

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 & Country Planning Acts

Planning Site Visits held on 11th April 2025 commencing at 10:00 hours.

PRESENT: -

Cllrs. **T. Munro; J Ritchie; P Smith; J Tait; D Watson; C Wood**

Officers: Kay Gregory – Principal Planner

SITE VISITED

1. 24/00480/FUL – 1 Elm Close, Bolsover
2. 23/00439/FUL – Land to rear of White Swan public house, Bolsover
3. 24/00500/VAR – Land southwest of Brockley Wood (Boleappleton Farm)
4. 24/00560/FUL – Land north of 14 to 36 Harvester Way, Clowne

The meeting concluded at 11:10 hrs.

AGENDA ITEM 5 – 23/000439/FUL: - Proposed 9 x 1 bed (ground floor flats) and 9 x 2 bed, 2 storey (first and second floor flats), Land at the rear of The White Swan, Market Place, Bolsover.

It has been noted that the viability section of the officer report states that a s106 contribution totalling £136,746 is expected; comprising £91,928.37 for education, £20,338 for open space and £24,480 for playing pitches, but that this doesn't correlate with consultee comments. The reason for this is as follows: The above amount for education was the amount Derbyshire County Council originally requested, however they updated their comments after the viability assessment had been received with an increased request of:

- £20,299.61 towards the provision of additional education facilities at Bolsover Infant and Nursery School;
- £20,299.61 towards the provision of additional education facilities at Bolsover C Of E Junior School; and,
- £61,175.40 towards the provision of additional education facilities at The Bolsover School.

However, a further response on 26 February 2025 states that "The County Council accepts the conclusion of the independent viability report i.e. that the development cannot support any S106 contributions".

With regard to open space and playing pitches, the comments of the Leisure team dated 19 October 2023 set out a request for a commuted sum of £19,152. The two amounts stated in the viability section of the officer report relate to an updated figure for open space and take account of a separate and additional requirement for a Playing Pitches contribution under policy ITCR7. The amounts stated in the viability section mirror those considered by the applicant's viability assessment and what was reviewed for the Council independently. As this concludes that it is not viable to provide any s106 contributions, the situation remains unaltered.

Recommendation

No change to recommendation.