

## PLANNING COMMITTEE

Monday, 18th September, 2017

Present:-

Councillor Simmons (Chair)

Councillors Callan Catt Caulfield Miles	Councillors Davenport P Barr Brady Wall Bingham
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\*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/17/00218/FUL** - Conversion of vacant former joiner's workshop to form 3 flats at land to the rear of 3 and 5 Wharf Lane, Chesterfield for Barlow Technologies Limited.

Councillors P Barr, Callan, Catt, Caulfield, Davenport, Miles, Simmons and Wall.

**CHE/17/00488/FUL** - Proposed planning application for the construction of a new 2 bedroom bungalow with detached garage and the provision of two parking spaces for land retained for 24 Dovedale Avenue at land adjacent to 24 Dovedale Avenue, Inkersall, Derbyshire S43 3HT for Chapman Developments Ltd.

Councillors P Barr, Bingham, Callan, Catt, Caulfield, Davenport, Miles, Simmons and Wall.

**CHE/16/00779/FUL** - Proposed – Erection of new production building for rillatech limited (ta received 23/05/2017 and additional information received 17/08/2017) on land off Dunston Way, Dunston Road, Chesterfield, Derbyshire for Suon Limited.

Councillors P Barr, Bingham, Callan, Catt, Caulfield, Davenport, Miles, Simmons and Wall.

**CHE/17/00351/REM** - Reserved matter application for  
CHE/16/00016/OUT - erection of 99 dwellings and associated public open space, landscaping and surface water balancing (phase 1) – amended details submitted on 10/08/2017 and 15/08/2017 at land to west of Dunston Lane, Newbold, Chesterfield, Derbyshire for William Davis Ltd.

Councillors P Barr, Bingham, Callan, Catt, Caulfield, Davenport, Miles, Simmons and Wall.

**CHE/17/00416/FUL** - proposed replacement dwelling to create a five bedroom house at 19 Westbourne Grove, Ashgate, Chesterfield S40 3QD (revised drawings received 14.08.2017) for Mr Andrew Barnes.

Councillors P Barr, Bingham, Callan, Catt, Caulfield, Davenport, Miles, Simmons and Wall.

**50 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brittain, Gilby, Hill and Sarvent.

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

Councillor Bingham declared an interest in agenda item 4, item 3 (CHE/17/00218/FUL – Conversion of vacant former joiner's workshop to form 3 flats at land to the rear of 3 and 5 Wharf Lane, Chesterfield for Barlow Technologies Limited) as an objector was personally known to him.

**52 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 29 August, 2017 be signed by the Chair as a true record.

53 **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/16/00779/FUL - PROPOSED – ERECTION OF NEW PRODUCTION BUILDING FOR RILLATECH LIMITED (TA RECEIVED 23/05/2017 AND ADDITIONAL INFORMATION RECEIVED 17/08/2017) ON LAND OFF DUNSTON WAY, DUNSTON ROAD, CHESTERFIELD, DERBYSHIRE FOR SUON LIMITED

In accordance with Minute No.299 (2001/2002) Mr John Church of John Church Planning Consultants (agent for the applicant), addressed the meeting.

That the officer recommendation be upheld and the application be approved subject to the requirement that the applicant prepare a unilateral undertaking to accompany any subsequent applications for this site to secure a funding mechanism for any necessary offsite highway works in addition 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 plans (listed below), with the exception of any approved non material amendment

- Site Location Plan 0101 Rev B
- Overall Site Plan 0102
- Site Plan 0103
- Ground Floor Plan 1100
- First Floor Plan 1101
- Roof Plan 1102
- Elevations 2100
- Waste Compound / Cycle Storage 0104
- 3D View 7002
- Planning Statement
- Coal Mining Risk Assessment
- Design and Access Statement

- Ground Investigation Report
- Transport Assessment

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

4. No development shall take place until details of the proposed means of disposal of foul and surface water drainage (including details of any balancing works and off-site works) have been submitted to and approved by the local planning authority. 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.

5. A. Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

I. A desktop study/Phase 1 report documenting the previous land use history of the site.

II. A site investigation/Phase 2 report where the previous use of the site indicates contaminative use(s). The site investigation/Phase 2 report shall document the ground conditions of the site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.

III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas or other contamination. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.

B. If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

6. 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.

7. No removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

8. Prior to the commencement of development a detailed lighting strategy shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

This is to ensure that a sensitive lighting is designed in line with guidance within Paragraph 125 of the NPPF.

