

PLANNING COMMITTEE

Monday, 8th January, 2018

Present:-

Councillor Brittain (Chair)

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| <p>Councillors Callan Elliott Simmons Caulfield Miles</p> | <p>Councillors Davenport P Barr Wall Bingham Sarvent</p> |
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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/17/00685/REM - Application for the approval of the reserved matters of CHE/14/00404/OUT for residential development of 120 dwellings - amended plans received 30.11.2017 and 05.12.2017 at land north-east of Sainsburys Roundabout, Rother Way, Chesterfield, Derbyshire for Harron Homes.

Councillors P Barr, Bingham, Brittain, Callan, Caulfield, Davenport, Elliot, Miles, Sarvent, Simmons and Wall.

CHE/17/00569/FUL (A) CHE/17/00645/FUL (B) CHE/17/00647/FUL (C) - Proposed earthworks on development land (CHE/17/00569/FUL) and (b) proposed bodyshop, wash and valet buildings (CHE/17/00645/FUL) and (c) proposed vehicle sales and service centres for the sale, service and m.o.t of motor vehicles (CHE/17/00647/FUL) at land off Eastside Park, Eastside Road, Chesterfield S41 9BU for Pendragon plc.

Councillors P Barr, Bingham, Brittain, Callan, Caulfield, Davenport, Elliot, Miles, Sarvent, Simmons and Wall.

CHE/17/00327/FUL - Erection of motor retail dealership comprising motor vehicle sales showroom, motor vehicle maintenance workshop and ancillary rooms, detached valet building, formation of access roads and

associated hard and soft landscaping (revised plans received 24/08/2017) at Vertu Landrover, Discovery Way, Whittington Moor, Chesterfield, Derbyshire S41 9EG for Vertu Motors plc.

Councillors P Barr, Bingham, Brittain, Callan, Caulfield, Davenport, Elliot, Miles, Sarvent, Simmons and Wall.

CHE/16/00083/OUT - Outline application for development on land to construct residential properties and access drive off Sherbourne Avenue (coal mining risk assessment rec'd 09/03/2016, ecological assessment rec'd 15/11/2016 and reptile survey rec'd 14/11/2017) at land to the rear of 18 Lancaster Road, Newbold, Derbyshire for Mrs Ashton.

Councillors P Barr, Bingham, Brittain, Callan, Caulfield, Davenport, Elliot, Miles, Sarvent, Simmons and Wall.

100 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brady, Catt, Hill and Gilby.

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

No declarations of interest were received.

102 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 11 December, 2017 be signed by the Chair as a true record.

103 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/17/00685/REM - APPLICATION FOR THE APPROVAL OF THE RESERVED MATTERS OF CHE/14/00404/OUT FOR RESIDENTIAL

DEVELOPMENT OF 120 DWELLINGS - AMENDED PLANS RECEIVED 30.11.2017 AND 05.12.2017 AT LAND NORTH-EAST OF SAINSBURYS ROUNDABOUT, ROTHER WAY, CHESTERFIELD, DERBYSHIRE FOR HARRON HOMES

In accordance with Minute No.299 (2001/2002) Mr A Meikle (objector), Ms L Hopkinson (objector) and Mr C Dwan (agent of applicant), addressed the meeting.

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

(A) 1. All external dimensions and elevational treatments shall be as shown on the approved plans 280-01 rev Q; 280-02 rev K; 280-03 rev G; 280-05; 280-06 rev B; 41379/002 rev B; 41379/008; 41379/009 rev F; 41379/022 rev A; R/2009/1F; G1-00-PD; PD/06/01; PD/06/02; PD/07/01; PD/07/02; PD/07/04; PD/51/01; PD/53/01; PD/53/03; PD/54/01; PD/55/01; PD/56/01; PD/57/01; PD/59/01; PD/59/03; PD/60/01; PD/60/03; PD/61/01; PD/61/02; PD/70/01; PD/71/01; P.01.00; P.14.00.V0 with the exception of any approved non material amendment or amendment required by conditions of this consent.

2. No development shall take place until revised 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.

3. 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.

4. 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.

5. 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 installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

6. Within 2 months of the commencement of the development revised details of both hard and soft landscape works, bin storage and boundary treatments shall have been submitted to the Local Planning Authority for consideration. Only those details agreed in writing shall be carried out as approved as part of the scheme.

7. Prior to occupation of each dwelling hereby approved the windows in the first floor side elevations 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.

8. Before development commences, a revised scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the scheme so approved and the measures implemented retained thereafter.

9. Before development commences, details of the construction and finished treatment of the pedestrian pathways shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be carried out as part of the development.

10. Before development commences, details of an appropriate cycle and pedestrian connection to the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be carried out as part of the development.

