



North East Derbyshire District Council

Contact: Torin Fuller - Senior Governance Officer
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Date: Monday, 1 December 2025

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on Tuesday, 9 December 2025, at 2.00 pm in Council Chamber at the District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The meeting will be live streamed from [The Council's YouTube Channel](#).

Yours sincerely

Assistant Director of Governance and Monitoring Officer

<u>Members of The Committee</u>	
Councillor L Hartshorne (Chair) Councillor D Cheetham Councillor P Elliott Councillor C Gare Councillor H Liggett Councillor K Rouse	Councillor T Lacey (Vice-Chair) Councillor A Cooper Councillor M Foster Councillor W Jones Councillor F Petersen

Any substitutions must be notified to the [Governance Manager](#) in advance by midday the working day before the meeting.

A G E N D A

Public Session

1 Apologies for Absence and Substitutions

To receive any apologies for absence and notices of substitutions from Members.

2 Declarations of Interest

Members are requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

3 Declaration of Predetermination

Any Member who cannot determine an Application solely on the information presented to Committee at the meeting today is asked declare that they are 'Predetermined' on that item on the agenda and to withdraw from the meeting at the appropriate time.

4 Minutes of Last Meeting (Pages 4 - 6)

To approve as a correct record and the Chair to sign the Minutes of Planning Committee held on 4 November 2025.

5 NED/25/00703/MFL - PILSLEY & MORTON (Pages 7 - 60)

Proposed Battery Energy Storage System (BESS) with an import/export capacity of up to 50MW and including associated infrastructure, engineering works, drainage, cabling, landscaping and access (Major Development/Affecting Public Rights of Way) (Amended Title) at Hallgate Farm, Hallgate Lane, Pilsley, Chesterfield, S45 8HN.

(Planning Manager – Development Management)

6 NED/25/00039/FL - TUPTON (Pages 61 - 85)

Demolition of the existing dwelling and construction of two new dwellings, and creation of a new vehicular access (Amended Plans/ Amended Title) at Holmfield, Ankerbold Road, Old Tupton, Chesterfield, S42 6BX

(Planning Manager – Development Management)

7 Late Representations - Summary Update Report (To Follow)

(Planning Manager – Development Management)

8 Planning Appeals - Lodged and Determined (Pages 86 - 89)

(Planning Manager – Development Management)

9 **Matters of Urgency**

To consider any other matter which the Chair is of the opinion should be considered as a matter of urgency.

Access for All statement

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- **[BSL Video Call](#)** – a three way video call with us and a BSL interpreter. It is free to call North East Derbyshire District Council with [Sign Solutions](#) or call into the offices at Wingerworth.
- Call with [Relay UK](#) via textphone or app on 0800 500 888 a free phone service
- **Visiting** our offices at 2013 Mill Lane, Wingerworth, S42 6NG