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 LPA. 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.

10. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a soft

landscaping scheme for the approved development shall be submitted to the Local Planning Authority for consideration.

The required soft landscape scheme shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers; densities where appropriate, an implementation programme and a schedule of landscape maintenance for a minimum period of five years. Those details, or any approved amendments to those details shall be carried out in accordance with the implementation programme.

11. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

12. 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.

13. No development shall take place until space is provided within the site curtilage, for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading/unloading and manoeuvring of goods vehicles. The space shall be constructed and laid out to enable vehicles to enter and leave the site in a forward gear, in surface materials suitable for use in inclement weather and maintained free from impediment throughout the duration of construction works.

14. The premises shall not be occupied until space has been laid out within the site in accordance with the application drawing for cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in a forward gear. Parking and manoeuvring areas shall be maintained free from any impediment to their designated use for the life of the development.

15. Prior to the development being brought into use the cycle parking spaces shown on the approved drawings shall be provided on site. The cycle parking shall be retained thereafter in perpetuity.

16. Prior to the commencement of the development, details of the existing and proposed land levels and the proposed floor levels of the development hereby approved shall be submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The development shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.

CHE/17/00488/FUL - PROPOSED PLANNING APPLICATION FOR THE CONSTRUCTION OF A NEW 2 BEDROOM BUNGALOW WITH DETACHED GARAGE AND THE PROVISION OF TWO PARKING SPACES FOR LAND RETAINED FOR 24 DOVEDALE AVENUE AT LAND ADJACENT TO 24 DOVEDALE AVENUE, INKERSALL, DERBYSHIRE S43 3HT FOR CHAPMAN DEVELOPMENTS LTD

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

- A. 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 with the exception of any approved non material amendment.
3. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority.
4. 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.
5. 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.

6. 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.

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 (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.

8. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include;

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works

9. Details of the proposed site cross sections showing existing and proposed land levels and the proposed finished floor level of the dwelling shall be submitted to the Local Planning Authority for consideration and written approval. Only the approved details shall be incorporated as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

10. No development shall take place until full details of both hard and soft landscape works, bin storage and boundary treatments have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.



11. Prior to occupation of the development hereby approved the side windows in the North elevation shall be obscure glazed with a minimum obscurity level of 3 as referred to in the Pilkington Texture Glass Range leaflet, or nearest equivalent as may be agreed in writing by the Local Planning Authority. The obscured glazing shall be maintained as such thereafter.

12. Notwithstanding the submitted information, no alterations shall be carried out to the bus stop markings on the carriageway of Dovedale Avenue and single yellow lines will not be considered.

13. Before any other operations are commenced, the existing access to Dovedale Avenue shall be modified in accordance with the application drawings, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

14. The proposed dwelling shall not be occupied until such time as space has been laid out within the site curtilage for the parking of vehicles and replacement parking has been provided for the existing dwelling has been provided in accordance with the approved plans.

15. There shall be no gates or other barriers on the accesses/driveways.

16. The proposed accesses/driveways to Dovedale Avenue shall be no steeper than 1 in 12 over their whole length.

B. That a CIL Liability notice be served for £2,900 as per section 5.6 of the officer's report.

Councillor Bingham who had declared an interest in this item left the meeting at this point.

CHE/17/00218/FUL - CONVERSION OF VACANT FORMER JOINER'S WORKSHOP TO FORM 3 FLATS AT LAND TO THE REAR OF 3 AND 5 WHARF LANE, CHESTERFIELD FOR BARLOW TECHNOLOGIES LIMITED

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 plans: Drawing number PL\_21, PL\_20, PL\_19 rev B, PL\_10 rev B, PL\_17 rev A, PL\_12 rev A, PL\_11 rev A, PL\_01, PL\_02, PL\_03, PL\_05, PL\_04, PL\_06, PL\_07, PL\_08, PL\_09, PL\_13, PL\_14, PL\_15, PL\_16, PL\_18.
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. 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the parking of private motor vehicles associated with the residential occupation of the properties without the grant of further specific planning permission from the Local Planning Authority.
5. Development shall not commence until details of a permeable driveway material and/or sustainable drainage scheme have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.
6. 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.
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. No development shall take place until full details of the bin storage have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

9. Notwithstanding the details shown on drawing PL\_10B; PL\_12A and PL\_21, this consent shall not extend to the inclusion of all the land to the rear of unit 3a as intended acquisition for communal area. An area of 5 metres length to the rear of 5 Wharf Lane as shown on the attached plan shall be retained for 5 Wharf Lane. Unit 3a shall not be occupied until full details of the proposed amenity space to the rear of no.3a and no.5 Wharf Lane, including the boundary treatment have been carried out as approved and which shall thereafter be retained.

