

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, 8th July 2026 at 10:00 hours.

PRESENT:-

Members:-

Councillor Catherine Tite in the Chair

Councillors Duncan McGregor (Vice-Chair), Steve Fritchley, Tom Munro, Sally Renshaw, Phil Smith, Janet Tait and Deborah Watson.

Officers:- Jim Fieldsend (Strategic Director of Legal, Governance and Monitoring Officer), Kay Gregory (Principal Planner), Sarah Kay (Interim Strategic Director of Economic Growth), Chris McKinney (Senior Devolution Lead for Planning Policy, Strategic Growth and Housing), Neil Oxby (Principal Planning Policy Officer), Chris Whitmore (Development Management and Land Charges Manager), Angelika Kaufhold (Governance and Civic Manager) and Matthew Kerry (Governance and Civic Officer).

PL7-26/27 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Chris Kane and John Ritchie.

PL8-26/27 URGENT ITEMS OF BUSINESS

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

PL9-26/27 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

PL10-26/27 MINUTES

Moved by Councillor Duncan McGregor and seconded by Councillor Phil Smith

RESOLVED that the minutes of a meeting of the Planning Committee held on 10th June 2026 be approved as a true and correct record.

PL11-26/27 APPLICATION NO. 23/00086/REM - LAND OFF BLACKSMITHS CLOSE AND PARK AVENUE TO THE REAR OF 7-53 MANSFIELD ROAD GLAPWELL

Committee considered a report in relation to the above application presented by the Principal Planner, who gave details of the application and highlighted the locations and features of the site and key issues. The application had been referred to the Committee for determination, in accordance with the scheme of delegation contained within the

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Council's constitution, due to the number of representations received from individual households following the Committee's overturn of the officer's recommendation of refusal.

The supplementary document detailed site visit attendance along with further representations received and officer responses.

The Development Management and Land Charges Manager explained that should Members be minded to approve the application, that in addition to the recommended conditions in precis form and any further conditions recommended by Derbyshire Wildlife Trust (DWT), any decision would also need to include the conditions recommended by the Local Highway Authority

Mollie Arif (the Agent) spoke in favour of the application and Reuben Spears (the applicant) was also present to answer questions.

Concern was raised on the potential for Anti-social Behaviour with regards the proposed footpath from Blacksmith's Court, Glapwell, and whether any specific measures could be taken to prevent the use of two-wheeled high-speed vehicles. Mollie Arif informed all prevention measures could be considered through condition if the application was approved by the Committee.

Concern was raised regarding the proposed method for surface water run-off and its maintenance in perpetuity. The Committee was informed Severn Trent could adopt the system through a Section 104 agreement or through a resident's management company.

Concern was raised for the residents on Park Avenue, Glapwell with regard to it being the current sole access point for all construction traffic. The Committee was informed the site was primarily land locked by the surrounding privately owned land, however there was an agricultural access off Mansfield Road, Glapwell that could be utilised. It was advised that the route of construction traffic would be consideration in respect of the recommended condition to agree a construction management plan.

A Member expressed concern with the comments made by a Derbyshire County Councillor in the consultation comments received, implying that occupiers of social housing would be problematic in some way. Later in the meeting, another Member noted 5 of the proposed social housing properties met the 10% social housing allocation within the Council's Local Plan and that the sixth would be purchased by the Council for the logical necessity of the proposed social housing units being semi-detached.

Concern was raised regarding the local bat population during the construction phase and following the proposed development's completion. The Principal Planner informed that with the intended retention of the highly developed tree line along the boundary of the site, the local bat population would retain its current habitat, though a response from the Derbyshire Wildlife Trust was awaited on this.

