

PLANNING COMMITTEE

Monday, 5th June, 2017

Present:-

Councillor Brittain (Chair)

Councillors	Callan	Councillors	Miles
	Simmons		Davenport
	Catt		Brady
	Caulfield		Bingham

*Matters dealt with under the Delegation Scheme

The following site visits took place immediately before the meeting and were attended by the following Members:-

CHE/17/00188/FUL - Proposed internal ground floor alterations to improve existing living accommodation. Increase roof height to provide space for games room and bedroom with ensuite facilities at 8 Rodge Croft, Old Whittington, Chesterfield.

Councillors Bingham, Brady, Brittain, Callan, Catt, Caulfield, Davenport, J Innes (ward member), P Innes (ward member), Miles and Simmons.

CHE/16/00835/FUL – Change of use of existing drinking establishment to residential with two storey extension and two new build units forming 23 self-contained apartments with associated landscaping, bin store and cycle stands – Resubmission of CHE/15/00769/FUL – coal mining risk assessment and ecological appraisal rec'd 23/03/2017 at the Elm Tree Inn, High Street, Staveley, Chesterfield.

Councillors Bingham, Brady, Brittain, Callan, Catt, Caulfield, Davenport, Miles and Simmons.

9 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Barr, T Gilby, Hill, Sarvent and Wall.

10 **DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

11 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 15 May, 2017 be signed by the Chair as a true record.

12 **APPLICATIONS FOR PLANNING PERMISSION - PLANS
DETERMINED BY THE COMMITTEE**

*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:-

CHE/17/00188/FUL - PROPOSED INTERNAL GROUND FLOOR ALTERATIONS TO IMPROVE EXISTING LIVING ACCOMMODATION. INCREASE ROOF HEIGHT TO PROVIDE SPACE FOR GAMES ROOM AND BEDROOM WITH EN-SUITE FACILITIES AT 8 RODGE CROFT, OLD WHITTINGTON, CHESTERFIELD, DERBYSHIRE, S41 9RE

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 2. All external dimensions and elevational treatments shall be as shown on the approved plan/s drawing dated September 2016, with the exception of any approved non material amendment;
- 2014-54-25 Revision E (Proposed Elevations and Sections)
 - 2014-54-27 (Proposed site plan)
 - 2014-54-24 Revision C (Proposed Floor Plan)
 - 4195/3/17 Revision A (Landscaping Layout)
 - Design and Access Statement

3. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
4. The premises, the subject of the application, shall not be occupied until 2 on-site parking spaces (each measuring a minimum of 2.4m x 4.8m) have been provided for in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.
5. Unless otherwise approved in writing by the Local Planning Authority demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 1:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.
6. There shall be no gates or other barriers unless otherwise agreed in writing by the Local Planning Authority.
7. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority.
8. Development shall not commence (including any site clearance/preparation) until a reptile site clearance methodology and mitigation strategy has been submitted to the Local Planning Authority for written approval. Only once the report has been considered by the Local Planning Authority and written approval has been given shall any works (which may include necessary mitigation works) commence on site and the works shall be completed exclusively in accordance with the scheme receiving written approval.

CHE/16/00835/FUL - CHANGE OF USE OF EXISTING DRINKING ESTABLISHMENT TO RESIDENTIAL WITH TWO STOREY EXTENSION AND TWO NEW BUILD UNITS FORMING 23 SELF CONTAINED APARTMENTS WITH ASSOCIATED LANDSCAPING, BIN

**STORE AND CYCLE STANDS - RESUBMISSION OF
CHE/15/00769/FUL – COAL MINING RISK ASSESSMENT AND
ECOLOGICAL APPRAISAL REC'D 23/03/2017 AT THE ELM TREE
INN, HIGH STREET, STAVELEY, CHESTERFIELD, DERBYSHIRE, S43
3UU**

That the officer recommendation be upheld and the application be approved subject to:-

