

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday, 13th May 2026 at 10:00 hours.

PRESENT:-

Members:-

Councillor John Ritchie in the Chair

Councillors Catherine Tite (Vice-Chair), Steve Fritchley, Chris Kane, Tom Munro, Phil Smith, Janet Tait and Deborah Watson.

Officers:- Jim Fieldsend (Strategic Director of Legal, Governance and Monitoring Officer), Chris Whitmore (Development Management and Land Charges Manager), Julie-Anne Middleditch (Principal Planning Policy Officer), Matt Connley (Leisure Facilities Planning and Development Manager), Dan Oakley (Community Arts Development Officer), Coby Bunyan (Scrutiny Officer) and Matthew Kerry (Governance and Civic Officer) .

Also in attendance at the meeting, observing, was Councillor Cathy Jeffery (from Minute No. PL97-25/26).

PL93-25/26 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Rob Hiney-Saunders and Sally Renshaw, and Sarah Kay (Interim Strategic Director of Economic Growth).

PL94-25/26 URGENT ITEMS OF BUSINESS

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

PL95-25/26 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

PL96-25/26 MINUTES

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith

RESOLVED that the minutes of a meeting of the Planning Committee held on 15th April 2026 be approved as a true and correct record.

Councillor Catherine Tite left the meeting at 10:02 hours.

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PL97-25/26 APPLICATION NO. 26/00038/FUL - LAND ADJACENT 123 CHARLESWORTH STREET, CARR VALE, BOLSOVER

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 retention of the use of land for the siting of a caravan which was occupied by the son of the occupier of the dwelling at 123 Charlesworth Street, Carr Vale.

The application had been referred to Committee for determination due to a call-in request from Councillor Cathy Jeffery to explore the claim that the site was previously developed land and could therefore be considered appropriate for development.

Councillor Cathy Jeffery spoke in favour of the application.

Clarification was sought on the personal connection of the occupants of the annex with the occupants of the main dwelling and any functional need to be resident on site.

James Parsons (the applicant) spoke in favour of the application.

The majority of Members were satisfied that the development did not amount to the creation of a separate unit of residential accommodation and could be treated as ancillary accommodation, and that such use could be controlled by condition. With such a condition and a condition to screen the development in views from the west it was concluded that it would not be detrimental to the character and appearance of this part of the countryside and would be in keeping with the landscape character generally, thereby complying with the requirements of Policy SC5 of the Local Plan for Bolsover District (2020). It was resolved to grant planning permission, subject to conditions, contrary to the officer recommendation for these reasons.

5 in favour
2 against

Moved by Councillor John Ritchie and seconded by Councillor Phil Smith

RESOLVED that the current application be **APPROVED** with the following conditions:

1. The development hereby permitted shall only be used in connection with and for purposes ancillary to the occupation of the adjoining dwelling known as 123 Charlesworth Street. It shall not at any time be sub-let or occupied as an independent dwelling by persons unconnected to the occupation of the adjoining dwelling or separated from the ownership or curtilage of this property.
2. Within three months of the date of this decision a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, which shall include planting to filter views of the development from the west and a timetable for implementation. The landscaping shall thereafter be carried out in accordance with the approved details.

Councillor Catherine Tite returned to the meeting and Councillor Cathy Jeffery left the meeting at 10:33 hours.

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PL98-25/26 QUARTERLY UPDATE ON SECTION 106 AGREEMENT MONITORING

The Principal Planning Policy Officer presented the report to update Members on the progress of the spending of Section 106 contributions.

The Community Arts Development Officer and the Leisure Facilities Planning and Development Manager were also present to provide updates and respond to questions on specific projects.

The report followed the Council's approved Section 106 Monitoring Procedure, which required a quarterly update highlighting contributions at risk of clawback (within 24 months of expiry) and summarising those held in years 3, 4, and 5 by infrastructure type.

The number of contributions within the 24-month threshold stood at 8, with full details provided in the report.

The Infrastructure Contribution Sums for the 3-5 Years Spending Deadline was attached at Appendix 1.

A Member expressed concern on the sums still to spend from the Land at Thornhill Drive, South Normanton – reassurance was sought for these sums being spent before the June 2026 deadline. The Community Arts Development Officer stated that the Art sum would be spent before the deadline (the Artwork Murals artist would be onsite the first week of June 2026).

Reassurance was additionally sought from the Leisure Facilities Planning and Development Manager regarding the Outdoor Sport and Open Space sums. The Leisure Facilities Planning and Development Manager informed that the contract had been signed with the contractor and that the project would be delivered with work to start in May 2026.

With regard to the Health sum from the Thornhill Drive, South Normanton development, Members expressed concern on the ongoing difficulty that the Council was having in receiving responses from the Integrated Care Board (ICB). The Chair informed the Committee that from a conversation with the Senior Devolution Lead for Planning Policy, Strategic Growth and Housing, it was the case that 3 local ICB's were in the process of merging, exacerbating spending progressions and communication concerns – the Principal Planning Policy Officer reported that the ICB remained committed to the contribution being spent.

It was proposed that in future, the ICB could submit details on what they were to spend the contributions on before the Council considered requesting contributions from proposed developments (to ensure spending took place before deadlines and within the District). It was also proposed a meeting with Derbyshire County Council and the ICB could be held to ensure spending of Section 106 contributions took place within deadlines.

Members expressed concern on the delay of Derbyshire County Council Highways carrying out infrastructure / junction improvements following receipt of S106 contributions and that improvements should be carried out during the development rather than within the following 5 years as the impact of the development was felt immediately.

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Moved by Councillor Steve Fritchley and seconded by Councillor Phil Smith
RESOLVED that Planning Committee note the contents of the report and highlight any concerns about the implementation of the Section 106 Agreements listed.

The Chair thanked all those in attendance and for all Members and officers for their work in 2025/26.

The meeting concluded at 10:59 hours.