11. No development shall be commenced until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority. The access shall be retained in accordance with the approved scheme throughout the construction period, or such other period of time as may be agreed in writing by the Local Planning Authority, free from any impediment to its designated use.

12. Before any other operations are commenced, excluding construction of the temporary access referred to in Condition 11 above, space shall be

provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

13. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

14. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicles of site operatives and visitors.
- Routes for construction traffic, including abnormal loads/cranes etc.
- Hours of operation.
- Method of prevention of debris being carried onto highway.
- Pedestrian and cyclist protection.
- Proposed temporary traffic restrictions.
- Arrangements for turning vehicles.

15. No development shall take place until construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

16. The carriageways of the proposed estate roads shall be constructed in accordance with Condition 15 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall

be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

17. Private accesses shall not be taken into use until 2m x 2m x 45° pedestrian inter-visibility splays have been provided on either side of the accesses at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level.

18. No development shall take place until a swept path analysis has been carried out for the proposed estate streets, based on a large (11.6m long) refuse vehicle and which shall have been submitted to and agreed in writing by the Local Planning Authority.

19. No part of the development shall be occupied until all internal adoptable estate street junctions have been provided with visibility sightlines extending from a point 2.4m metres from the carriageway edge, measured along the centreline of the access, for a distance of 25m in each direction measured along the nearside carriageway edge in each direction. The area in advance of the visibility sightlines being levelled, forming part of the new street constructed as footway and not forming part of any plot or other sub-division of the site.

20. No development shall take place until full detailed construction designs of the proposed access road, cycle and pedestrian routes and associated verges between the existing A619 Sainsburys roundabout and the junction of road 2 into the development site have been submitted to the Local Planning Authority for consideration. The details shall include construction of a 7.3 metre carriageway up to binder course level with narrower surface features to produce a 5.5 metre carriageway. The development shall only proceed on the basis of the details agreed in writing and the approved scheme shall be completed prior to first occupation of any dwelling on the site.

21. No dwelling shall be occupied until space has been provided within the site curtilage for the parking of residents and visitors vehicles, in accordance with the submitted application drawings, laid out and constructed all as agreed in writing with the Local Planning Authority and

maintained throughout the life of the development free from any impediment to its designated use.

22. Approved garages and car parking spaces shall be kept available for the parking of motor vehicles at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) permitted garages/car parking spaces shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.

23. The proposed access driveways to the new estate street shall be no steeper than 1 in 14 for the first 5m from the nearside adoptable highway boundary and 1 in 10 thereafter.

24. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

25. No dwelling hereby permitted shall be occupied until a Travel Plan comprising immediate, continuing and long-term measures to promote

and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets.

26. 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 in writing and the facilities shall be retained for the designated purposes at all times thereafter.

27. Prior to commencement of any development on the site a Tree Protection Plan shall be submitted to the local planning authority for consideration. The Tree Protection Plan shall include a scaled plan with the location and type of tree protective fencing conforming with BS 5837 'Trees in Relation to Design, Demolition and Construction – Recommendations 2012'. Notices should also be attached to the fencing at regular intervals indicating the purpose of the fencing. The fencing shall be erected prior to any land stripping, drilling or construction works on site and shall be retained intact for the full duration of the development and should not be repositioned or removed without the prior written permission of the local planning authority. There shall be no storage of materials or excavations within the root protection area unless otherwise agreed in writing by the local planning authority.

(B) That a variation of the s106 agreement be negotiated in respect of reduced width of the corridor for the Chesterfield/Staveley Regeneration Route to 14.4 metres (7.3 metres carriageway separated from a 3 metre shared pedestrian/cycle route by a 1.5 metre verge) as set out in the report.

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

CHE/17/00569/FUL (A) CHE/17/00645/FUL (B) CHE/17/00647/FUL (C) - PROPOSED EARTHWORKS ON DEVELOPMENT LAND (CHE/17/00569/FUL) AND (B) PROPOSED BODYSHOP, WASH AND VALET BUILDINGS (CHE/17/00645/FUL) AND (C) PROPOSED VEHICLE SALES AND SERVICE CENTRES FOR THE SALE, SERVICE AND M.O.T OF MOTOR VEHICLES (CHE/17/00647/FUL) AT LAND OFF EASTSIDE PARK, EASTSIDE ROAD, CHESTERFIELD S41 9BU FOR

PENDRAGON PLC

That the officer recommendation be upheld and that applications CHE/17/00569/FUL, CHE/17/00645/FUL and CHE/17/00647/FUL be approved subject to the following conditions:-

(A) CHE/17/00569/FUL

Three years from date of permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - The condition is imposed in accordance with section 51 of the Planning and Compensation Act 2004

Development in accordance with approved plans

2. All external dimensions and elevational treatments shall be as shown on the approved plan/s with the exception of any approved non material amendment.