Moved by Councillor Phil Smith and seconded by Councillor Duncan McGregor

RESOLVED that following the approval of the Landscape and Biodiversity Enhancement and Management and Construction Environmental Management Plans (LBEMP and CEMP) by Derbyshire Wildlife Trust, delegated authority be given to the Development Management and Land Charges Manager and Principal Planners to grant planning permission subject to the following conditions which are written in precis form and recommended conditions of the Local Highway Authority:

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1. The development hereby approved shall be carried out in accordance with the following plans and documents:

- Drawing ref: 2520.01.L – Planning Layout; received 24th June 2026
- Drawing ref: 2520.03.F – Materials Layout; received 24th June 2026
- Drawing ref: 2520.06.G - Boundary Treatment Plan; received 24th June 2026
- BNG Metric V03 dated 23 June 2026; received 24th June 2026
- BNG Letter; received 24th June 2026
- CEMP Biodiversity Addendum; received 24th June 2026
- Cricket Ball Strike Assessment – Labosport (LSUK.26-0513_CBA) received 23rd June 2026
- Foundation Zoning Plan – Eastwood Consulting – 49296-ECE-XX-XX-DR-C-008 P03 received 23rd June 2026
- Boundary Treatment Plan – 2520.06 Rev G; received 19th Jun 2026
- Revised bungalow elevations and Floor Plan – 2520.BU1.01.Rev A; received 19th June 2026
- Soft Landscaping Plan Sheet 1 of 3 – DR L 4503 P04 received 19th June 2026
- Soft Landscaping Plan Sheet 2 of 3 – DR L 4502 P04 received 19th June 2026
- Soft Landscaping Plan Sheet 3 of 3 – DR L 4501 P03 received 19th June 2026
- Soft Landscape schedule – SHF9048001-ENZ-L-SC-045-001 Rev P04; received 19th June 2026
- Vehicle Tracking Layout (Refuse Vehicle) – ECE-XX-XX-DR-C-ATR2-P01; received 8th June 2026
- Addendum to Land OA Park Avenue, Glapwell Reserved Matters Number 24 – Construction Environmental Management Plan (CEMP: Biodiversity); received 4th June 2026
- Drainage Strategy – ECE-XX-XX-DR-C-0001-P06; received 2nd June 2026
- Proposed site access arrangements – ECE-XX-XX-DR-C-0137-P01; received 2nd June 2026
- Levels Strategy – ECE-XX-XX-DR-005-P04; received 2nd June 2026
- Street Scenes – 2520.04.A Rev A; received 2nd June 2026
- Addendum to Arboricultural Assessment (Enzygo Environmental Consultants) – SHF.9048.001.ENZ.XX.00.RP.AR.45.101; received 2nd June 2026
- Dust Management Plan; received 2nd June 2026
- Biodiversity Net Gain Assessment letter (553417ab29May26FV02_BNGA_Letter) received 2nd June 2026
- Design and Access Statement Rev PL03 received 2nd June 2026
- BNG Metric excel received 2nd June 2026
- 2520.01. Rev K Planning Layout (A) received 2nd June 2026
- 2520.03.Rev F Materials Layout received 2nd June 2026
- House type 1229 – 2520.1229.01 received 31st March 2026
- House type 1416.02 (stone) - 2520.1416.02 REV A received 31st March 2026
- House type 913.02 (stone) – 2520.913.02 Rev A received 31st March 2026

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- HOUSE TYPE 986.02 SEMI DETACHED (STONE) – 2520.986.02 REV A received 31st March 2026
- HOUSE TYPE NT2.01 – 2520.NT2.01 received 31st March 2026
- Site location plan – 2520.02 Rev A received 4th March 2026
- Standard tree detail – DR L 0005 received 4th March 2026
- Landscape Management and Maintenance Plan – ENZYGO – SHF.9048.001.LA.R.002 received 23rd February 2026
- ROAD & SEWER SECTIONS SHEET 1 OF 4 – 0101 REV P02 received 18th December 2025
- ROAD & SEWER SECTIONS SHEET 2 OF 4 – 0102 REV P02 received 18th December 2025
- ROAD & SEWER SECTIONS SHEET 3 OF 4 – 0103 REV P02 received 18th December 2025
- ROAD & SEWER SECTIONS SHEET 1 OF 4 – 0104 REV P02 received 18th December 2025
- Vehicle Tracking Layout ATR1 Rev PO4 received 18th December 2026
- Planning Drawings - Types 857 & 775 Stone – floor plans – 2520.857775.01 received 29th October 2025
- Planning Drawings – Types 857 and 775 Elevations – 2520.857775.02 received 29th October 2025
- Planning Drawings – Type BU1 Stone – Elevations and floor plans - 2520.BU1.01 received 29th October 2026
- Revised elevation and floor plans type 1057C (brick) detached – 2520.1057C.01
- Revised elevation and floor plans type 1057C (stone) detached – 2520.1057C.02
- Revised elevation and floor plans type 1116 (brick) detached – 2520.1116.01
- Revised elevation and floor plans type 1116 (stone) detached – 2520 1116.02
- Revised elevation and floor plans type 1194 (brick) detached – 2520 1194.01
- Revised elevation and floor plans type 1194 (stone) detached – 2520 1194.02
- Revised elevation and floor plans type 1416 (brick) detached – 2520 1416.01
- Revised elevation and floor plans type 775 (brick) – 2520 775.01
- Revised elevation and floor plans type 775 (stone) – 2520 775.02
- Revised elevation and floor plans type 802 (brick) 2520 802.01
- Revised elevation and floor plans type 802 (stone) 2520 802.02
- Revised elevation and floor plans type 857 (brick) – 2520.857.01
- Revised elevation and floor plans type 857 (stone) – 2520.857.02
- Revised elevation and floor plans type 913 (brick) – 2520.913.01
- Revised elevation and floor plans type 986 (brick) semi-detached – 2520 986.01
- Revised elevation and floor plans type 986 (stone) semi-detached – 2520.986.02
- Revised elevation and floor plans type 986 (brick) detached – 2520.986.03
- Elevations and floor plans single garage – 2520.G.01

