

## STAVELEY TOWN COUNCIL

Minutes of a meeting of the Planning and Environment Committee held on 29 July 2025 at 6.00pm in the Committee Room at The Speedwell Rooms, Staveley.

Present: Councillors C Chambers, S Hartley, D Parsons and P Wilson

In attendance: Mrs S Doherty (Town Clerk and RFO) and 1 member of the public

### **PLG2526-1 Election of Chairman of the Committee**

**RESOLVED:** That Cllr S Hartley be elected Chairman of the Committee for the Municipal Year 2025-26.

### **PLG2526-2 Election of Vice-Chairman of the Committee**

**RESOLVED:** That this be deferred until other members of the Committee were in attendance.

### **PLG2526-3 Apologies for Absence**

Apologies had been received from Cllr J Collins and B Dyke.

### **PLG2526-4 Declarations of Interest**

Councillor P Wilson declared a pecuniary interest in agenda item 8G as a Director of the company involved.

### **PLG2526-5 Public Participation**

A member of the public raised concerns about the planning application reference CHE/25/00250/OUT at Bent Lane, Lowgates. He asked that the Town Council put in an objection on the basis of the road access being insufficient for the volume of traffic that would be generated from the development. He also cited issues with flooding and that there were hazards from former mining near the land.

### **PLG2526-6 Terms of Reference**

Councillors noted the terms of reference for the Committee as agreed by the Council.

### **PLG2526-7 Council Delivery Plan Actions – Sustainable Future**

Councillors noted the actions which were assigned to the Committee for oversight. A Councillor requested that the Council write to the MP to ask them to support the reduction of packaging used in supermarkets. It was advised that this needed to be added to the Council agenda as a motion as it was not on this agenda and the Council would need to make a decision on whether or not to support that issue. Assistance from the Clerk to write the motion was offered.

### **PLG2526-8 Planning Applications**

Councillors considered the applications listed on the agenda. The Chair added a further one received after the agenda had been issued.

Chair's Initials

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- a) CHE/25/00237/FUL - Richmond House, Fan Road - Erection of one Industrial unit – interior divided into 4 units  
The Chair confirmed that the site entrance was actually off Ireland Close and on that basis he could see no issues with the development

**RESOLVED:** No objection.

- b) CHE/25/00398/FUL - Aston Court, Hassop Road, Staveley – Retrospective application for 3 dwellings  
Councillors raised concerns that this development was carried out by the Borough Council without following its own rules. This was not a good example to set to other developers.

**RESOLVED:** Whilst there were no objections to the development itself, the Clerk to raise comments as set out above.

- c) CHE/25/00294/FUL - Land North Of Markham Vale Environment Centre - Office/warehouse building and service yard with associated infrastructure and landscaping

**RESOLVED:** No objection.

- d) CHE/25/00399/FUL - HGV Testing Station, Harper Way, Duckmanton - Extension to existing vehicular workshop / reorganisation of existing office accommodation  
Councillors noted that there were some comments from people working in the surrounding units that there was poor access and HGV's already parked up causing an obstruction on the road. However Councillors could see no issues relating to residents and therefore had no objections in principle but wished to make comments about the parking issues.

**RESOLVED:** No objection but the Clerk to make suitable comments in relation to the access and parking issues.

- e) CHE/25/00087/FUL - Land At Garage Site, Rectory Road, Duckmanton - Change of use of land to a storage use, siting of shipping containers and installation of fencing and gating

**RESOLVED:** No objection.

- f) CHE/25/00250/OUT - Land Off Bent Lane – Outline application with all matters reserved except for access for up to 200 dwellings with vehicular access from Bent Lane  
Councillors discussed this application at length and raised concerns regarding flooding risk both on and off-site. This land was a flood plain which was part of the protections for Poolsbrook village. Whilst Councillors were keen for there to be

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more social housing built, this was a difficult site and they had significant concerns.

Previous flooding when the river water was polluted had given rise to the refusal of previous developments on the site in the 1990's as the soil held the contaminants for approximately 40-50 years. Councillors wanted assurances that this issue had or would be investigated before any development of the site was considered.