Construction Management Plan

3. No development shall take place until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic, including abnormal loads/cranes etc.
- hours of operation
- wheel wash facilities/method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Construction Environmental Management Plan

4. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management

plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Methods for the safe removal of Japanese knotweed within the site

Biodiversity Enhancement Strategy

5. Prior to the commencement of development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Council.

Reptile Survey

6. No disturbance of soil, roots or vegetation in respect of the development hereby approved shall take place until a full reptile survey has been undertaken and the details submitted to and approved in writing by the Local Planning Authority. The details shall include measures and programme for reptile mitigation and conservation, including a detailed methodology for the capture and translocation of such. The mitigation and conservation measures shall be implemented in accordance with the approved details and programme to the satisfaction of the Local Planning Authority.

Development in accordance with flood risk assessment

7. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) November 2014 completed by RES Environmental LTD for Pottery

Lane East Chesterfield and the following mitigation measures detailed within the FRA: Finished floor levels (FFL) are set no lower than 67.15m Above Ordnance Datum (AOD) as outlined in Table 4.3.5 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Submission of surface water drainage details

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Means of surface water pollution control

9. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

Archaeological investigations

10. 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

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

12. 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.

Site storage and accommodation

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.

Soft landscaping

14. Within 2 months of commencement of development full details of a soft landscaping scheme for the approved development on the application site 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.

Hard landscaping

15. Within 2 months of the commencement of development full details of hard landscape works for the approved development on the application site and access road 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 on the particular plot and access road, as approved, prior to the occupation of the buildings hereby approved.

Employment and Training Scheme

16. 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.

Excavations and earthworks near boundary

17. Prior to commencement of any development on site, full details of excavations and earthworks and any structural works to be carried out near the railway undertaker's boundary fence or the adjacent public highways should be submitted to the Local Planning Authority acting in consultation with the railway undertaker and Highway Authority for consideration. Only those works subsequently agreed in writing by the Local Planning Authority shall be carried out in accordance with the approved details.

Excavations and earthworks near boundary

18. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Informatives for application (A) CHE/17/00569/FUL

19. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.

20. This approval contains condition/s which make requirements prior to development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.

21. Attention is drawn to the fact that, this permission is granted in conjunction with the completion of a separate planning obligation under Section 106 of the Town and Country Planning Act 1990 to which any developer should also refer.

22. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

23. Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur,

it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

24. Under Section 50 (Schedule 3), New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification shall be given to the County Highway Authority (contact the Streetworks Co-ordinator - tel.no. 01629 538516).

25. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via email highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190 or via the County Councils website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp.

26. The Environment Agency recommended that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

27. If planning permission is granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

28. Method statements may require to be submitted to Network Rails Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works

cannot be carried out in a 'fail-safe' manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. possession which must be booked via Network Rails Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

29. For the first three months following the installation and operation of the new lighting an assessment will be made to check the effect of the lighting on the nearby railway line. If it is found that there is a problem with driver visibility additional screening/cowling or light adjustment will be employed as appropriate to alleviate the problem, to the satisfaction of the local planning authority in association with Network Rail and the train operating companies

(B) CHE/17/00645/FUL

Three years from date of permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Development in accordance with approved plans

2. All external dimensions and elevational treatments shall be as shown on the approved plan/s with the exception of any approved non material amendment.

Submission of Lighting/Lux Contour Plan

3. Prior to the commencement of development, details of proposed lighting with appropriate adjustments to maintain public safety (on the highway and railway line) and a lux contour map shall be submitted to the Local Planning Authority for consideration. The submitted details shall include the lux levels at various distances on the ground in relation to lighting. Only those details approved in writing by the Local Planning Authority shall be implemented as part of the development and shall be retained thereafter in throughout the life of the development.

Construction Management Plan

4. No development shall take place until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic, including abnormal loads/cranes etc.
- hours of operation
- wheel wash facilities/method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Construction Environmental Management Plan

5. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Methods for the safe removal of Japanese knotweed within the site

Biodiversity Enhancement Strategy

6. Prior to the commencement of development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Council.

Development in accordance with flood risk assessment

7. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) November 2014 completed by RES Environmental LTD for Pottery Lane East Chesterfield and the following mitigation measures detailed within the FRA: Finished floor levels (FFL) are set no lower than 67.15m Above Ordnance Datum (AOD) as outlined in Table 4.3.5 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Submission of surface water drainage details

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Means of surface water pollution control

9. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

Site storage and accommodation

10. 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.

Car/cycle provision

11. Prior to the occupation of the development hereby approved, space shall be laid out within the plot in accordance with the approved plan for cars/ cycles to be parked, for the loading and unloading of vehicles. The parking spaces including cycle parking spaces and manoeuvring space shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Materials

12. Before construction works commence on any plot or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials (including details of the glazing and lookalike panels) to be used on the buildings 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 unless otherwise agreed by the Local Planning Authority in writing.

