

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber on Wednesday, 15th April 2026 at 10:00 hours.

PRESENT:-

Members:-

Councillor John Ritchie in the Chair

Councillors Catherine Tite (Vice-Chair), Steve Fritchley, Tom Munro, Sally Renshaw, Phil Smith and Janet Tait.

Officers:- Jim Fieldsend (Director of Governance and Legal Services & Monitoring Officer), Sarah Kay (Interim Strategic Director of Economic Growth), Chris Whitmore (Development Management and Land Charges Manager), Chris McKinney (Senior Devolution Lead for Planning Policy, Strategic Growth and Housing), Julie-Anne Middleditch (Principal Planning Policy Officer), Neil Oxby (Principal Planning Policy Officer), Mary McGuire (Senior Urban Design Officer) and Matthew Kerry (Governance and Civic Officer).

Also in attendance at the meeting, observing, was Councillor Justin Gilbody.

PL84-25/26 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Rob Hiney-Saunders, Chris Kane and Deborah Watson.

PL85-25/26 URGENT ITEMS OF BUSINESS

There was no urgent business to be considered at the meeting.

PL86-25/26 DECLARATIONS OF INTEREST

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

There were no declarations made at the meeting.

PL87-25/26 MINUTES

Moved by Councillor Steve Fritchley and seconded by Councillor Tom Munro
RESOLVED that the minutes of a meeting of the Planning Committee held on 18th March 2026 be approved as a true and correct record.

Councillor Tom Munro left the meeting at 10:01 hours.

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accordance with the approved details.

6. Before the development hereby approved is first occupied, the access, parking and turning shown on the approved plan must be provided on site in accordance with that plan and must be maintained as such thereafter.
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 principles outlined within:
 - a. William Saunders. (Nov 2025). *Flood Flow Routes*. 12941–WMS–ZZ-XX-D-C-39203-S8-P1.
 - b. William Saunders. (Nov 2025). *Drainage Strategy*. 12941-WMS-ZZ-XX-T-C-39201-S8-P2. “including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team”
 - c. And DEFRA’s National standards for sustainable drainage systems (2025),

have been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented on site before the development hereby approved is first occupied and must be maintained as such thereafter.

8. 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.
9. If during the works hereby approved being carried out on site, contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed, and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme must be implemented on site in full before the development hereby approved is first occupied.

Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interest of visual amenity, highway safety and biodiversity enhancement in accordance with Policies, SC2, SC3, and SC9 of the Local Plan for Bolsover District.
3. In the interest of visual amenity in accordance with policies SC2 and SC3 of the Local Plan for Bolsover District.

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4. To protect and enhance biodiversity interest on the site and to result in no net loss for biodiversity in accordance with Policy SC9 of the local Plan for Bolsover District.
5. To protect and enhance biodiversity interest on the site and to result in no net loss for biodiversity in accordance with Policy SC9 of the local Plan for Bolsover District.
6. In the interest of Highway Safety in accordance with Policy SC3 of the Local Plan for Bolsover District.
7. To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided in accordance with policy SC7 of the Local Plan for Bolsover District
8. To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development in accordance with policy SC7 of the Local Plan for Bolsover District.
9. To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy SC14 of the Local plan for Bolsover District.

Notes

1. BNG2
2. The LBEMP submitted under condition 4 above shall include the following:-
 - a) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric.
 - b) Aims and objectives of management, in line with desired habitat conditions detailed in the metric.
 - c) Appropriate management methods and practices to achieve aims and objectives.
 - d) Prescriptions for management actions.
 - e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).
 - f) Details of the body or organization responsible for implementation of the plan.
 - g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 3, 5, 10, 20 and 30 years.
 - h) Monitoring reports to be sent to the Council at each of the intervals above
 - i) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
 - j) Detailed habitat enhancements for wildlife, in line with British Standard BS 42021:2022 and the recommendations in the Ecological Impact Assessment (Futures Ecology, July 2022).
 - k) Requirement for a statement of compliance upon completion of planting and enhancement works.