Concerns were raised over the loss of habitat for local wildlife. It had also been noted that the Coal Authority objected as there were shafts, which Councillors knew to be uncapped, also affecting the site.

There were also concerns with the highways access proposed. Bent Lane was unadopted from the Cricket Club entrance to the caravan site so it was not well maintained. The access was narrow and unsuitable for the volume of traffic that would result from the development. Access out onto the A619 would also be problematic without an engineered solution.

Councillor P Wilson left the meeting for the following item.

- g) CHE/24/00800/FUL - Land Northwest of Ireland street, Staveley  
Erection of garage block and installation of boundary fencing and gating  
Councillors discussed the location and felt that the development would improve the area.

**RESOLVED:** No objection.

Councillor P Wilson rejoined to the meeting.

- h) CHE/25/00490/HOU - 76 Laburnum Street, Hollingwood -  
Second floor rear extension and external wall insulation and render

**RESOLVED:** No objection.

The Chairman introduced the following application for discussion which had been received after the agenda had been issued.

- i) CHE/25/00439/HOU - 5 Westwood Drive Inkersall - Side  
attached garage, boundary walling, raising of frontage to extend driveway and associated works

**RESOLVED:** No objection.

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### **PLG2526-9 Neighbourhood Plan**

The Town Clerk gave an update on the progress with finding a consultant and informed Councillors that the Government had ceased the grant funding support for this area of work.

Councillors confirmed that they still wished to pursue this project and were supportive of the Clerk's suggestions for looking at alternative delivery options. The Clerk would obtain quotes and take these to Council for approval.

**RECOMMENDED:** That the Council continue to pursue the creation of a Neighbourhood Plan and consider the quotes provided by the Clerk for consultant support.

### **PLG2526-10 Climate Change**

Councillors discussed the issue but did not have any specific recommendations to put forward to Council.

**RESOLVED:** That the matter be referred back to Council for decision.

### **PLG2526-11 Environmental Projects**

The Committee received updates from the Town Clerk on progress with the following projects:

a) Woodthorpe Re-wilding

Cultivation licence received, Objects in the Highway Licence still ongoing, consultation period now closed. Photos of the progress with clearance and planting have been received and this will be featured on the Council's website.

b) Woodthorpe Village Green

This is in the early stages of negotiation. Council has set aside funding of approx. £25k. This will be put in an earmarked reserve until it is needed.

c) Butterfly garden at Staveley Hall

Plans, costs (less than £500 from the Staveley Hall Grounds Maintenance budget) and example handouts/activity sheets were circulated for information. This would be a project which will be commenced over autumn ready for spring flowering. Volunteer support was available to assist with the works. The project would help with the promotion of the Hall for School visits as well as increasing biodiversity on site.

d) Woodland Walk at Staveley Hall

Initial conversations have been held with the Garden Centre and agreement for a perimeter woodland walk has been established. Initial clearance works would be undertaken supported by volunteers over winter and then a further assessment of what would be needed and any associated costs could be sought.

A suggestion was made to seek support from the Probation Service Community Payback Scheme.

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A query was raised regarding the stone bridge that had been removed from the crossing between Woodthorpe and Netherthorpe. It was agreed that the request for a letter to be sent to Derbyshire County Council be put to Council for approval.

### **PLG2526-12 Schedule of Meetings 2025-26**

Discussion was had over the frequency of meetings as there was concern that planning applications would be missed. The Clerk advised that between meetings applications would go to Full Council or where there was no meeting set, an ad hoc one could be called should there be applications requiring consideration before the response deadline expired.

Councillors agreed that they would not want to call a meeting for a minor application such as a window replacement or dropped kerb. The Clerk confirmed that Councillors would still receive a copy of all applications received from the Borough Council and could request a meeting be called if they felt that something was controversial and had not been so identified by the Town Clerk already.

**RESOLVED:** That, subject to ad-hoc meetings being called as necessary, the fixed schedule of meetings be 14 October 2025, 24 February 2026 and 14 April 2026.

The Chairman closed the meeting at 7:41pm.

Chairman Signature: \_\_\_\_\_