Soft landscaping

13. Within 2 months of commencement of development full details of a soft landscaping scheme for the approved development on the application site 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.

Hard landscaping

14. Within 2 months of the commencement of development full details of hard landscape works for the approved development on the application site and access road 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 on the particular plot and access road, as approved, prior to the occupation of the buildings hereby approved.

Employment and Training Scheme

15. 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.

Bin Store and Waste Collection

16. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste (including specialist 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.

Travel Plan

17. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a Green Travel Plan proposal shall be submitted to the Local Planning Authority for consideration. The proposal shall include details of its implementation and a monitoring programme. The Green Travel Plan approved in writing by the Local Planning Authority shall be implemented as approved, monitored and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason - To encourage the wider use of more sustainable methods of transport

Railway conditions specified by National Rail/Highways

18. Prior to commencement of any development on site, full details of excavations and earthworks and any structural works to be carried out near the railway undertaker's boundary fence should be submitted to the Local Planning Authority acting in consultation with the railway undertaker for consideration. Only those works subsequently agreed in writing by the Local Planning Authority shall be carried out in accordance with the approved details.

Railway conditions specified by National Rail

19. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement

CCTV/Security

20. Prior to the commencement of development details of proposed CCTV and security system shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be installed in full prior to the occupation of the development and shall be retained as such thereafter.

Informatives for application (B) CHE/17/00645/FUL

21. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.

22. This approval contains condition/s which make requirements prior to development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.

23. Attention is drawn to the fact that, this permission is granted in

conjunction with the completion of a separate planning obligation under Section 106 of the Town and Country Planning Act 1990 to which any developer should also refer.

24. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

25. Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.'

26. Under Section 50 (Schedule 3), New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification shall be given to the County Highway Authority (contact the Streetworks Co-ordinator - tel.no. 01629 538516).

27. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and

relevant application forms, regarding the undertaking of access works within highway limits is available via email highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190 or via the County Councils website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp.

28. Where development has been approved subject to the preparation and implementation of a Travel Plan, the applicant is obliged to submit the appropriate documentation to the Local Planning Authority well in advance of the development being taken into use. Advice regarding the content of Travel Plans may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Transportation Section).

29. The Environment Agency recommended that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

30. If planning permission is granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

31. Method statements may require to be submitted to Network Rails Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a 'fail-safe' manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. possession which must be booked via Network Rails Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be

submitted for NR approval. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

32. For the first three months following the installation and operation of the new lighting an assessment will be made to check the effect of the lighting on the nearby railway line. If it is found that there is a problem with driver visibility additional screening/cowling or light adjustment will be employed as appropriate to alleviate the problem, to the satisfaction of the local planning authority in association with Network Rail and the train operating companies

(C) CHE/17/00647/FUL

Three years from date of permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Development in accordance with approved plans

2. All external dimensions and elevational treatments shall be as shown on the approved plan/s with the exception of any approved non material amendment.

Submission of Lighting/Lux Contour Plan

3. Prior to the commencement of development, details of proposed lighting with appropriate adjustments to maintain public safety (on the highway and railway line) and a lux contour map shall be submitted to the Local Planning Authority for consideration. The submitted details shall include the lux levels at various distances on the ground in relation to lighting. Only those details approved in writing by the Local Planning Authority shall be implemented as part of the development and shall be retained thereafter in throughout the life of the development.

Construction Management Plan

4. No development shall take place until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic, including abnormal loads/cranes etc.
- hours of operation
- wheel wash facilities/method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Construction Environmental Management Plan

5. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Methods for the safe removal of Japanese knotweed within the site

Biodiversity Enhancement Strategy

6. Prior to the commencement of development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Council.

Development in accordance with flood risk assessment

7. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) November 2014 completed by RES Environmental LTD for Pottery Lane East Chesterfield and the following mitigation measures detailed within the FRA: Finished floor levels (FFL) are set no lower than 67.15m Above Ordnance Datum (AOD) as outlined in Table 4.3.5 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Submission of surface water drainage details

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Means of surface water pollution control

9. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

Site storage and accommodation

10. 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.

Car/cycle provision

11. Prior to the occupation of the development hereby approved, space shall be laid out within the plot in accordance with the approved plan for cars/cycles to be parked, for the loading and unloading of vehicles. The parking spaces including cycle parking spaces and manoeuvring space shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Materials

12. Before construction works commence on any plot or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials (including details of the glazing and lookalike panels) to be used on the buildings 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 unless otherwise agreed by the Local Planning Authority in writing.

Soft landscaping

13. Within 2 months of commencement of development full details of a soft landscaping scheme for the approved development on the application site 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.