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The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

3. The CEMP submitted under condition 5 above shall be produced by an ecologist and include the following:-
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
4. The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant will need to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation. There is however a private sewer marked on Severn Trent Water's records which the applicant should be aware of.

All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.

It is essential that any work carried out does not detrimentally alter the structure or surface of the ground and increase or alter the natural flow of water to cause flooding to neighbouring properties. The developer must also ensure any temporary drainage arrangements during construction gives due consideration to the prevention of surface water runoff onto the public highway and neighbouring properties.

5. Advisory notes provided by LLFA.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

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Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

Councillor Tom Munro returned to the meeting at 10:08 hours.

PL89-25/26 APPLICATION NO. 26/00033/FUL - 49 PATTISON STREET, SHUTTLEWOOD, CHESTERFIELD, S44 6QZ

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the location and features of the site and key issues. The application sought approval for the change of use of the existing dwelling to a children’s home for 1 child between the age of 6 - 17. The home was intended to operate with 2 members of staff on site 24hrs a day with a manager also on site during the day. No external changes were proposed to the dwelling.

The application was referred to the Committee for determination due to a call-in request from Councillor Donna Hales.

Balbier Dhillon (the Agent) spoke in favour of the application.

In answer to a question, Balbier Dhillon informed the Committee that social services would be responsible for placing a child and that they may not currently live within the District.

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In answer to questions on parking, Balbier Dhillon stated 2 vehicles would be parked on the driveway at night and if 3 vehicles were present during handover (with 1 temporarily parked on the highway) this would not be out of the norm for a residential property – some dwellings with 4 adults had the potential for 4 vehicles.

A Member informed of a previous career in Children and Family Services at Derbyshire County Council and enquired about asked on the level of care the child might require. Balbier Dhillon informed it would depend on the request by the local authority.

A statement on the application was read out on behalf of Councillor Donna Hales.

A Member noted Ofsted would be responsible for ensuring the property was suitable to house a child. A Member agreed, reiterating responsibility would lie with Ofsted and that Derbyshire County Council had made clear of the need for the provision of such proposals.

6 in favour

1 against

Moved by Councillor Phil Smith and seconded by Councillor Steve Fritchley

RESOLVED that application no. 26/00033/FUL be **APPROVED** subject to the following conditions:

1. The development must be begun before the expiration of three years from the date of this permission.
2. Before the use hereby approved is first implemented, a noise management plan must be submitted to and approved in writing by the Local Planning Authority. The approved noise management plan must be implemented in full concurrent with the first occupation of the site and must continue to be implemented in accordance with the approved scheme thereafter.
3. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises must be used only as a children's care home for 1 child and for no other purpose (including any other use falling within Class C2 of the Order).
4. There must be no more than three members of staff on shift at the premises at any time unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interest of residential amenity in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
3. In the interest of residential amenity and highway safety in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.

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4. In the interest of highway safety in accordance with policy SC3 of the Local Plan for Bolsover District.

Notes

1. BNG 2
2. The three members of staff on shift must include the manager and carers on site.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., "the Public Sector Equality Duty").

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights ('the ECHR') relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this 'balancing exercise' in the above report, officers are satisfied that the potential for these proposals to affect any individual's (or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

**PL90-25/26 APPLICATION NO. 26/00034/FUL - 48 PATTISON STREET,
SHUTTLEWOOD, CHESTERFIELD, S44 6QZ**

Committee considered a report in relation to the above application presented by the Development Management and Land Charges Manager, who gave details of the application and highlighted the location and features of the site and key issues. The application sought approval for the change of use of the existing dwelling to a children's

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home for 1 child between the age of 6 - 17. The home was intended to operate with 2 members of staff on site 24hrs a day with a manager also on site during the day. No external changes were proposed to the dwelling.

The application was referred to the Committee for determination due to a call-in request from Councillor Donna Hales.