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- Elevations and floor plans twin garage – 2520.G.02 all received 24th July 2025.
- 2. A condition will be imposed removing PD rights for garden boundary treatments to plots 1 – 4, 19, 23, 34, 48 and 49, in the interests of maintaining an acceptable appearance.
- 3. A condition will be imposed removing PD rights for new boundary treatments forward of principle elevations. This is to ensure that the development does not appear cramped, but remains an open appearance, given the constraints of the site layout.

A condition will be imposed for details of the pumping station, including elevations and compound fencing to be submitted and approved prior to occupation, in the interests of maintaining an acceptable appearance.

- 4. A condition will be included to remove Class A and B PD rights for plots 1 – 4 and 49, preventing any new openings on the southern elevation, including within the roof space. To maintain privacy levels for properties on Mansfield Road and to ensure that there is no potential for overlooking.
- 5. A condition will be included to require details of the final route and treatment to public footpath No4, including the route through the site, and how it adjoins the new footpath to the north. Details must include, along with a timetable for implementation; the proposed surface materials, kerb/edge treatments and details of structures required for connections (gate, speed barriers etc), and provision of lighting.
- 6. Prior to commencement of development, and subject to agreement with the landowner of Blacksmith's Close, full details of the pedestrian and cycle link between the site and Blacksmith's Close shall be submitted and approved. Details must include, along with a timetable for implementation; the proposed surface materials; kerb/edge treatments; details of structures required for the connections (speed barriers etc); provision of lighting.
- 7. Prior to any development above foundation levels, the roofing and facing materials shall be submitted and approved by the Local Planning Authority.
- 8. The on-plot cycle stores shall be provided on site prior to the occupation of each respective plot.
- 9. Landscaping delivery, protection and management.
- 10. Conditions relating to the CEMP and LBEMP and any wildlife protection and habitat creation conditions recommended by Derbyshire Wildlife Trust.

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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The decision contains several pre-commencement conditions which are so fundamental to the development permitted that:

- it would have been otherwise necessary to refuse the whole permission; or*
- are necessary to address issues that require information to show that the development will or can be made safe, or*
- address other impacts which need to be assessed to make the development acceptable to minimise and mitigate adverse impacts from the development.*

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.

PL12-26/27 OUTCOME OF REVIEW OF PROCEDURE FOR PUBLISHING DETAILS OF PLANNING APPLICATIONS RECEIVED IN THE PRESS AND RECOMMENDATIONS

The Development Management and Land Charges Manager presented the report to the Committee.

A review had been undertaken from March 2026 to June 2026 into the Council’s procedure for advertising planning applications in the press to ensure the Council was making effective, cost-efficient use of its resources when publicising planning applications.

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At the time of the meeting, the Council published press notices for qualifying applications shortly after registration. Notices were placed in local newspapers depending on the location of the development (incl. the Derbyshire Times, Mansfield Chad and Worksop Guardian) with the process administered on behalf of the Council by Derbyshire County Council.

The Council had allocated an annual budget of £36,000 for press advertisements, with each advertisement typically costing between £300 and £800 (dependant on the publication and the size of the advertisement).

