

STAVELEY TOWN COUNCIL

Minutes of a meeting of the Planning and Environment Committee held on 21 July 2026 at 6.00pm in the Committee Room at The Speedwell Rooms, Staveley.

Present: Councillors C Chambers, J Collins, B Dyke, S Hartley and D Parsons

In attendance: Councillor C Jackson and Mr D. Melsome (Finance Assistant)

PLG2627-1

Election of Chairman of the Committee

It was proposed that Cllr. B. Dyke be elected Chairman.
Two Councillors voted in favour of the proposal.

A further proposal was received for Cllr. S. Hartley be elected Chair. Two Councillors voted in favour of the proposal.

As there was no casting vote for the decision, the Chairman position remained unelected.

RESOLVED: That the Election of Chairman be carried over to the next meeting of the Committee.

PLG2627-2

Election of Vice-Chairman of the Committee

It was proposed that Cllr. B. Dyke be elected Vice-Chairman.

RESOLVED UNANIMOUSLY: That Cllr. B. Dyke be elected Vice-Chairman of the Committee.

In the absence of a Chairman, Cllr. Dyke took the Chair.

PLG2627-3

Apologies for Absence

An apology for absence was received from Cllr. P. Wilson, via Cllr. D. Parsons and Cllr. J. Ridgway.

PLG2627-4

Declarations of Interest

There were no declarations of interest made.

PLG2627-5

Minutes of the previous meeting

RESOLVED: That the minutes of the meeting held on 14 October 2025 be confirmed and signed as a correct record.

PLG2627-6

Public Participation

3 Members of the public were present, 2 of which requested to speak on Agenda item PLG2526-7 (a) : 350 house development at Bamford Road.

The speakers raised objections to the proposal on the following grounds :

Chair's initials

Transport / traffic / safety :

insufficient road width; for any large H.G.V.'s and two blind corners. Insufficient room on Bamford Road for two vehicles to pass safely.

Children's activities on the nearby field. The trail has extensive pedestrian use.

Inkersall Road traffic movements are already at full capacity, 700 additional vehicle movements will be unacceptable.
Developer information – The developer has presented incorrect information, Bamford Road is not a "bus route".

Environmental :

The proposal is on a fault line of a closed mine, and the land has fractured. Toxic water is present below the surface.

Excavation and development will force the toxic water, currently absorbed within the fields, up to the surface and into the watercourse. This would prove devastating for wildlife within the water and any inhabiting the land.

No safety mitigation can be guaranteed to ensure the toxic water will not be brought to the surface. The mining legacy will present a multitude of issues if any development were to commence.

PLG2627-7

Planning Applications

Councillors considered the applications listed on the agenda.

- a) CHE/26/00493/OUT - Proposed 350 dwellings – Land to the South of Bamford Road
Members discussed the proposal at length.

RESOLVED:

- (i) To raise OBJECTION to the proposal on the following grounds:

Insufficient pedestrian safety along Bamford Road, particularly given the anticipated increase in heavy goods vehicles (H.G.V.) traffic on a road that is unsuitable for such volumes and types of vehicles.

Ongoing flooding issues prevailing at the upper end of Bamford Road would likely be exacerbated by any further development on the site.

Contaminated / toxic water currently retained within the fields, will be disturbed and released into the surrounding watercourse if excavation works are permitted. This poses a

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significant risk to wildlife both on the site itself, and within Poolsbrook Country Park.

The site is affected by historic mining activity, resulting in fractured ground that has already contributed to subsidence affecting existing nearby properties. In addition, the presence of methane gas on the site remains an unresolved safety concern.

(ii) That for future planning applications of 50 or more houses, the Developer is requested to present their proposal at Council or a meeting of the Planning and Environment Committee.

b) CHE/26/00526/HOU - Drop kerb – 95 Sycamore Road
RESOLVED: No objection.

c) CHE/26/00430/FUL - Proposal: External changes to existing warehouse – Seymour Link Road
RESOLVED: No objection.

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Environmental Projects :

The Town Clerk and R.F.O. provided updates on the following projects:

(a) Woodthorpe Re-Wilding : completed and launched 04th July 2026.

(b) Woodthorpe Village Green : in progress, no further updates

(c) Butterfly Garden at Staveley Hall – in progress

(d) Woodland Walk at Staveley Hall – updated via report and documents by the Town Clerk and R.F.O.

Members discussed the project. It was suggested that the walled area was listed, and would prove tricky to repair.

Members proposed that any felled trees be used for wood sculptures, then retained in situ, within the walk area. Council would seek grant funding to pay for a suitable wood sculptor to undertake this work.

RESOLVED: That the above updates and proposal agreed be noted.

PLG2526-9

Date of Next Meeting

The next scheduled meeting of the Planning and Environment Committee to be held on 13 October 2026.

The Chairman closed the meeting at 6:30 pm.

Chairman Signature: _____

Chair's initials