- S106 Agreement being negotiated covering Affordable Housing Contribution; £4,000 Highways Contribution for TRO investigation; appointment of a Management Company to maintain on site open space and landscaping and Percent For Art Contribution;

and

- A Community Infrastructure Levy Notice being served for £17,200 as per section 5.8 of the officer's report;

and the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

160402 P001 Existing Plans and Elevations

160402 P002 Site and Location Plans

160402 P003 Proposed Ground Floor Plans and Elevations

160402 P004 Proposed First, Second and Third Floor Plans and Elevations

160402 P005 Site Layout Plan and Block Plan

Planning, Design and Access Statement (prepared by Design Space Architecture)

Coal Mining Risk Assessment (prepared by LK Consult Ltd dated 25th January 2016)

Protected Species Appraisal (prepared by Arc Ecology dated January 2016)

Drainage

3. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off -site works, have been submitted to and approved by the local planning authority . The details shall include evidence of existing positive drainage to a public sewer from the site and the means of achieving a minimum 30% reduction of flow into the public sewer based on the existing peak discharge rate during a 1 in 1 year storm event.

Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works .

4. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

5. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Site Investigations

6. Development shall not commence until intrusive site investigations have been carried out by the developer to establish the exact situation regarding coal mining legacy issues and contamination on the site and approval for commencement of development given in writing by the Local Planning Authority. The investigation and conclusions shall include any remedial works and mitigation measures required/proposed for the remediation/stability of the site. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

Archaeology/Heritage

7. (a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of

significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

(b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

(c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

8. Prior to their installation further details of the proposed replacement windows to the public house building shall be submitted to the Local Planning Authority for consideration. These windows shall be traditional sash windows and not uPVC imitation sash which detract from the character and appearance of the Conservation Area. Only those windows which receive written approval shall be installed on site in accordance with the agreed schedule and details.

Ecology

9. Prior to the commencement of development a detailed enhancement strategy that provides details of enhancement measures for roosting bats and nesting birds shall be submitted to and approved in writing by the

Local Planning Authority. Such approved measures must be implemented in full and maintained thereafter.

Please note that it is expected that provision is made within the new dwellings (as integral boxes) rather than in retained trees to ensure that the roost and nest boxes cannot be tampered with and are secure in the long-term.

Others

10. Construction work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

11. Prior to development commencing an Employment and Training Scheme shall be submitted to the Local Planning Authority for consideration and written approval. The Scheme shall include a strategy to promote local supply chain, employment and training opportunities throughout the construction of the development.

12. The development hereby approved shall include the provision of appropriate infrastructure to enable the dwellings to have high speed broadband, in accordance with details to be submitted to, and approved in writing, by the Local Planning Authority.

13. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

14. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

15. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard and soft landscape works for the approved development shall be submitted to

the Local Planning Authority for consideration.

Hard landscaping includes proposed finished land levels or contours; means of enclosure; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.) retained historic landscape features and proposals for restoration, where relevant. These works shall be carried out as approved prior to the occupation of the dwelling.

Highways

16. Before any other operations are commenced (excluding demolition/site clearance), space shall be provided within the site curtilage for the storage of plant and materials/site accommodation/loading and unloading of goods vehicles/parking and manoeuvring of operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

17. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

18. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.

Councillor Callan left the meeting at this point and did not return.

13 **BUILDING REGULATIONS (P880D)**

*The Chief Building Control Officer reported that pursuant to the authority delegated to him he had determined the under-mentioned plans under the Building Regulations:-

