

The Arc
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To: Chair & Members of the Planning
Committee

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Monday, 7th April 2025

Dear Councillor,

PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the Planning Committee of the Bolsover District Council to be held in the Council Chamber on Wednesday, 16th April, 2025 at 10:00 hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 3 onwards.

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
AGENDA**

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

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes	5 - 13
	To consider the minutes of the last meeting held on 19 th February 2025.	
	<u>APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS</u>	
5.	Application no. 23/00439/FUL - Land at the Rear of The White Swan Market Place, Bolsover	14 - 43
6.	Application no. 24/00480/FUL - 1 Elm Close, Bolsover	44 - 59
7.	Application no. 24/00500/VAR - Land South West of Brockley Wood, Oxcroft Lane, Stanfree	60 - 84
8.	Application no. 24/00560/FUL - Land at Harvester Way, Clowne	85 - 94
	<u>REPORT OF THE DEVELOPMENT MANAGEMENT AND LAND CHARGES MANAGER</u>	
9.	Outcome of Consultation on and Recommendation to Adopt a Local Validation Checklist (Local List) for Planning Applications	95 - 150

REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND PLANNING POLICY

10. Consultation on the Proposed Implementation of a Pre-Application (Planning) Advice Charging Schedule / Service 151 - 161

REPORTS OF THE SENIOR DEVOLUTION LEAD FOR PLANNING POLICY, STRATEGIC GROWTH AND HOUSING

11. Creswell Growth Plan Update 162 - 167
12. Preparation of a New Local Development Scheme 168 - 181