B. That a CIL Liability Notice be served for £3,780 as per section 9.0 of the officer's report.

Councillor Bingham returned to the meeting.

CHE/17/00416/FUL - PROPOSED REPLACEMENT DWELLING TO CREATE A FIVE BEDROOM HOUSE AT 19 WESTBOURNE GROVE, ASHGATE, CHESTERFIELD S40 3QD (REVISED DRAWINGS RECEIVED 14.08.2017) FOR MR ANDREW BARNES

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 (listed below), with the exception of any approved non material amendment;
  - 16-0585-102 Revision D (Proposed floor plans, elevations, site and site location plans)
3. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority.

4. Working hours - 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.

5. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include;

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and  
Implementation of those remedial works.

Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

B. That a CIL Liability Notice be served for £26,080 as per section 6.0 of the officer's report.

CHE/17/00351/REM - RESERVED MATTER APPLICATION FOR  
CHE/16/00016/OUT - ERECTION OF 99 DWELLINGS AND  
ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING AND SURFACE  
WATER BALANCING (PHASE 1) – AMENDED DETAILS SUBMITTED  
ON 10/08/2017 AND 15/08/2017 AT LAND TO WEST OF DUNSTON  
LANE, NEWBOLD, CHESTERFIELD, DERBYSHIRE FOR WILLIAM  
DAVIS LTD

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

1. All external dimensions and elevational treatments shall be as shown on the approved plans / documents (listed below) with the exception of any approved non material amendment.

## House Types

14-053-001-AN - ARUN  
14-053-001-BM-1 - BEAMISH  
14-053-001-BM-2 (RENDER OPTION) - BEAMISH  
14-053-001-BT-1 - BLYTH  
14-053-001-BT-2 (RENDER OPTION) - BLYTH  
14-053-001-DE-1 - DOVE  
14-053-001-DE-2 (RENDER OPTION) - DOVE  
14-053-001-DE-9 (RENDER - GABLE OPTION) - DOVE  
14-053-001-DE-RS REV B (PLOT 69 ONLY) - DOVE  
14-053-001-DK-1 - DENWICK  
14-053-001-DK-2 (RENDER OPTION) - DENWICK  
14-053-001-DK-RS REV B (PLOTS 70 AND 71) - DENIWCK  
14-053-001-DL-1 - DALTON  
14-053-001-DS-1 - DOUGLAS  
14-053-001-DS-2 (RENDER OPTION) - DOUGLAS  
14-053-HB-2 - HAMBLE  
14-053-001-KD-1 - KILDALE  
14-053-00-LN-1 - LYDDEN  
14-053-001-LN-1 (PC) - LYDDEN (CHIMNEY OPTION)  
14-053-001-MD-1 - MEDEN  
14-053-001-RA-1 - RANNOCH  
14-053-001-RA-5 (GABLETTE OPTION) - RANNOCH  
14-053-001-RA-RS REV A (PLOT 67 ONLY) - RANNOCH  
14-053-001-RR - ROTHER  
14-053-001-SD-1 - SWINDALE  
14-053-001-SD-2 (RENDER OPTION) - SWINDALE  
14-053-001-SD-3 (TILE OPTION) - SWINDALE  
14-053-001-ST-1 - SOLENT  
14-053-001-ST-1 (PC) - SOLENT (CHIMNEY OPTION)  
14-053-001-ST-2 (RENDER OPTION) - SOLENT  
14-053-001-ST-6 (DOUBLE GABLETTE OPTION) - SOLENT  
14-053-001-SV-1 - SEVERN  
14-053-001-SV-3 (TILE OPTION) - SEVERN  
14-053-001-TM-1 REV A - TEME  
14-053-001-TM-2 (RENDER OPTION) - TEME  
14-053-001-TM-RS REV A (PLOT 68 ONLY) - TEME

## 14-053-001-TS-1 - THIRSK

### Garages

14-053-001-GB.06B – GARAGE (SINGLE FRONT GABLE)  
 15-819 P-GB.02 - DOUBLE GARAGE (SIDE GABLE ROOF)  
 15-819 P-GB.03 - SEMI GARAGE (SIDE GABLE ROOF)  
 15-819 P-GB.06 - SINGLE GARAGE (FRONT GABLE ROOF)  
 12-101-003-GB.09 - TRIPLE GARAGE – ELEVATION / FLOOR PLAN