Approvals

16/01184/DEX	Domestic Extensions/Alterations - Two storey rear extension at 503 Newbold Road Newbold Chesterfield Derbyshire S41 8AE
17/00402/DEX	Domestic Extensions/Alterations - Two storey rear extension at 12 Devonshire Street Brimington Chesterfield Derbyshire S43 1JQ
17/00709/DEX	Domestic Extensions/Alterations - Single storey rear extension at 39 Larch Way Brockwell Chesterfield Derbyshire S40 4EU
17/00809/DEX	Domestic Extensions/Alterations - First floor extension at 6 William Street Stonegravels Chesterfield Derbyshire S41 7JG
17/00817/DEX	Domestic Extensions/Alterations - Proposed porch and conversion of existing car port into habitable room at 7 Langtree Avenue Old Whittington Chesterfield Derbyshire S41 9HW
17/00838/DEX	Domestic Extensions/Alterations - Single storey kitchen extension at 4 Clarendon Road Inkersall Chesterfield Derbyshire S43 3EH
17/00424/DEX	Domestic Extensions/Alterations - Two storey rear extension at 7 Stanford Way Walton Chesterfield Derbyshire S42 7NH
17/00747/DEX	Domestic Extensions/Alterations - Single storey side extension and rear garden room at Eaton House 14 Somersall Lane Somersall Chesterfield Derbyshire S40 3LA
17/00754/MUL	Multiple Domestic - Garage conversion, wall removal and new windows at 2 Cambrian Close Brockwell Chesterfield Derbyshire S40 4LA

- 17/00356/DOM Domestic Buildings and New Dwellings - Two Dwellings on land adj 95 and 97 Rectory Road Duckmanton Chesterfield Derbyshire S44 5EE
- 17/00483/DOM Domestic Buildings and New Dwellings - 4 New Dwellings land adjacent to 59 Rufford Close Council Garages Rufford Close Boythorpe Derbyshire S40 2PB

14 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)

*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

- CHE/17/00082/COU Change of use to provide a hand-washed car cleaning service - amended drawings received 18th March 2017 at Woodleigh Motor Sales Ltd 34 Chatsworth Road Chesterfield Derbyshire S40 2AQ for Mr David Knight
- CHE/17/00101/FU Proposed pedestrian and traffic management improvements and associated works at Rowland Hill House, Dock Walk, Chesterfield at Rowland Hill House Boythorpe Road Boythorpe Derbyshire S40 1HQ for Royal Mail
- CHE/17/00104/MA Material amendment to CHE/12/00234/OUT to add a single detached garage and amend the internal arrangement of the approved dwelling at land to the west of 234 Hady Hill Hady Derbyshire S41 0BJ for A Rock Construction

CHE/17/00111/FU	Removal of existing free standing car port and erection of two storey side extension with single storey pitched roof extension to the rear - works to include formation of new porch by blocking up existing roof structure to front of property at 12 Bramshill Rise Walton Derbyshire S40 2DG for Mr Tom Hudson
CHE/17/00116/FU	Two storey extension and new roof - revised drawings received 28 4 at 67 Yew Tree Drive Somersall Derbyshire S40 3NB for Mr Scothern
CHE/17/00124/RE	Retention of an ATM installed through the Convenience Shop front elevation ATM fascia with illuminated black and green polycarbonate surround signage with white lettering " free cash withdrawals and free balance enquiries" and "cash zone" Illuminated lettering and halo illumination to the polycarbonate surround. Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos at Ashgate Service Station Ashgate Road Chesterfield Derbyshire S40 4AQ for New Wave Installations Cardtronics UK Ltd
CHE/17/00125/AD	Illuminated polycarbonate black and green surround signage with illuminated white lettering "free cash withdrawals and balance enquiries" and "cash zone" Halo illumination to polycarbonate surround. Illuminated signage to ATM fascia. Green acrylic sign with white lettering "cashzone" and accepted at Ashgate Service Station Ashgate Road Chesterfield Derbyshire S40 4AQ for Mrs Natalie Gaunt
CHE/17/00145/FU	Ground floor extension to rear and side elevations at 738 Chatsworth Road Chesterfield Derbyshire S40 3PN for Mr Simon Jones