Hard landscaping

14. Within 2 months of the commencement of development full details of hard landscape works for the approved development on the application site and access road 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 on the particular plot and access road, as approved, prior to the occupation of the buildings hereby approved.

Employment and Training Scheme

15. 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.

Bin Store and Waste Collection

16. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste (including specialist 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.

Travel Plan

17. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a Green Travel Plan proposal shall be submitted to the Local Planning Authority for consideration. The proposal shall include details of its implementation and a monitoring programme. The Green Travel Plan approved in writing by the Local Planning Authority shall be implemented as approved, monitored and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Railway conditions specified by National Rail/Highways

18. Prior to commencement of any development on site, full details of excavations and earthworks and any structural works to be carried out near the railway undertaker's boundary fence or the adjacent public highways should be submitted to the Local Planning Authority acting in consultation with the railway undertaker and Highway Authority for consideration. Only those works subsequently agreed in writing by the

Local Planning Authority shall be carried out in accordance with the approved details.

Railway conditions specified by National Rail

19. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement

CCTV/Security

20. Prior to the commencement of development details of proposed CCTV and security system shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be installed in full prior to the occupation of the development and shall be retained as such thereafter.

Shared cycle path

21. Prior to the commencement of development details of improvements to the existing pedestrian footway on the Pottery Lane East frontage of the site to create a shared cycle/footway, linking the development site to the wider cycle network accessed on Pottery Lane West (through the existing A61 underpass) shall be submitted to the Local Planning Authority for consideration. Only the proposed scheme approved in writing shall be installed on site and maintained free from impediment to its intended use unless otherwise agreed in writing by the local planning authority. The agreed scheme shall be available for its intended use concurrent with the occupation of the development.

Informatives for application (C) CHE/17/00647/FUL

22. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.

23. This approval contains condition/s which make requirements prior to

development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.

24. Attention is drawn to the fact that, this permission is granted in conjunction with the completion of a separate planning obligation under Section 106 of the Town and Country Planning Act 1990 to which any developer should also refer.

25. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

26. Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.'

27. Under Section 50 (Schedule 3), New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification shall be given to the County Highway Authority (contact the Streetworks Co-ordinator - tel.no.

01629 538516).

28. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via email highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190 or via the County Councils website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp.

29. Where development has been approved subject to the preparation and implementation of a Travel Plan, the applicant is obliged to submit the appropriate documentation to the Local Planning Authority well in advance of the development being taken into use. Advice regarding the content of Travel Plans may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Transportation Section).

30. The Environment Agency recommended that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

31. If planning permission is granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

32. Method statements may require to be submitted to Network Rails Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works

cannot be carried out in a 'fail-safe' manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. possession which must be booked via Network Rails Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval. (Asset Protection Project Manager, Network Rail (London North Eastern), Floor 3B, George Stephenson House, Toft Green, York, Y01 6JT)

33. For the first three months following the installation and operation of the new lighting an assessment will be made to check the effect of the lighting on the nearby railway line. If it is found that there is a problem with driver visibility additional screening/cowling or light adjustment will be employed as appropriate to alleviate the problem, to the satisfaction of the local planning authority in association with Network Rail and the train operating companies

(B) That a S106 agreement be negotiated and signed concurrent with the planning permission relating to Percent for Art (up to 1% of development costs).

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

CHE/17/00327/FUL - ERECTION OF MOTOR RETAIL DEALERSHIP COMPRISING MOTOR VEHICLE SALES SHOWROOM, MOTOR VEHICLE MAINTENANCE WORKSHOP AND ANCILLARY ROOMS, DETACHED VALET BUILDING, FORMATION OF ACCESS ROADS AND ASSOCIATED HARD AND SOFT LANDSCAPING (REVISED PLANS RECEIVED 24/08/2017) AT VERTU LANDROVER, DISCOVERY WAY, WHITTINGTON MOOR, CHESTERFIELD, DERBYSHIRE S41 9EG FOR VERTU MOTORS PLC

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

(A) Time Limit etc

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.

- Proposed Site Plan - 2711(PL)05.RevB
 - Proposed GF and FF Plans - 2711(PL)06.RevB
 - Proposed Elevations - 2711(PL)07.RevB
 - Indicative 3D Visualisation - 2711(PL)08
 - Proposed Valet - 2711(PL)09
 - Proposed Drainage - 119669/2003
 - Proposed Site levels and Drainage H132-103 Rev C
 - CCTV Plan - Q1758-R1
 - Design and Access Statement (prepared by McLaren Murdoch & Hamilton Chartered Architects April 2017)
 - Flood Risk Assessment (prepared by Fairhurst August 2017)
 - Coal Mining Risk Assessment (prepared by Fairhurst August 2017)
 - Due Diligence Report (prepared by Remedios March 2016)
- Reason - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.

