

26th January 2026 PLANNING 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 16th January 2026 commencing at 10:00 hours

PRESENT: -

- Cllr. J. Ritchie
- Cllr. C. Tite
- Cllr. S. Fritchley
- Cllr. R. Hiney-Saunders
- Cllr. C. Kane
- Cllr. J. Tait
- Cllr. P. Smith
- Cllr. D. Watson

Officers: Chris Whitmore

SITE VISITED

Item 5 – Application no. 25/00454/OUT – Land at Hill Top Farm, Chesterfield Road, New Houghton

The site visit concluded at 10:35am

Agenda Item 7 – Application 25/00069/REM – Approval of reserved matters for residential development (547 dwellings), public open space (including a town park), landscaping, spine road (including required demolition of Nos. 34-40 Longlands & No. 42 Welbeck Road) and associated infrastructure at Land Between Welbeck Road and Oxcroft Lane, Bolsover

Officers have updates in respect of two additional comments that have been received

Chesterfield and North East Derbyshire + Bolsover Ramblers Association: -

As a result of the Planning Committee notification letter, the Confirming that they have no further constructive comment to offer and express their gratitude for the extensive consideration given to their previous submissions they consider most encouraging.

Comment: - This raises no issues for further consideration.

Further neighbour representation: -

Further comments have been forwarded by Councillor Anne Clarke from the resident that has a stated claim to discharge a cesspit onto the application site, noting the response that has been received from the applicants on this matter. In this the writer states that they have not agreed to any diversion, integration, or alteration of our drainage system.

- Have not been provided with any technical or legal information to enable our solicitor to review the proposal.
- The easement remains fully active, has not been varied, and has not been released or decommissioned.
- They have not consented to any works, investigations, or survey activity in the vicinity of the easement or soakaway that might disturb it.
- Accordingly, any suggestion that the easement has been addressed, integrated, or resolved as part of the development proposals does not reflect our position or any agreement entered into by us.

Comment: - This issue is already acknowledged and discussed in the original officer report (final paragraph of the Flood Risk and Drainage section pg. 114). Private legal issues do not have to be fully resolved for a planning application to be determined, and as already noted in the original report, any grant of planning permission does not override the need to obtain those necessary consent – if consents and agreements cannot be reached and any approved planning details require amendments as a result, then it may be necessary for amended planning submissions to be made.

Recommendation

No changes required to the recommendation in the main report.