### Site Layout

14-053-001-P01 – PHASE 1 SITE LOCATION PLAN  
 14-053-001-P02 REV C – PROPOSED SITE PLAN  
 14-053-001-P03 REV K – MATERIALS PLAN  
 14-053-001-P04 REV B – HARD LANDSCAPING  
 14-053-001-P05 REV A – STREET ELEVATIONS  
 14-053-001-P06 – DESIGN PRINCIPLES PLAN  
 14-053-001-P07 REV B – SITE SECTIONS  
 6235-L11 REV D – PRIVATE TARMAC DRIVE DETAIL (PCC FLAT EDGING)  
 6235-L14 REV C – SHARED TARMAC DRIVE DETAIL (PCC FLAT EDGING)  
 6235-L16 – FIRE ACCESS DRIVE DETAILS / EDGING TO DRIVES  
 6235-L44 REV D – 1800MM TIMBER SCREEN FENCE  
 6235-L76 – PRIVATE DRIVES DEMARCATION LINES  
 6235-L89 – BRICK SCREEN WALL DETAIL  
 06.17/01 REV A – PLANTING PROPOSALS  
 06.17/02 REV A – PLAY AREA PROPOSALS  
 06.17/03 – LANDSCAPE CONCEPT PLAN  
 DGI-BWB-HGN-01-DR-D-110 S1 P1 - PHASE 1 SECTION 38 VEHICLE TRACKING

2. Notwithstanding the details accompanying this reserved matters application, no development shall take place until construction details of the internal residential estate roads and footways (including layout, levels, gradients, surfacing, lighting and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

3. Notwithstanding the details accompanying this reserved matters application, within 2 months of the commencement of development

revised soft landscaping details conforming to the principles of the submitted Landscape Concept Plan (06.17/03 – LANDSCAPE CONCEPT PLAN) shall be submitted to the Local Planning Authority for consideration and subsequent approval in writing. Only those details agreed shall be implemented on site.

4. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

#### 54 **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

17/00565/OTHC	Other Works (Commercial) - Change of use from existing workshop to recording studio at 98 Derby Road Chesterfield Derbyshire S40 2EF
17/01196/OTHD	Other Works (Domestic) - Single storey rear extension, substantially glazed thermally separated at 8 Huntley Close Inkersall Chesterfield Derbyshire S43 3JD
17/01307/DEX	Domestic Extensions/Alterations - Single storey extension at 9 Troughbrook Road Hollingwood Chesterfield Derbyshire S43 2JN
17/01363/OTHC	Other Works (Commercial) - Proposed walls removal at Deen And Da Awah Centre 29 Newbold Road Newbold Chesterfield Derbyshire S41 7PG
17/01422/DEX	Domestic Extensions/Alterations - Extension at 52 Yew Tree Drive Somersall Chesterfield Derbyshire

## S40 3NB

17/01237/DEX

Domestic Extensions/Alterations - Alterations and extension at 45 Brockwell Lane Brockwell Chesterfield Derbyshire S40 4EA

17/00654/DOM

Domestic Buildings and New Dwellings - Detached dwelling at land to rear of 190 Station Road Brimington Chesterfield Derbyshire S43 1LT

**55 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/17/00186/FUL

Siting of steel storage container for kayaking and canoeing equipment - amended plans received on 10.07.2017 at Tapton Lock Lockford Lane Chesterfield S41 7JB for Pleasley Canoe Activity Club

CHE/17/00252/OUT

Pair of 2 bedroom semi-detached houses at 20 Harehill Road Grangewood S40 2JA for Mr Nigel A James

CHE/17/00363/FUL

Proposed First Floor Extension and Alterations to Existing Utility Area (Revised drawings received 3rd August 2017) at 50 Hillman Drive Inkersall S43 3SJ for Mrs Carla Weaving

CHE/17/00380/ADV

2 internally illuminated Nissan Wordmarks, 1 internally illuminated 'Bristol Street Motors' dealers name 1 internally illuminated 6M Totem, 1 internally illuminated entrance sign, 1 non illuminated directional sign, 1 set of non-illuminated vinyl opening hours at Gordon Lamb (Nissan and Renault) Discovery Way Whittington Moor S41