Site Investigations

3. 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.

Land Condition/Contamination

4. 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.

Highways

5. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions

- arrangements for turning vehicles

6. Prior to the development, the subject of the application, being brought into use, the vehicular and pedestrian accesses shall be created/ modified in accordance with the approved designs all areas in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

7. No part of the development shall be taken into use until space has been provided within the site curtilage for the parking/ loading and unloading/manoeuvring of staff/ customers/ service and delivery vehicles (including secure/ covered cycle parking), located, designed, laid out and constructed all in accordance with a scheme first submitted to and agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

8. The development hereby permitted shall not be occupied until the cycle parking facilities have been 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.

9. 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.

Other

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. 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.

12. 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.

(B) That a S106 agreement be negotiated and signed concurrent with the planning permission relating to Percent for Art (up to 1% of development costs).

CHE/16/00083/OUT - OUTLINE APPLICATION FOR DEVELOPMENT ON LAND TO CONSTRUCT RESIDENTIAL PROPERTIES AND ACCESS DRIVE OFF SHERBOURNE AVENUE (COAL MINING RISK ASSESSMENT REC'D 09/03/2016, ECOLOGICAL ASSESSMENT REC'D 15/11/2016 AND REPTILE SURVEY REC'D 14/11/2017) AT LAND TO THE REAR OF 18 LANCASTER ROAD, NEWBOLD, DERBYSHIRE FOR MRS ASHTON

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

Time Limit etc

1. Approval of the details of the layout, scale and external appearance of the building(s), the means of access and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Drainage

4. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
5. 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.

Site Investigations/Contamination/Noise

6. 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.

7. 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.

8. 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.

Highways

9. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Sherbourne Avenue in accordance with details to be submitted and agreed at reserved matters/full planning application stage with such access being provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access to the extremities of the site frontage abutting the highway in both directions. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

10. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of vehicles, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained

throughout the life of the development free from any impediment to its designated use.

11. The proposed access and any individual driveways to Sherbourne Avenue shall be no steeper than 1 in 14 over their entire lengths.

Ecology

12. Prior to the commencement of development details of ecological enhancement measures that shall include details of bird and bat boxes (positions/specification/numbers) shall be submitted to and approved in writing by the LPA. Replacement native tree planting should also be included, along with other ecologically beneficial landscaping. Such approved measures shall be implemented in full and maintained thereafter.

13. No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the 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.

14. No open trenches or holes should be left open overnight to ensure that mammals such as badger, fox or hedgehog are not trapped. If the holes or trenches cannot be back filled then a ramp should be installed to allow animals to escape.

15. Prior to the commencement of development, a detailed external lighting strategy should be submitted to and approved in writing by the LPA. Such approved measures should be implemented in full and maintained thereafter.

Others

16. Concurrent with the first reserved matters submission the application shall be accompanied by a design statement which sets out how and where the development will incorporate electric vehicle charging facilities. Only those details which receive subsequent approval shall be implemented, as approved, and retained in perpetuity.

17. 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.

18. 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.

19. Development shall not commence until details for the erection of fencing for the protection of trees on and/or adjacent to the site 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. The fencing shall be undertaken as approved before any equipment, machinery or materials have been brought onto the site for the development and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any areas fenced in accordance with this condition and the ground levels within these areas shall not be altered, nor any excavation made, without the prior written consent of the Local Planning Authority.

20. No development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to the Local Planning Authority and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority. All tree planting shall be carried out in accordance with the approved details and times.

104 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:-

(a) Approvals

| | |
|---------------|---|
| 17/01994/DCC | Derbyshire County Council - Outhouse toilet and store conversion to bathroom facility at 12 North Crescent Duckmanton Chesterfield Derbyshire S44 5EZ |
| 17/01720/PART | Partnership Application - Internal alterations at 25 Plunket Road Doncaster DN2 5EW |
| 17/01962/DEX | Domestic Extensions/Alterations - Single storey kitchen extension at the rear of the property at 22 Kent Street Hasland Chesterfield Derbyshire S41 0PL |
| 17/01913/PART | Partnership Application - Proposed loft extension and single storey rear extension at 21 Charnock Crescent, Sheffield S12 3HB |
| 17/01695/DEX | Domestic Extensions/Alterations - Single storey rear extension at Dar Es Salaam Bent Lane Staveley Chesterfield Derbyshire S43 3UG |
| 17/01696/DEX | Domestic Extensions/Alterations - Rear extension at 114 Walton Road Walton Chesterfield Derbyshire S40 3BU |
| 17/02020/DOM | Domestic Buildings and New Dwellings - One new dwelling at land aj 91 Brearley Avenue at 91 Brearley Avenue New Whittington Chesterfield Derbyshire S43 2DZ |
| 17/01963/MUL | Multiple Domestic - Kitchen extension and Internal |