CHE/17/00153/FU	Proposed single storey rear extension and front porch extension and alterations at 16 Deerlands Road Ashgate Chesterfield Derbyshire S40 4DF for Mr John Hoult
CHE/17/00158/FU	New single storey rear and two storey side extension revised drawings received 27 4 2017 and 2 at 108 Manor Road Brimington Derbyshire S43 1NN for Mr Jason Toynes
CHE/17/00161/LB	Removal of paint from inside of stone mullion windows, artex from walls in hall, stairs and landing, paint from cellar walls, concrete floor from cellar walls,removal of 3 x beam covers at Crewe Cottage Unnamed Road from Balmoak Lane to Manor/Tapton Cottages Chesterfield S43 1QQ for Mrs Lisa Sutton
CHE/17/00162/FU	Ground floor rear extension and patio, loft conversion and front car hardstanding at 9 Hazel Drive Walton Derbyshire S40 3EN for Mr and Mrs M Edmunds
CHE/17/00167/FU	Two storey rear extension at 12 Devonshire Street Brimington Derbyshire S43 1JQ for Mr Neil Hardy
CHE/17/00169/FU	Single storey rear extension at 28 Dukes Drive Newbold Derbyshire S41 8QG for Mr Tim Kirk
CHE/17/00172/COU	Change of use from single dwelling to house in multiple occupation at 14 Queen Street Chesterfield Derbyshire S40 4SF for Mrs Marie Mathews
CHE/17/00175/FU	Roof extension to allow loft conversion and raised balcony at 176 Handley Road New Whittington Derbyshire S43 2ER for Mr Thomas Holland
CHE/17/00177/FU	Retrospective application for planning permission for outbuilding at 136 Hady Hill Hady Derbyshire S41 0EF for Mr Ashley Houlton

CHE/17/00191/FU	Demolition of existing garage, construction of two storey side extension to form enlarged kitchen, garage, ensuite bedroom and enlarged fourth bedroom. Removal of flat roof to rear extension and front porch and replace with pitched at 38 Netherfield Road Somersall Derbyshire S40 3LS for Mr and Mrs Ben Roberts
CHE/17/00197/COU	Change of use from (currently unoccupied) B1 office space on the ground floor to private IVF clinic (D1) use at Chesterfield Community Fire Station Braidwood Way Chesterfield Derbyshire S40 2WH for Nurture LLP
CHE/17/00199/FU	Proposed room in roof at 67 Miriam Avenue Somersall Derbyshire S40 3NF for Mr J Fishburn
CHE/17/00200/FU	Two storey and single storey extensions - amendment to CHE/16/00079/FUL at 19 Westbrook Drive Chesterfield Derbyshire S40 3PQ for Mr Chris Sadler
CHE/17/00201/FU	Single storey side extension at 4 Dorothy Vale Loundsley Green Chesterfield Derbyshire S40 4DH for Mr Paul Lee
CHE/17/00202/FU	Single storey rear extension at 154 St Johns Road Newbold Derbyshire S41 8PE for Mr Adrian Mason
CHE/17/00206/FU	Extension to dwelling at 4 Crown Close New Whittington Derbyshire S43 2AH for Mr J Hall
CHE/17/00207/FU	Garage extension and tiled roof over existing garage flat roof and dormer to rear and velux windows to front with new glazed porch at 9 Oakfield Avenue Chesterfield Derbyshire S40 3LE for Mr and Mrs Smith
CHE/17/00227/FU	Proposed two storey rear/side extension and as amended by revised plans received 19.05.2017 at 14 Sanforth Street Newbold Derbyshire S41 8RU for Mr Ian Launt