## 9EG for Bristol Street Motors

- CHE/17/00383/FUL Revision of landscaping scheme approved under condition 28 of planning permission CHE/12/00553/FUL, and engineering works to garden and driveway to raise levels, widen driveway, create patio, new garden shed and pergola at 1 Treeneuk Gardens Chesterfield S40 3FH.
- CHE/17/00389/FUL Extensions and alterations to the existing surgery and demolition of existing annexe and construction of new two storey building - additional information received 06/07/2017 and 11/08/2017 at Avenue House Surgery 109 Saltergate Chesterfield S40 1LE for Avenue House and Hasland Partnership
- CHE/17/00398/FUL Two storey side extension, parking plan received 15.08.2017 at 10 Newbold Drive Newbold S41 7AP for Mrs Pearson
- CHE/17/00402/FUL Conservatory to side of previously extended property at 9 Highfield Avenue Newbold S41 7AZ for Mrs Damersell
- CHE/17/00422/FUL Erection of a 1st floor extension with front and rear dormers at 2 Durham Avenue New Whittington S43 2EB for Mrs Thompson
- CHE/17/00434/FUL Proposed single storey rear garage/workshop extension. Amended plans received 01.08.2017 at 285 Ashgate Road Chesterfield S40 4DB for Mr Dean Whitfield
- CHE/17/00441/FUL Change of use of land to domestic garden and erection of a detached garage at 61 Vernon Road Chesterfield S40 1EL for Mr Tony Henman
- CHE/17/00446/FUL Single storey side and rear extension to existing detached bungalow at 159 Moorland View Road Walton S40 3DD for Ms Rosemary Wenham

- CHE/17/00450/LBC Replace existing casement ground floor bay window with a sliding sash bay window at 7 Church Street Staveley S43 3TL for Mr David Horan
- CHE/17/00452/FUL Raised ground level adj. footpath, fence to side elevation at 5 Barley Lane Holme Hall Chesterfield S42 7JA for Mr Alan Maris
- CHE/17/00460/FUL Proposed rear extension at 10 Deerlands Road Ashgate Chesterfield S40 4DF for Mr and Mrs Canning
- CHE/17/00465/NMA Non material amendment to reposition kitchen window of CHE/17/00269/FUL - Two storey side extension and single storey rear extension at 16 Morris Avenue Newbold S41 7BA for Mr Paul Markham
- CHE/17/00466/FUL Proposed side extension to house and loft conversion, conservatory and internal alterations at 290 Hady Hill Hady S41 0BJ for Mr Vanderwalt
- CHE/17/00471/TPO TR66 1 Hawthorne - Crown Lift, TR66 2 Cherry - Crown Lift and Crown Clean, TR66 3 Hawthorne - Crown Lift, TR66 4 Maple - Crown Clean. All Trees starting to overhang footpath on Dorothy Vale at 64 Greenbank Drive Loundsley Green Chesterfield S40 4BX for Mr Michael Bunting
- CHE/17/00486/COU Change of use of ground floor from hot food takeaway (Use Class A5) to a taxi office (Sui Generis) at 44 Knifemithgate Chesterfield S40 1RQ for Mr Shaun Taylor
- CHE/17/00489/FUL Single storey rear extension at 179 Handley Road New Whittington Derbyshire S43 2EP for Mr and Mrs Jenkins
- CHE/17/00499/FUL Extension plus alterations to create larger kitchen, sitting room and en-suite at 28 Westbrook Drive Chesterfield S40 3PQ for Mrs S Wilkinson and Mr R Buckley

- CHE/17/00501/FUL The proposal intends to install 8. No new All-weather pitches to existing grass pitches in order to increase the number of all-weather pitches which the elderly prefer as it allows the tourers to occupy the proposed pitches at all times in various weather conditions at Poolsbrook Caravan Club Site Poolsbrook Country Park Pavilion Drive Poolsbrook S43 3WL for Caravan and Motorhome Club Site
- CHE/17/00505/TPO T3 Sycamore lift crown to prevent low branch damage by vehicles. Left side of car park access at Eyre Chapel Newbold Village Newbold Road Newbold S41 8RJ for Cllr Peter Barr
- CHE/17/00506/FUL New garage at 79 Paxton Road Tapton S41 0TL for Mr John Marples
- CHE/17/00525/TPO Crown lift oak tree and crown thin by 20% at 10 lans Way Loundsley Green Chesterfield S40 4PY for Mrs Pauline Fairbrother
- CHE/17/00526/TPO Remove 2 lower branches of oak tree and crown thin by 25% at 770 Chatsworth Road Chesterfield S40 3PN for Mrs Sarah Riley
- CHE/17/00550/NMA Non Material Amendment (original plan width of extension is 4602 and requires amending to 4200) - Planning Application No. CHE/17/00311/FUL (Single storey side extension) at 1 Westbrook Drive Chesterfield S40 3PQ for Mr. Sanjiv Dhir
- CHE/17/00571/TPO 1 Cherry T6, 1 Purple Plum, 1 Cypress - No visual amenity at 144 St Johns Road Newbold S41 8PE for Mr David Gill
- CHE/17/00574/TPO Crown lift by 5m at 2 Bowness Road Newbold S41 8AH for Mrs Janet Holt
- (b) Refusal
- CHE/17/00377/DOC Discharge of conditions 3 and 4 of