Analysis had identified that between 2023 and 2025, approximately 50 advertisements were placed in the press each calendar year, and this relatively low volume reflected the limited number of applications that fell within the statutory categories requiring newspaper publication.

The analysis had additionally highlighted the potential inefficiency of the current approach, where often large and single notices were placed in the press.

The Council's current practice was to not advertise developments that represented a departure from the provisions of the development plan at the point of registration – only where such development was likely to be supported / approved by the Committee would such publicity be undertaken, which could result in determination delays.

Benchmarking with other lower-tier local authorities had been made, identifying a consistent approach of consolidating planning applications into a single press advertisement, enabling cost-efficiency savings.

The adoption of a similar approach (reducing the amount of information published within a single notice and publishing on a 2-week cycle) would reduce the number of advertisements required annually, reduce the size and cost of individual advertisements, and enable more efficient use of the allocated budget.

It was noted in the report that maintaining the existing arrangement with Derbyshire County Council would likely remain advantageous as it enabled access to significant discounts that may not be otherwise available and maintain established working relationships and administrative processes.

The review had identified clear opportunities to improve efficiency and cost-effectiveness of the Council's approach to advertising planning applications in the press.

The review confirmed that while the Council's current procedures complied with statutory requirements, there was significant scope to improve efficiency and reduce costs.

By adopting similar approaches already in use by other lower-tier local authorities and maintaining existing partnerships, the Council could deliver a more streamlined, cost-effective and responsive planning service.

To a question on whether review of the proposed approach would continue and consideration be given to utilising a marketing company, the Development Management and Land Charges Manager informed that this would be kept under review, though current arrangements remained both cost effective and, as the report confirmed, maintained the established working relationships and administrative processes with

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Derbyshire County Council. It was confirmed that any further changes would be brought before Committee for both scrutiny and approval.

To a question on the appropriateness of moving to the proposed fortnightly publication, the Development Management and Land Charges Manager informed the Council that this would not curtail the amount of time that the public would have to comment on the application as the publicity period ran from the last method of publicity. The only implications would be officers having less time to determine an application after the publicity period, however, due to the small number of applications requiring a press advertisement and these being published 2+ weeks after registrations, this was not foreseen as a significant issue.

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith

RESOLVED that the Development Management Team: 1) Adopts a condensed but transparent and informative advertising approach, listing multiple planning applications within a single press notice as set out in Appendix 2;

- 2) Introduces a two-week publication cycle for press advertisements;
- 3) Includes applications that depart from the development plan in press notices at the point of registration, rather than retrospectively.
- 4) Continues to utilise Derbyshire County Council for the placement of press advertisements in order to benefit from discounted rates and maintain partnership working, and;
- 5) Keeps under review the potential use of external marketing companies, but only where clear financial or operational advantages can be demonstrated.

PL13-26/27 6 MONTHLY APPEALS REPORT: JANUARY 2026 - JUNE 2026

The Development Management and Land Charges Manager presented the report to the Committee.

In November 2016 (updated December 2024), the Ministry of Housing, Communities and Local Government produced guidance, entitled “Improving Planning Performance”, which included guidance on speed of Planning decisions and Quality of Planning Decisions.

The measure to be used was the percentage of the total number of decisions made by the authority on applications that were then subsequently overturned at appeal. This was set at 10%.

The latest monitoring period was January 2026 – June 2026, and the Council had received no appeals on major planning applications and 3 appeal decisions on nonmajor planning applications – 2 appeals were dismissed and 1 allowed. However, this only equated to 1.41% of the number of non-major applications determined within this period.

A full summary of the decisions made was within the report.

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The lack of appeals generally against planning decisions taken indicated that current decision making was sound and the Council's performance in successfully defending decisions at appeal was good.

It was recommended that the appeal performance and the report be noted and that the Committee continued to be briefed on appeal decisions and performance on an ongoing 6-monthly basis to ensure the Council met and exceeded the UK Government target.

A Member noted that the Council's performance in successfully defending decisions was the result of appropriate officer decisions, recommendations and Member determinations.

A Member thanked the officers for their care, dedication and maintaining a high level of service.