CHE/17/00229/FU	Remove and reposition fencing and posts and erection of shed/greenhouse at 8 Treeneuk Gardens Chesterfield Derbyshire S40 3FH for Mr Martin Burrows
CHE/17/00232/MA	Material amendment to CHE/16/00055/FUL (erection of vehicle valet building with external land used for vehicle storage/vehicle compound) - alterations to building layout, location, hard landscaping and drainage proposals at site of proposed valeting bay and vehicle compound storage at Station Road Whittington Moor Derbyshire for Vertu Motors plc
CHE/17/00234/TP	T1, T2 and T3 Ash - crown thin and dead wood at 12 Lakeside Close Old Whittington Derbyshire S41 9TD for Mr R Fabiani
CHE/17/00235/TP	T2, T3, T4 Sycamore and T5 Turkey Oak- crown clift, crown thin to include reduction of long branches of 82 Hady Crescent at St Peter and St Paul School Hady Hill Hady Derbyshire S41 0EF for Mr Tennant
CHE/17/00236/TP	Fell Cedar tree at 33 Oakfield Avenue Chesterfield Derbyshire S40 3LE for Anne Slinn
CHE/17/00275/NMA	Non-material amendment to CHE/14/00862/FUL (Rear single storey extension, single storey to front and rear of existing garage, garage conversion and extension to existing front porch)to reposition door to front extension to garage, remove side door and replace with window on extension to existing garage (rear), reposition windows and doors to rear of single storey rear extension and increase amount of velux roof lights to rear single storey extension at 181 Newbold Road Newbold Derbyshire S41 7PR for Mrs S Pearce

CHE/17/00280/NMA	Amendments to CHE/09/00524/FUL (Erection of buildings for trade warehouse units (B1 and B8 use) to change number and sizes of loading doors, glazing position, changes to some of the cladding, additional fence to yard and new barrier for the site entrance at Unit 4 Lockoford Trade Park Lockoford Lane Chesterfield Derbyshire S41 7JL for Suon Limited
CHE/17/00283/CA	Reduce and reshape 1 Yew tree by 30%, reduce 2 Conifer trees by 30%, fell 4 Conifer trees and fell 1 Arunus Pissardii at The Old Rectory 408 Chatsworth Road Chesterfield Derbyshire S40 3BQ for Anne Price
CHE/17/00284/TP	Fell T1 Lawson Cypress in front garden (T1 is of ill health/dangerous, T1 is on boundary of 156 (car parking hazard to both 158, 156 and visitors. Replace tree T1 with Acer Brilliantissima (Japanese Maple) at 158 St Johns Road Newbold Derbyshire S41 8PE for Mr Norman Andrews
CHE/17/00286/CA	Pine T1 to be felled because too large and inappropriate for location at 9 Church Street North Old Whittington Derbyshire S41 9QN for Ms A Joanna Moffatt
CHE/17/00328/TP	T1 Oak - crown lift to 5.2 metres, crown clean and remove dead wood at former Newbold Community School Newbold Road Newbold Derbyshire for Miller Homes
CHE/17/00330/NMA	This NMA seeks to substitute amended plans detailing the new entrance doors at Go Outdoors into the approved list of drawings on planning permission CHE/16/00620/FUL at Unit 3 Spire Walk Business Park Spire Walk Chesterfield Derbyshire S40 2WG for Paloma (Retail 1) Unit Trust

CHE/17/00331/NMA	This Non Material Amendment relates to Unit 4 and seeks to substitute amended plans detailing the new entrance doors at Xercise4less into the approved list of drawings on planning permission CHE/16/00621/FUL at Unit 4 Spire Walk Business Park Spire Walk Chesterfield Derbyshire S40 2WG for Mr Jeremy Collin
CHE/17/00335/TP	Fell London Plane at west of 234 Hady Hill Hady Derbyshire S41 0BJ for A Rock Construction
CHE/17/00342/CA	Fell cherry (T1) as diseased and shedding branches over footpath at 33 Church Street North Old Whittington Derbyshire S41 9QN for Mrs Fiona McPherson
CHE/17/00373/TP	Lime (T2) Crown lift to 5.2m and Lime (T32) Crown Lift at site of former Newbold Community School Newbold Road Newbold Derbyshire for Mr Stephen Jones
(b) Refusals	
CHE/17/00110/FU	Change of use of part of premises to hot food takeaway to run alongside existing shop at 2A Springfield Avenue Chesterfield Derbyshire S40 1DB for Mr Ishmail Ali
CHE/17/00174/FUL	Erection of 3 dwellings at land adjacent 95 - 97 Rectory Road Duckmanton for KDC Properties Ltd
CHE/17/00190/FU	Proposed second storey side extension at 31 Queen Mary Road Chesterfield Derbyshire S40 3LB for M Hopkinson
CHE/17/00196/DOC	Discharge of Condition No. 27 of Planning Application CHE/13/00781/EOT (Phase Vb of Markham Vale) - Landscape Scheme and Landscape/Ecology Management Plan at Markham Employment Growth Zone Markham Lane Duckmanton Derbyshire S44 5HS for Derbyshire County Council