Balbier Dhillon (the Agent), having addressed the Committee in the previous item chose not to provide any further address.

The Committee was referred to the previous item's statement on the application submitted by Councillor Donna Hales.

A Member reiterated a previous career in Children and Family Services at Derbyshire County Council and shared continued objection to the proposal having encountered issues raised by other organisations in the same speciality as the applicant, issues which had proven highly complex and time consuming to manage / resolve.

A Member sought clarity on the ability, with the proposal adjacent to the previous item's application, to amalgamate both residences in future.

A Member requested it be stipulated that such an amalgamation of the residences of application nos. 26/00033/FUL and 26/00034/FUL be prevented.

The Development Management and Land Charges Manager informed this could not be addressed within the conditions of the application, but the request could be recorded within the minutes of the meeting.

6 in favour
1 against

Moved by Councillor Phil Smith and seconded by Councillor John Ritchie

RESOLVED that application no. 26/00033/FUL be **APPROVED** subject to the following conditions:

1. The development must be begun before the expiration of three years from the date of this permission.
2. Before the use hereby approved is first implemented, a noise management plan must be submitted to and approved in writing by the Local Planning Authority. The approved noise management plan must be implemented in full concurrent with the first occupation of the site and must continue to be implemented in accordance with the approved scheme thereafter.
3. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises must be used only as a children's care home for 1 child and for no other purpose (including any other use falling within Class C2 of the Order).
4. There must be no more than three members of staff on shift at the premises at any time unless otherwise agreed in writing by the Local Planning Authority.

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Reasons

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interest of residential amenity in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
3. In the interest of residential amenity and highway safety in accordance with policies SC3 and SC11 of the Local Plan for Bolsover District.
4. In the interest of highway safety in accordance with policy SC3 of the Local Plan for Bolsover District.

Notes

1. BNG 2
2. The three members of staff on shift must include the manager and carers on site.

Statement of Decision Process

Officers have worked positively and pro-actively with the applicant to address issues raised during the consideration of the application. The proposal has been considered against the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s

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(or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

PL91-25/26 HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT

The Principal Planning Policy Officer presented the report to the Committee.

The Historic Environment SPD (2006) was a guidance document for all involved in making decisions on planning matters as they related to the historic built environment as well as the general public / developers who might want to submit a formal enquiry or application.

Since 2006, there had been significant changes in national heritage policy and guidance and changes in local plan policy with the adoption of the Council's Local Plan.

To remain effective and relevant, the Historic Environment SPD must reflect these changes to ensure it continued to support the development management process.

The draft revised Historic Environment SPD, attached at Appendix 1, was presented to the Committee 18th February 2026, before it was subject to a 4-week targeted consultation with statutory consultees, developers, agents and others on the Council's Local Plan database between 23rd February 2026 to 23rd March 2026.

Barlborough Hospital Trust, the Coal Authority, Derbyshire County Council Highways Authority, Derbyshire County Council Conservation Officer, Historic England and Natural England made submissions comprising of 39 representations – the main points were summarised in the report and set out in full in Appendix 1.

The final version of the Historic Environment SPD, following the amendments made from the representations received, was attached at Appendix 2.

The changes made strengthened the document.

Members expressed thanks to the officers for the phenomenal amount of work accomplished.

Moved by Councillor John Ritchie and seconded by Councillor Catherine Tite

RESOLVED that the Planning Committee; 1) note the outcome of the consultation exercise as set out in the report and set out in Appendix 1;

- 2) approve the proposed responses to the main points and the consequential revisions to the proposed SPD as set out in the report and set out in Appendix 2;
- 3) recommends to Council that the Historic Environment Supplementary Planning Document is adopted as a material consideration in planning decisions.

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PL92-25/26 NATIONAL GRID 400 KILOVOLT (KV) OVERHEAD ELECTRICITY LINE FROM CHESTERFIELD TO WILLINGTON (SOUTH DERBYSHIRE) - STAGE 2 CONSULTATION

The Principal Planning Policy Officer presented the report to the Committee with the addition of an in-depth presentation that provided visual representations of the proposed options.

