

Minutes of the Extra Ordinary Council Meeting, held at the Glapwell Centre, The Green, Glapwell, on Wednesday 12th August 2026 at 7:00 pm

Non-confidential items

EM37/120826 Councillors present:

Cllr Craig Lee (Chair), Cllr A Barker, Cllr M Cane, Cllr J Cooke, Cllr C Fleetwood, Cllr D Harvey, Cllr J Ritchie and Cllr T Trafford. The attendance register was signed.

In attendance:

D Greatorex (Parish Clerk/RFO).
Mr Joe Dixon and Ms Elizabeth Salem (YP Academy).
3 members of the public.

EM38/120826 To receive and accept apologies for absence:

Apologies were received from Cllr R Hibbert and Cllr Colton Lee.

EM39/120826 Chairs Announcements:

The Chair welcomed those present to the meeting.

EM40/120826 Variation of Order of Business

Resolved: That none be recommended.

EM41/120826 Declaration of Members' Interests

- a) Members were reminded of the need to keep their register of interests up to date.
- b) Members declared the following non-pecuniary interests:

All Members of the Parish Council (amongst those present, per attendance register)	Cllr Ritchie – Planning (Minute number EM44/120826)
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- c) There were no other interests declared by Members.

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the Parish Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

d) To consider requests for dispensations

The Clerk advised that no dispensation requests had been received.

EM42/120826 Items in Exclusion

To determine which items (if any) from the agenda, should be taken with the press and public excluded.

Resolved: That no item be taken in exclusion.

EM43/120826 Public Speaking (Opened at 6:48 pm)

a) Open Forum

A period of not more than 15 minutes was made available for members of the public and Members of the Council to comment on any matter.

Several matters were raised including the following planning consultation:

1) Consultation Request for Planning Application 26/00287/OTHER

S106A application to modify obligations contained within legal agreement dated 25 March 2020 relating to application 19/00583/OUT, accompanied by a Financial Viability Assessment at Land Off Blacksmiths Close And Park Avenue To The Rear Of 7 To 53 Mansfield Road Glapwell

The Clerk advised Open Forum that the Parish Council had sought an extension to the date by which it could submit its comments, and would be discussing and considering this application at its September Meeting.

2) 2 x tractor trailers being parked on Mansfield Road. District Cllr Ritchie responded to the s106 query. County Cllr Harvey responded to the matter regarding the tractor trailers parked on Mansfield Road and advised he would pursue this with DCC Highways.

EM44/180626 To consider the following planning matters:

Cllr Ritchie left the room whilst this planning application was discussed.

a) TOWN AND COUNTRY PLANNING ACT 1990

Consultation on application for Demolition of a Building Notification

Proposal: Application to determine if prior approval is required for the method of demolition of 5 buildings and the restoration of the site

LOCATION: Hagg Farm East Street Doe Lea Chesterfield

APPLICANT: Miss Alice Balchin
OS Ref: 445802 366008
DECISION LEVEL: Delegated

Resolved: That the Parish Council responds as follows:

We are particularly concerned by the procedural basis upon which this proposal has been submitted.

This is not a conventional planning application asking the Council to determine whether the historic farmhouse should be demolished. Instead, the application asks only:

“If prior approval is required for the method of demolition of 5 buildings and the restoration of the site.”

By using this procedure, the applicant is proceeding on the basis that the demolition of all five buildings, including the traditional stone farmhouse - is already authorised as permitted development under Schedule 2, Part 11, Class B of the General Permitted Development Order.

*In other words, the Council is apparently being asked to consider principally **how the buildings will be demolished and how the land will be restored afterwards**, rather than whether the farmhouse should be demolished at all. Government guidance confirms that, where Part 11 applies, planning permission for demolition is treated as granted by the Order, subject to the applicable limitations, conditions and prior-approval procedure.*

This makes the generic description of the proposal as the demolition of “five buildings” particularly troubling. It does not explain that one of those buildings is the historic stone farmhouse forming the core of the former Stainsby Hagg farmstead. The practical effect is to present the proposal as routine clearance of agricultural structures while relying upon a procedure that assumes the principle of demolishing the farmhouse has already been established.

The farmhouse has plainly experienced a prolonged period of deterioration. It is boarded, overgrown and appears to have suffered deterioration to its roof and external fabric. However, the fact that a historic building has deteriorated should not be used to bypass proper consideration of whether it could still be stabilised, repaired and reused.

There is also a specific limitation within Part 11, Class B which must be addressed. Demolition is not permitted development under that Class where a building has been rendered unsafe or otherwise uninhabitable through the action or inaction of a person having an interest in the land, where it would be practicable to secure safety or habitability through repair or temporary support.