CHE/17/00290/DOC Discharge of Condition No. 28 of Planning Application CHE/13/00781/EOT (Phase Vb of Markham Vale) - Landscape Scheme and Landscape/Ecology Management Plan at Markham Employment Growth Zone Markham Lane Duckmanton Derbyshire S44 5HS for Derbyshire County Council

(c) Discharge of Planning Condition

CHE/17/00155/DOC Discharge of Condition No. 6 (additional off street parking now located in front of the property including new proposed vehicle access) - Planning Application CHE/15/00719/FUL (Proposed two storey and single storey extensions) at 3 Holmebank East Brockwell Chesterfield Derbyshire S40 4AR for Mr Shahid Parvez

CHE/17/00195/DOC Discharge of Condition Nos. 3 and 4 of Planning Application CHE/15/00319/FUL (Sub Station off Erin Road) at land off Erin Road Poolsbrook Derbyshire for Derbyshire County Council

CHE/17/00245/DOC Discharge of condition 14 of CHE/16/00175/FUL at Plot 13 Markham Lane Duckmanton Derbyshire for Henry Boot Developments Ltd

CHE/17/00261/DOC Discharge of planning conditions 2 (materials), 13 (vehicle and pedestrian access), 14 (vehicle access points), 15 (site set up) 23 (discharge of water) and 24 (retaining walls) of CHE/16/00737/FUL - New Ford dealership comprising 2 storey showroom/service/MOT building and single storey car valet building with associated facilities including workshops, compound, customer and staff parking, used car sales display area, access roads and appropriate landscaping at land to the south of Spire Walk Chesterfield Derbyshire for Perrys East Midlands Ltd

- CHE/17/00278/DOC Discharge of planning conditions 2 (levels); 4 (site investigation phase 1 and phase 2); 7 (materials); 10, 13 and 14 (drainage) of CHE/14/00028/FUL - One detached dwelling at 190 Station Road Brimington Derbyshire S43 1LT for Mr Daniel Aspinall
- CHE/17/00297/DOC Discharge of condition 8 (landscaping) of CHE/16/00659/REM - Construction of B2 and B5 units including office/storage space and associated landscaping, access and car parking arrangements at Plot 5 Markham Vale Environment Centre Harper Way Duckmanton Derbyshire S44 5HY for Priority Space (Markham) Ltd
- (d) Finally disposed of
- CHE/13/00424/FU Construct overflow car park and associated road, there will be 24 spaces at St Peter and St Paul School Hady Hill Chesterfield Derbyshire S41 0EG for St Peter and St Paul School
- (e) Prior Notification Demolition Approved
- CHE/17/00256/DEM Demolition of premises at Ealing Court Chigwell Way Barrow Hill Derbyshire S43 2PX for Chesterfield Borough Council
- (f) Other Council no objection without comments
- CHE/17/00293/CPO External storage shed at Brockwell Junior School Purbeck Avenue Brockwell Chesterfield Derbyshire S40 4NP for Derbyshire County Council
- CHE/17/00314/CPO Erection of a 2.4m fence to front elevation with double gate and pedestrian gates at Hasland Hall Community School Broomfield Avenue Hasland Derbyshire S41 0LP for Derbyshire County Council

15 **APPLICATIONS TO FELL OR PRUNE TREES (P620D)**

*The Development Management and Conservation Manager reported that pursuant to the powers delegated to him he had determined the under-mentioned applications in respect of:-

(a) The felling and pruning of trees:-

CHE/17/00236/TPO

Consent is granted to the felling of one Cedar tree reference T31 on the Order map for Ken Portas Landscaping and Tree Surgery on behalf of Ms Slinn at 33 Oakfield Avenue, Chesterfield.