The National Grid Electricity Transmission (National Grid) was proposing to enhance the East Midlands electricity network by building and operating approximately 60 kilometres (km) of new 400 kilovolt (kV) overhead electricity line from Chesterfield to Willington (South Derbyshire).

The report set out extensive details of the following:

- A summary of National Grid's Chesterfield to Willington Stage 2 Consultation (Statutory Consultation) which would close on Tuesday, 28th April 2026;
- The proposed revised route of the overhead line through the District;
- To provide information on the potential "Community Benefits" as set out by UK Government guidance in relation to overhead lines; and,
- To reference the possibility of entering into a Planning Performance Agreement in respect of the Project.

Members raised concerns on some of the proposal's options regarding height, location, encroachment of settlements, nearness of a school and the impact on the local environment (e.g., the District's heritage assets).

A Member shared concern that the residents of Blackwell Ward had not been consulted despite being as nearly as impacted as other neighbouring wards.

The Principal Planning Policy Officer informed the consultation closed on 28th April 2026 – there remained some time to submit objections and it was encouraged all persons able respond to the consultation.

The Committee took a sceptical view on the availability of compensation from the National Grid's Community Benefits after it had been shared with all other impacted areas (63), with questions additionally raised on how such a scheme would work.

Members were unanimous in sharing concern on the potential impact on Tibshelf Ward.

A Member asked if research had taken place on the potential health implications of the proposal near a school.

An observing Councillor shared Tibshelf Parish Council had formed a working party to investigate and raise awareness on the proposal's impact on Tibshelf Ward and thanked the Development Management and Land Charges Manager for attending a recent meeting at Tibshelf to answer questions.

The Committee was further informed the health implications from the proposal, while within the minimum standard as established by the National Grid, were in contravention to the recommendations and findings of the World Health Organisation.

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Regarding the school, while the 263 metre distance covered the distance between the proposal and the school facilities, it did not take into account the surrounding areas including the sports field.

The observing Councillor stated not all residents of Tibshelf Ward had been contacted directly via letter by the National Grid and finally, when in consultation with the National Grid adequate answers on the provision / cost of underground cabling had proven questionable.

For the answers provided on why the pylons were the only viable option within the proposal, it was noted it had been identified that the land by the River Amber would prove highly unsuitable for the structures – this argument could therefore apply to Tibshelf Ward with 4 previous underground mines being present in the area.

It was noted the consultation in the District had also only been 7 weeks, and not the 8 weeks as supposedly intended. The Committee was additionally informed the consultation in 2024 covering the option through the Amber Valley had taken place over 18 weeks in comparison.

The Committee was informed the Council could declare a position on the proposal and recommend all impacted wards and residents across all impacted local authority areas submit objections to the proposal.

Moved by Councillor Steve Fritchley and seconded by Councillor Phil Smith

RESOLVED that Planning Committee: 1) Notes the proposal for a revised route of the new overhead electricity line from Chesterfield to Willington, which is located in part in the District;

- 2) Agrees the basis of the proposed response to the Consultation that the Council should object to the Stage 2 proposed route due to its harmful impact on the District's heritage assets, local communities and landscape and of the four options identified by National Grid that Alternative Routeing Option 3 - North-west of Astwith, pass between Lower Pilsley and North Wingfield was supported instead;
- 3) Agrees that the Council respond positively to all benefit areas listed in the National Grid's Community Benefits Survey and that details for this benefit scheme are requested and provided at the National Grid's earliest opportunity;
- 4) Agrees in principle to entering into a Planning Performance Agreement in respect of the Project should this be necessary or advantageous to the Council;
- 5) Gives delegated authority to the Interim Strategic Director Economic Growth, in consultation with the Chair and Vice Chair of the Planning Committee, to finalise and submit a detailed response to the National Grid Stage 2 Consultation on the basis outlined in the report.

The meeting concluded at 11:23 hours.