We do not claim, without access to the relevant maintenance history and structural evidence, that this exclusion has conclusively been engaged. However, the visibly deteriorated condition of the farmhouse means that the Council should expressly investigate the matter rather than simply accept that the applicant possesses an unrestricted permitted-development right to demolish it.

Before determining this application, the Local Planning Authority should therefore require clear evidence addressing:

- *the present structural condition of the farmhouse;*

- the causes and duration of its deterioration;
- what maintenance, weatherproofing or temporary support has previously been undertaken;
- whether further deterioration could reasonably have been prevented;
- whether the building can practicably be stabilised through temporary works;
- whether its principal masonry structure remains capable of repair; and
- the precise legal basis upon which the applicant considers the farmhouse itself eligible for demolition under Part 11, Class B.

An independent structural assessment should examine **repair and stabilisation**, rather than merely provide justification for demolition. The Parish Council objects to the demolition of the farmhouse. No conclusion should be reached that the farmhouse is beyond viable repair solely because it has been left vacant and has deteriorated.

The applicant should not be permitted to rely upon the present condition of the farmhouse as justification for its loss without first demonstrating how that condition arose and why reasonable repair, temporary support, sale, transfer or conservation-led reuse would be impracticable.

We are therefore asking the Council not only to consider the demolition method, but first to establish whether the claimed permitted-development right lawfully applies to the farmhouse at all. The Local Planning Authority should expressly determine whether the farmhouse qualifies for demolition under Schedule 2, Part 11, Class B, including whether the limitation concerning deterioration caused by the action or inaction of a person with an interest in the land is relevant. We urge the Council not to accept, without careful scrutiny, the assumption that the demolition of this historic farmhouse is already authorised. A building should not be allowed to deteriorate and then be treated as an ordinary clearance exercise without its history, structural potential and prospects for restoration first being properly examined.

Furthermore, The Parish Council has concerns that the above proposal could impact upon roosting bats, nesting birds and other wildlife, resulting in a breach of wildlife legislation contravening Policy SC9: Biodiversity and Geodiversity of the Local Plan1.

The Parish Council feels that if the works proceed without any further ecological surveys they may result in a breach of the following legislation: The Wildlife and Countryside Act (WCA)2, The Conservation of Habitats and Species Regulations 20173, Protection of Badgers Act 19924 and Wild Mammals (protection) Act 19965. The Parish Council asks that a Preliminary Ecological Appraisal Report (PEAR) be undertaken to include a Preliminary Bat Assessment of the building as well as bat nocturnal and hibernation surveys and survey for barn owls.

Cllr Ritchie returned.

EM45/120826 To discuss the Children's Playground Project on the Village Green

.1) To receive an update from District Cllr Ritchie regarding the Parish Council being allocated £10,000 from Bolsover District Council Community Grant Fund

Resolved: For Cllr District Cllr Ritchie to arrange for Bolsover District Council to write to the Clerk, confirming the availability of the Grant.

.2) To receive an update from District Cllr Ritchie regarding the Parish Council being allocated £3,092.00 from the Bolsover District Council Community Grant Scheme.

Resolved: To note the update.

.3) To review and consider a revised quote from Absolute Play, which consisted of additional ks3 gym equipment, fencing and seating.

Resolved: To note the revised quote.

.4) To consider whether to use reserves in the interim, to pay for the addition items, totalling circa £13,092, or to wait until the Grant monies are credited into the Parish Council's Bank account.

Resolved: To wait until the Grant monies have been received before going ahead with the additional Ks3 gym equipment, fencing and seating on the Village Playground and for the Clerk to inform Absolute Play accordingly.

EM46/120826 To discuss the damage and deterioration of the Barge Board on the side of the Sports Hall

.1 To consider quotations received, with a view to approving one of the quotes.

Three quotes were tabled. It was proposed by Cllr Craig Lee and seconded by Cllr Fleetwood and,

Resolved to appoint Golden Valley Roofing to undertake the repair work to the Barge Board etc., at a cost of £2,550.00 + VAT

.2 To consider claiming through the Parish Council's insurance, for the necessary works required.

It was proposed by Cllr Craig Lee and seconded by Cllr Trafford and,

Resolved, for the Clerk to put in a claim with the Parish Council's insurers for these works.

EM47/120826 To discuss the Christmas Tree to be planted opposite the Young Vanish

.1 To receive an update on the purchasing of the tree.

The Clerk updated Council and advised a price for a 15-foot Christmas Tree had not yet been proved by Harrods Outdoors, nor had a proposed delivery date.

Resolved: To note the Clerk's update.

.2 To discuss solar panels and lights.

The Clerk updated Council that she had contacted Mr Cook to ascertain if he was in possession of the solar panels and lights, but as yet, she had not had a reply back.

Resolved: To note the Clerk's update.

The meeting closed at 7:20 pm