CHE/17/00101/FUL - Proposed pedestrian and traffic management improvements and associated works at Rowland Hill House Boythorpe Road Boythorpe S40 1HQ for Royal Mail

(c) Discharge of Planning Condition

CHE/17/00449/DOC Discharge of planning conditions 7 (Phase I Geo-Environmental Assessment Report), 13 (Site Access), 16 (Infrastructure), 19 (Temporary site access) and 20 (Construction method statement) of CHE/16/00016/OUT - Resubmission of CHE/14/00873/OUT - Residential development along with associated access, public open space, landscaping and surface water balancing (all matters reserved save for means of access into the site) at land to the west of Dunston Lane Newbold for William Davis Limited

CHE/17/00483/DOC Discharge of planning conditions 3 landscaping, drainage, road access and car park work at land at Dunston Road Chesterfield for Peppermint Grove Development Ltd

CHE/17/00491/DOC Discharge of condition 5 of CHE/17/00233/COU for change of use from A1 shops to D1 non-residential institution at 20A The Green Hasland S41 0LJ for Mr Roy Smith

(d) Prior notification approval not required

CHE/17/00484/TPD Replace existing conservatory/extension with a new extension at 18 Ashgate Avenue Ashgate Chesterfield S40 1JB for Mr Andrew Rowan

CHE/17/00539/TPD Rear single storey flat roof extension at 120 Hunloke Avenue Boythorpe S40 2PD for Mr and Mrs Kalam

(e) Prior notification approval

CHE/17/00490/TEL Proposed telecommunications installation and

associated works for 4G (Fourth Generation) equipment - re-submission of CHE/17/00187/TEL at H3G S0054 Telecommunications Mast Loundsley Green Road Chesterfield for Hutchinson and EE Ltd

## 56 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 the felling and pruning of trees:-

CHE/17/00471/TPO	Consent is granted to the pruning of four trees within G1 on the Order map consisting of 2 Hawthorns, 1 Cherry and 1 Maple tree for Mr Michael Bunting of 64 Greenbank Drive, Loundsley Green, Chesterfield.
CHE/17/00571/TPO	Consent is granted to the felling of 3 trees within G15 On the Order map consisting of 1 Cherry, 1 Purple Plum and 1 Cypress on the Order map for Mr Gill of 144 St John's Road, Newbold, Chesterfield.
	The duty to plant replacement trees has been dispensed with on this occasion.
CHE/17/00574/TPO	Consent is granted to the pruning of one Alder tree reference T1 on the Order map for Mrs Holt of 2 Bowness Road, Newbold, Chesterfield.
CHE/17/00525/TPO	Consent is granted to the pruning of one Oak tree reference T1 on the Order map for Ken Portas Landscapes on behalf of Mrs Fairbrother of 10 Ians Way, Ashgate, Chesterfield.
CHE/17/00526/TPO	Consent is granted to the pruning of one Oak tree reference T1 on the Order map for Ken Portas Landscapes on behalf of Mrs Riley of 770 Chatsworth Road, Chesterfield.
CHE/17/00505/TPO	Consent is granted to the pruning of one Oak

tree reference T3 on the Order map for Mr Peter Barr on behalf of Eyre Chapel, Newbold, Chesterfield.

CHE/17/00567/TPO

Consent is granted to the pruning of 3 Lime trees within G1 on the Order map for Mr Dent of 22 Netherleigh Road, Ashgate, Chesterfield.

**57 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.

**58 PLANNING AGREEMENT REPORT**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report to inform members about outcome of planning agreements authorised since January 2016, and to summarise the terms of completed agreements.

**\*RESOLVED -**

That the report be noted.

**59 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.