alterations at 127 Brockwell Lane Brockwell
Chesterfield Derbyshire S40 4EH

- 17/01724/DRO Domestic in-roof Extensions/Alterations - Loft conversion and dormer to existing garage at 17 Foxbrook Court Walton Chesterfield Derbyshire S40 3SS
- 17/01975/DEX Domestic Extensions/Alterations - Single storey extension at 50 Howard Drive Old Whittington Chesterfield Derbyshire S41 9JU
- 17/01917/OTHD Other Works (Domestic) - Wall Removal at 210 Walton Road Walton Chesterfield Derbyshire S40 3BS
- 17/02055/DEX Domestic Extensions/Alterations - Single storey extension at 593 Newbold Road Newbold Chesterfield Derbyshire S41 8AA
- (b) Refusals
- 17/01644/DEX Domestic Extensions/Alterations - Extension to rear of kitchen area and insertion of beam and alteration of existing wet room to utility at 53 Windermere Road Newbold Chesterfield Derbyshire S41 8DT
- 17/01666/DCC Derbyshire County Council - Staff/meeting room extension with associated servicing at Somercotes Infants School Somercotes Alfreton Derbyshire DE55 4LY

105 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/17/00204/FUL | Proposed new retail unit - coal mining risk assessment received 21/11/2017 at land adjacent Unit 1 Wardgate Way Holme Hall Chesterfield for Mr Sajan Keshwala |
| CHE/17/00340/FUL | Proposed first floor extension to provide 3 flats and as amended by revised plans received 13.11.17 at 24 High Street Chesterfield S43 3UX for Sandaul Ltd |
| CHE/17/00586/FUL | Erection of a two storey dwelling - revised drawings received 1.11.2017 at land adjacent to 12 Cavendish Street North Old Whittington S41 9DH for Mr Tom Hunt |
| CHE/17/00615/FUL | Single storey rear extension at 24 Stanley Avenue Inkersall S43 3SU for Mr Nick Hooper |
| CHE/17/00663/FUL | Removal of existing carport and garage, single storey side and rear extension and first floor front extension at 6 Horsewood Road Walton S42 7LS for Mr Michael Gill |
| CHE/17/00667/FUL | Two storey side and single storey rear extension to existing dwelling - revised drawing received 09.11.17 at 3A Storforth Lane Chesterfield S41 0PP for Mr James Yates |
| CHE/17/00668/FUL | Erection of an oak framed garage at Hady House 75 Hady Hill Hady S41 0EE for Mr Craig Fletcher |
| CHE/17/00669/LBC | Erection of an oak framed garage at Hady House 75 Hady Hill Hady S41 0EE for Mr Craig Fletcher |
| CHE/17/00686/FUL | Erection of one detached dwelling and associated works. Coal mining risk assessment received 7.11.17, revised tree protection plan received 15.11.17 at Ashton Lodge 28 Abercrombie Street Chesterfield S41 7LW for KBJ (Chesterfield) Ltd |
| CHE/17/00702/RET | Retrospective application for rear extension with |

- two brick and glazed elevations and slate effect tile roof - Revised drawing received 14.11.17 at 1 Hartfield Close Hasland S41 0NU for Mrs Linda Allen
- CHE/17/00713/FUL Change of use from B1 to D2 - to be used as a martial arts and personal training academy at York House St Marys Gate Chesterfield S41 7TH for Mr James Boyle
- CHE/17/00721/FUL Proposed mixed use B1, B2 and B8 units with car parking at Unit 1 Turnoaks Industrial Estate Turnoaks Lane Birdholme S40 2HA for The Trustees of the Asprey Pension Scheme
- CHE/17/00726/COU Change of use of first floor from A1 to Beauty Salon at former Second Floor Century House 417A Chatsworth Road Chesterfield S40 3AD for Miss Rebecca Hales
- CHE/17/00727/FUL Two storey rear extension to replace existing flat roof kitchen and removal of existing flat roof and bay windows to rear and new gable roof to tie in with existing ridge and eaves heights at 376 Ashgate Road Chesterfield S40 4DD for Georgina Humphrey
- CHE/17/00737/FUL Proposed front porch at 3 Belvedere Close Somersall S40 3LU for Mr Paul Balderson
- CHE/17/00750/FUL Engineering works to provide new driveway and steps with new dropped kerb at 107 Coniston Road Newbold S41 8JE for Mr Chris Humphreys
- CHE/17/00751/FUL Single/two storey side extension and porch at 97 Foljambe Avenue Walton S40 3EY for Mr Paul Brassington
- CHE/17/00754/FUL Front porch, side two storey extension, rear single storey extension and creation of vehicular access at 106 Thirlmere Road Newbold S41 8EL for Mr and Mrs Steve Perryman

