be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwellings. The bin storage areas shall be provided in accordance with the approved details and retained for their designated use thereafter.
23. The development hereby permitted shall be constructed in full accordance with the mitigation measures recommended in Noise Impact Assessment (Hepworth Acoustics) P22-278-R01v10 Received 05 June 2025.

24. Prior to the occupation of any dwelling hereby permitted, the applicant must demonstrate, to the satisfaction of the Local Planning Authority, that the noise mitigation measures relevant to that dwelling have been properly installed.
25. Before the commencement of construction works including any demolition in connection with the development hereby approved, a programme of measures to minimise the spread of airborne dust from the site during construction and demolition periods, shall be submitted to and approved in writing by the Local Planning Authority and include a dust risk assessment. The development shall be undertaken in accordance with the approved scheme.
26. Construction works on the site and deliveries to the site shall be undertaken only between the hours of 07.30am to 6pm Monday to Friday and 7.30am to 1pm on Saturday. There shall be no work undertaken on site or deliveries to the site on Sundays or public holidays.
27. Prior to the first occupation of the dwellings hereby approved, unless otherwise agreed in writing with the Local Planning Authority, any made ground on the site shall be removed or a contamination investigation and risk assessment of that part of the site shall be carried out by a competent person in accordance with current guidance and in accordance with a scheme which has been approved by the Local Planning Authority, to demonstrate that the site is suitable for the use hereby approved. Where the site investigation and risk assessment shows that contamination remediation is required, a remediation scheme shall be prepared and submitted to the Local Planning Authority for written approval; the approved remediation scheme shall be implemented as approved and a verification report shall be submitted to and approved in writing demonstrating that the remediation has been carried out successfully prior to the first occupation of the dwellings hereby approved.
28. Where any suspected areas of contamination are discovered during the development of the site, the process of site investigation and risk assessment as identified in condition 28 above shall be carried out by a competent person in accordance with current guidance and in accordance with a scheme which has been approved by the Local Planning Authority, to demonstrate that that part of the site is suitable for the use hereby approved.
29. In the event that it is proposed to import soil onto site in connection with the development, the soil to be imported shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical Testing of Soil Scheme for all parameters previously agreed in writing with

the Local Planning Authority, the results of which shall be submitted to and shall be approved in writing with the Local Planning Authority.

30. Details of the legal and funding mechanism for maintenance of all public open spaces including the LEAP and any open drainage features shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwellings. The open space shall thereafter maintained and managed in accordance with the approved details.

31. A timetable for the delivery of all public open space and the LEAP shall be submitted and approved in writing by the Local Planning Authority. The public open space and LEAP shall be provided in full in accordance with the approved details.

Given that full infrastructure contributions requested cannot viably be provided, the recommendation to approve the application has been communicated to Derbyshire County Council. Derbyshire County Council has requested that the decision is deferred until they can seek their own viability and legal advice. As officers at Bolsover District Council consider that they have given appropriate regard to the full viability position and arrived at a balanced and justified recommendation as to whether the development still amounts to 'sustainable development'; considering the Council's adopted Local Plan position, national policy and guidance, the adopted Infrastructure and Delivery Plan and legal advice obtained on the recommendation, it is considered unnecessary and of little benefit to defer the decision. Derbyshire County Council Officers have been made aware of this position and have been invited to speak at the committee to set out their position directly to Members should they wish.

Agenda Item 6 – Bolsover Business Park, Woodhouse Lane, Bolsover

The applicant has pointed out an inconsistency with the wording of recommended condition 29, which does not link to the phasing of the development as per the other conditions.

It has been requested that the condition be worded as follows:

'An Employment Scheme, to enhance and maximise employment and training opportunities during the construction phase of the project, for each approved phase of development shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of development in that phase. Any such approved Scheme shall then be implemented in full unless in accordance with any such subsequent variations as shall have been formally submitted to and approved in writing by the Local Planning Authority.'

As each phase of the development will not be able to start works until a construction employment scheme has been agreed for the entire site as currently drafted, the change is necessary and would be consistent with the other recommended conditions linked to the agreed phasing of the development.

