

18th February 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 13th February 2026 commencing at 10:00 hours

PRESENT: -

- Councillor Munro
- Councillor Tite
- Councillor Watson

Officer: Chris Whitmore

SITE VISITED

Item 5 – Application no. 25/00491/VAR – Willow Tree Family Farm, Langwith Road, Shirebrook

Item 6 – Application no. 25/00509/FUL – Station Yard, Chesterfield Road, Pleasley, Mansfield

The site visit concluded at 11.30

Agenda Item 5 – Application 25/00491/VAR – Variation of Condition 1 of application 22/00333/FUL (to extend the temporary permission until 31st of December 2030) Willow Tree Family Farm Langwith Road Shirebrook Mansfield

Additional comments that have been received from Sport England following their re-consultation when the applicant provided additional information relating to the use of the playing field and the Planning Policy team provided their consultation response. These comments are summarised as follows:

1. The amended Planning Statement (Statement) submitted still fails to assess the proposal against Paragraphs 103 and 104 of the NPPF (2024) which are relevant paragraphs for this application site. The Statement also fails to include Policy ITCR7 (Playing Pitches) in the Local Plan for Bolsover District (2020).
2. Sport England continues to raise a statutory objection to the application as the proposal would lead to the loss of Shirebrook Recreation Ground (application site) for a significant period. The application site is identified in the Policies Map in the Local Plan for Bolsover District (2020) as a protected playing pitch and in the Council's Playing Pitch Strategy as a protected site which is a strategic football reserve. This loss of playing field is in an area where there is a deficiency in the provision of playing fields. There is no evidence presented within the application that replacement provision for the loss of the playing

field for a significant period would be provided or that a recent assessment has been undertaken in the area which clearly shows that the playing field would be surplus to requirements as required under Paragraph 104 of the NPPF. Therefore, the proposed loss would not accord with any of the exceptions in Sport England's Playing Fields Policy, in paragraph 104 of the NPPF or in Policy ITCR7 (Playing Pitches) in the Local Plan for Bolsover District (2020) which all seek to protect existing playing pitches and playing field land from being lost.

3. Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2024, the application should be referred to the Secretary of State via the Planning Casework Unit. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s).

Comment: - This issue is already acknowledged and discussed in the original officer report.

Recommendation

No changes required to the recommendation in the main report.

Agenda Item 6 – Change of use of land to enable the stationing of 7 caravans for residential occupation with associated gardens, vehicular access and parking – Station Yard, Chesterfield Road, Pleasley, Mansfield, NG19 7PQ.

Planning Agent Mr Matthew Williams would like to make Committee Members aware of some before and after photographs of the site, to see how much effort the applicants have made, at great expense, to tidy the site and improve its appearance. It is hoped that the local community appreciate this work.

Before





After



Recommendation

No changes required to the recommendation in the main report.