

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

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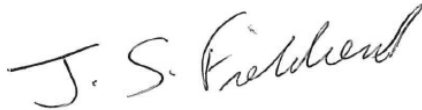
Tuesday, 9th June 2026

Dear Councillor,

PLANNING COMMITTEE – WEDNESDAY, 10TH JUNE, 2026 AT 10:00 HOURS

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

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
- **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, 10th June, 2026 at 10:00 in the Council Chamber, The Arc, Clowne

Item No. PART 1 – OPEN ITEMS

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**APPLICATIONS TO BE DETERMINED UNDER THE TOWN &
COUNTRY PLANNING ACTS - PLANNING COMMITTEE UPDATE
SHEET**

10th JUNE 2026 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 and Country Planning Acts

Planning Site Visits held on 5th June 2026 commencing at 10:00 hours

PRESENT: -

- Cllr. McGregor
- Cllr. Smith
- Cllr. Tait
- Cllr. Tite
- Cllr. Watson

Apologies received from Cllr. T. Munro, Cllr. Renshaw and Cllr. J. Ritchie

Officers: Chris Whitmore

SITES VISITED

Item 5 – Application no. 24/00257/FUL – Land Off Central Street to the North East of Tibshelf Road, Stainsby Common AND Application no. 24/00278/NCO – Land East of Central Street, Holmewood, and

Item 6 – Application no. 26/00068/FUL – Roundabout with Intake Road and Riverside Way and Chesterfield Road, Bolsover

The site visit concluded at 10:50 hours

Agenda Item 5 - Application no. 24/00257/FUL - Land Off Central Street To The North East Of Tibshelf Road, Stainsby Common AND Application no. 24/00278/NCO - Land East Of Central Street, Holmewood

A series of revised plans has been submitted to address some minor detail design issues that have been raised by NEDDC in respect of the consideration of the parts of the proposal in that Council's area.

Whilst the amendments are not material to the issues raised in the report on both applications, they do result in the need to amend the corresponding conditions 2 (approved plans list) and 7 (tree protection plan) that have been recommended in respect of application 24/00257/FUL, to ensure that the conditions relate to those latest drawings.

The changes do not affect the recommendation in respect of application 24/00278/NCO.

A copy of the latest revised layout plan is included below: -



Planning Application 24/00257/FUL. Planning Layout Drawing No 2412.01. Rev. P.
Revised Recommendation for application 24/00257/FUL:

Upon the grant of planning permission code ref. 24/00473/MFL by North East Derbyshire District Council that the application be granted, subject to the conditions in the original planning committee report conditions, provided in that report in draft form, allowing the final wording to be agreed by the Development Management and Land Charges Manager and/or Development Management Principal Planners, subject to amended conditions 2 and 7 as follows: -

2. Unless otherwise required and/or approved under other conditions of this consent, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents: -
 - Planning Layout plan ref. 2412.01 REV P
 - Tree Protection Plan ref. 1613-002 REV F

[REASON: To clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by the Department for Communities and Local Government, November 2009 and for

the avoidance of doubt having regard to the amended and additional documents that have been submitted.]

7. Before any equipment, machinery or materials are brought onto the site, protective fencing must have been erected in accordance with the details included on the revised Tree Protection Plan ref. 1613-002 rev. F, submitted on the 15th May 2026. The fencing must then be maintained at all times in accordance with the details on that plan during the period of construction of both the proposed highway and the adjoining and associated housing development in the administrative area of North East Derbyshire District Council (planning permission ref. no. 24/00473/MFL).
[REASON: To ensure adequate protection is provided to the adjoining woodland to mitigate the biodiversity impacts of the development and in accordance with Policies SS1(i), SC2(d), SC3(i) and SC9 of the adopted Local Plan for Bolsover District.]