It is therefore recommended that the application be granted following completion of a legal agreement to secure the travel plan contribution and with the conditions set out in the officer report, with the exception of condition 29 which shall be amended as set out above and with delegated authority being given to the Interim Director of Planning, Devolution & Corporate Policy or the Development Management and Land Charges Manager to make any further minor amendments to condition wording relating to phasing where necessary in consultation with the Planning Committee Chair and Vice Chair.

Agenda Item 7 – New Middle Club, Welbeck Street, Whitwell, Worksop

One representation has been received in response to publicity undertaken on the received amended parking layout. Comments are summarised as follows:

- Parking spaces are still insufficient.
- People park on double yellow lines, blocking access to my drive and for emergency vehicles and for bin collections.
- If this goes ahead the flats should be made more luxurious and appeal to families, couples and accommodating people.
- Selling the flats instead of renting would be the best option for the neighbourhood.
- Conscious of harm to amenity during construction.
- Less flats would accommodate the amount of parking spaces.
- Traffic on Coronation Street will be even busier. People already have to reverse or wait.

Officer response: The individual occupants of the flats and whether they are tenanted or sold on the market are not a material planning consideration. All other issues are discussed within the case officer's report.

Agenda Item 8 – St Helens Church Hall, Church Street East, Pinxton, Nottingham, NG16 6NF

Three neighbour representations have been received since the committee report was published and are summarised as follows:

- Lack of publication and feels that the process has been conducted in a very 'underhand' way
- If houses were built on the land, then parking spaces would have to have been included.
- Most residents generally in favour of the new development but object to there being no parking provision available on site and the impact this has on parking for current residents.
- Double yellow lines proposed adjacent to the schools.
- Current space to the rear is used for car parking, why would this be taken away?
- Suggests making Church Street permit holder parking only.
- Methodist Church on Town Street has extended their car park.
- Highway safety concerns

Officer response: Most matters raised have been addressed within the committee report. However, additional comments are made as follows:

Publicity

The application has been publicised by way of a site notice which was erected on the 12/08/2025, checked by the department's technicians on 19/08/2025 and 09/09/2025 which confirmed the notice had been in place for 21 days. Letters were also posted to the adjoining landowners on 08/08/2025 requiring their comments by 29/08/2025. As such, the advertising of this planning application is in accordance with the Council's adopted Statement of Community Involvement, and in excess of that what is required in Planning Legislation.

Parking Provision and Highway Safety

Residential properties and community facilities require different levels of parking provision. The applicants proposed to utilise the rear space for biodiversity enhancements; Officers would only push for amendments where it is considered necessary. The committee report sets out the consideration of the parking provision; the site is within a sustainable location, close to public transport facilities and given the nature of the community facility it is likely that this will be utilised by local residents who will not have to travel a significant distance. The concerns raised relating to difficulty parking within the highway are noted but this would be a matter for the Local Highway Authority should parking be considered to be obstructive or dangerous.

Yellow lines and permit parking

The introduction of yellow lines at surrounding schools and permit parking restrictions are outside the remit of planning and therefore are not considerations to this application.

Methodist Church

Planning applications are assessed on their individual merits. In this instance, the parking provision was considered appropriate and the Local Highway Authority raised no objections to the proposal. The Methodist Church increasing their parking provision holds no bearing on the recommendation of this planning application.

Planning Conditions / Decision

Since the publishing of the committee report, the Agent of the application queried the requirements of planning conditions 7, 8, and 9, stating they are either unnecessary or repeating requirements from other planning conditions. The conditions this relates to were recommended by Derbyshire Wildlife Trust (DWT). Officers therefore sought advice from the DWT to consider whether the response from the Agent was justified and if the conditions should be amended. At present a response from DWT has not been received.

It is therefore recommended that Planning Committee approve the application, with final, precise wording of conditions relating to biodiversity (current conditions 7, 8, and 9) delegated to the Development Management and Land Charges Manager or Principal Planners.