Moved by Councillor Duncan McGregor and seconded by Councillor Phil Smith

RESOLVED that: 1) the quality of decision making / appeal performance and report be noted; and,

2) appeal decisions continue to be reported to Committee members every 6 months.

PL14-26/27 6 MONTHLY ENFORCEMENT REPORT - JANUARY 2026 - JUNE 2026

The Development Management and Land Charges Manager presented the report to the Committee.

The Local Enforcement Plan (the 'Plan') had been adopted by the Committee in 2019 (refreshed in May 2022 and September 2025) and established the service standards that Planning Enforcement Officers would consider to be specific, measurable, achievable and realistic.

During January 2026 – June 2026, 148 unauthorised activity enquiries had been received, up 23% on the previous 6-month review period. 1 enquiry was a high priority case raised by officers and was investigated / visited on the same date (following investigation, a revised Listed Building Consent application was invited).

17 medium priority and 130 low priority cases were additionally received – 100% of these were visited within the target period as set out in the Local Enforcement Plan (this figure included recent cases received which were yet to be visited though still fell within the target investigation period).

Of the 17 medium priority cases, 8 were pending consideration with 9 resolved / closed (100% of all investigations / visits had begun within 2-weeks).

Out of the 130 low priority cases, 26 were at the time of the writing of the report pending consideration with 104 resolved / closed (100% of all investigations / visits had begun within the 6-week target investigation period, with only 2 cases awaiting investigation / visit).

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The statistics highlighted exemplary performance from the department's dedicated Enforcement Officer, who currently undertook the initial investigations / visits for all new enquiries received.

It was noted that significant progress had been made on resolving enquiries and historic cases.

During January 2026 – June 2026, 5 enforcement notices had been served (further details were in the report).

A Member recommended that all Members of the Council be encouraged to report any potential unauthorised developments within their Wards.

Moved by Councillor Duncan McGregor and seconded by Councillor Tom Munro

RESOLVED that: 1) the report be noted; and,

- 2) the planning department's performance against the service standards in the Local Enforcement Plan and updates on planning enforcement continue to be reported to Planning Committee on a half-yearly basis.

PL15-26/27 FIVE-YEAR HOUSING LAND SUPPLY 2026-2031

The Principal Planning Policy Officer presented the report to the Committee to update Members on housing land supply and to approve the publication of the Council's Annual Position Statement on the 5-Year Housing Land Supply as at 1st April 2026 for the period 2026/27 to 2030/31.

The Officer outlined the components of the 5-Year Housing Land Supply and that the Council had a housing land supply of 4.82 years, resulting in the Council not currently being able to demonstrate a 5-Year Housing Land Supply of deliverable sites for the period 2026/27 to 2030/31.

A Member noted the Council had been consistently overperforming and asked if this had any weighting on the Council's determination of future developments within the District. The Senior Devolution Lead for Planning Policy, Strategic Growth and Housing set out that the UK Government placed an emphasis on the need to significantly boost the supply of housing and, in general terms, this meant that past delivery was not taken into account in arriving at the 5-Year Housing Land Supply.

It was added that a shortfall of 71 dwellings was a small margin and highlighted that this was in part due to the delay in the delivery of the Clowne Garden Village development (following the ongoing Judicial Review challenge and the delays on the delivery of the former Whitwell Colliery site).

The UK Government's insufficient number of Planning Inspectors was noted by the Committee.

Moved by Councillor Catherine Tite and seconded by Councillor Duncan McGregor

RESOLVED that the Planning Committee: 1) Notes the detailed issues set out in the report including that the Council anticipated "Five Year Housing Land Supply" has been assessed at 4.82 years with has the implications set out in the report;

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- 2) Approves the assessment of the Council's Annual Position Statement of Five-Year Housing Land Supply 2026 as set out at Appendix 1;
- 3) Authorises the publication of the Annual Position Statement of Five-Year Housing Land Supply (Appendix 1) and List of Major Development Sites and their contribution to the Council's Five-Year Housing Land Supply (Appendix 2) on the Council's website; and,
- 4) Gives delegated authority to the Interim Strategic Director: Economic Growth, in consultation with the Chair of Planning Committee, to make any appropriate changes to the assessment, assumptions and process as necessary to take account of new government guidance, case law, best practice and valid stakeholder comments.

The Chair thanked all those in attendance.

The meeting concluded at 11:09 hours.