The replacement tree is to be a Mountain Ash and planted as near as possible to the original tree.

CHE/17/00235/TPO

Consent is granted to the felling of one small suppressed Sycamore tree reference T6 and the pruning of 3 Sycamores reference T1, T3 and T4 and 1 Oak reference T5 on the Order map for Ken Portas Landscaping and Tree Surgery on behalf of Mr Tennant at 82 Hady Crescent, Hady, Chesterfield.

The duty to plant a new tree has been dispensed with on this occasion due to insufficient room in the row of trees.

CHE/17/00335/TPO

Consent is granted to the felling of one London Plane tree reference T3 on the Order map for A Rock Construction Ltd on land to the west and former garden of 234 Hady Hill, Hady, Chesterfield, with a condition to plant a new London Plane tree in the first available planting season after felling in the corner of the site further to the west which will be highly visible from Hady Hill.

CHE/17/00328/TPO	Consent is granted to the pruning of one Oak tree reference T33 on the Order map for English Tree Care on behalf of Miller Homes at the former Newbold Community School off Newbold Road, Newbold, Chesterfield.
CHE/17/00234/TPO	Consent is granted to the pruning of 3 Ash trees reference T25-T27 on the Order map for Ken Portas Tree Surgery on behalf of Mr R. Fabiani of 12 Lakeside Close, New Whittington, Chesterfield.
CHE/17/00284/TPO	Consent is granted to the felling of one Lawson Cypress reference T1 on the Order map for Mr Norman Andrews 158 St John's Road, Chesterfield, with a condition to grind out the stump and plant a new tree in the same location.
CHE/17/00373/TPO	Consent is granted to the pruning of two Lime trees reference T2 and T32 on the Order map for English tree care on behalf of Miller Homes at the former Newbold Community School off Newbold Road, Newbold, Chesterfield.

(b) Notification of Intent to Affect Trees in a Conservation Area

CHE/17/00283/CA	Agreement to the felling/pruning trees within the rear garden of 408 Chatsworth Road. The felling/pruning works will have no adverse effect on the amenity value of the area.
The felling of 4 conifers and 1 purple plum tree and the pruning of 1 Yew and two conifer trees for Neil Tomlinson at the Old Rectory, 408 Chatsworth Road, Chesterfield	The trees are within the Chatsworth Road Conservation Area and the applicant wishes to fell/prune the trees as they are in a poor condition.

CHE/17/00286/CA

The felling of 1 Cedar tree for Ms Moffatt at 9 Church Street North, Old Whittington, Chesterfield

Agreement to the felling of one Cedar tree within the rear garden of 9 Church Street North. The felling will have no adverse effect on the amenity value of the area.

The trees are within the Old Whittington Conservation Area and the applicant wishes to fell the tree as it will grow too big for its location.

CHE/17/00342/CA

The felling of 1 Cherry tree for Mark Whatley Tree Services on behalf of Mrs McPherson of 33 Church Street North, Old Whittington, Chesterfield

Agreement to the felling of one Cherry tree at 33 Church Street North. The felling will have no adverse effect on the amenity value of the area.

The trees are within the Old Whittington Conservation Areas and the applicant wishes to fell the tree as it is shedding branches over the public footpath and is diseased.

16 **APPEALS REPORT (P000)**

The Development Management and Conservation Manager reported on the current position in respect of appeals which had been received.

***RESOLVED -**

That the report be noted.

17 **ENFORCEMENT REPORT (P410)**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report on the current position regarding enforcement action which had been authorised by the Council.

***RESOLVED –**

That the report be noted.