- CHE/17/00759/REM Erection of 1 dwelling (plot 1) reserved matters application for CHE/16/00034/OUT - Outline application for residential development of 6 two storey dwellings (extension of the management plan for a further 15 years to protect and enhance the wildlife site under a S106 agreement as previously arranged) at land adjacent Five Acres Piccadilly Road Chesterfield for Mr A Davis
- CHE/17/00761/FUL Ground floor side extension at 55 Brearley Street Old Whittington S41 9LN for Mr Simon Hogan
- CHE/17/00767/FUL Installation of 2 No new first floor windows at 7 Victoria Street West Chesterfield S40 3QY for Mr John Ball
- CHE/17/00772/FUL Two storey pitched roof extension to side of property and a single storey pitched roof extension to the rear at 25 West Croft Drive Inkersall S43 3GA for Mrs Sarah Saunders
- CHE/17/00780/ADV Replacement signage and hanging sign at Unit 3 16 Packers Row Chesterfield S40 1RB for Ms Boardman
- CHE/17/00781/FUL Two storey side extension at 98 Ashgate Road Chesterfield S40 4AF for Mr Alan Higginbottom
- CHE/17/00850/TPO Root pruning to either T10 or T11 at Brendon House Brendon Avenue Chesterfield S40 4NJ for Mr K Featherstone
- (b) Refusal
- CHE/17/00760/FUL Re-submission of CHE/16/00774/FUL (Demolish existing two story offshoot rear extension and erect new two storey extension) to increase size of first floor to match that of ground floor at 49 Compton Street Chesterfield S40 4TA for Mr Richard Burke

(c) Discharge of Planning Condition

- CHE/17/00673/DOC Discharge of conditions 4, 5, 6 and 11 on application CHE/16/00727/FUL at 18 Thompson Street Chesterfield S41 9AR for Mr Michael Walker
- CHE/17/00733/DOC Discharge of condition 6 (site investigation) of CHE/14/00252/FUL - Proposed single storey light industrial workshop within the curtilage of the existing site premises at Marine House Dunston Road Chesterfield S41 8NY for Cathelco Ltd
- CHE/17/00735/DOC Discharge of condition 2 (roads and footways) of CHE/17/00351/REM - Erection of 99 dwellings and associated public open space, landscaping and surface water balancing (phase 1) at land to the west of Dunston Lane Newbold for William Davis Ltd
- CHE/17/00752/DOC Discharge of planning conditions 2 (materials for bridge parapet), 3 (concrete abutments to bridge), 4 (Coal Mining risk Assessment), 5 (soft landscaping scheme), 10 (water vole and otter survey) and 12 (removal of Himalayan balsam) of CHE/15/00119/FUL for new road bridge and access road at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton for Arnold Laver Regeneration Limited
- CHE/17/00755/DOC Discharge of planning conditions 17 (Japanese knotweed control) 18 (tree protection plan) 19 (root protection area) 21 (open space scheme) 27 (junction and right of way layout) 30 (internal site layout) and 31 (estate roads and footways) of CHE/15/00116/OUT - Outline planning application for the development of up to 146 residential dwellings with approval of access from Dunston Road - additional information received 16/10/2015 at land off Dunston Road, Chesterfield, Derbyshire S41 9RL at Cammac Coal Dunston Road Chesterfield S41 9RL for Strata Homes Yorkshire

Limited

CHE/17/00765/DOC Discharge of planning conditions 2 (details of materials of construction), 8 (details of security shutters) and 10 (Delivery Management Plan) of CHE/15/00024/FUL (Demolition of existing public house and erection of a single storey convenience store (Class A1) with associated car parking, Landscaping, plant and ATM machine) and as amended by revised information received 6.12.17 at The Wheatsheaf 74 Newbold Village Newbold Road Newbold S41 8RJ for NewRiver REIT (UK) Ltd

(d) Prior notification approval not required

CHE/17/00807/TPD Single storey rear extension at 31 Barley Lane Holme Hall Chesterfield S42 7JA for Mr Craig Sewell

(e) CLOPUD granted

CHE/17/00808/CLO Single storey rear extension and garage conversion at 80 Wain Avenue Chesterfield S41 0FB for Miss Julie Mclean

(f) Withdrawn

CHE/17/00047/FUL Proposed erection of 7 No. Starter homes constructed using MMC and to code level 3 as a minimum. All associated parking and turning included to ensure access and egress is maintained within the site at 98 Grangewood Road Birdholme S40 2TA for Mr Green

106 **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/17/00795/TPO Consent is granted to the pruning of 3 Ash trees and 1 Oak tree reference G1 on the Order map for Affinity Sutton Homes at 5 Hassop Close.
- CHE/17/00815/TPO Consent is granted to the pruning of one Oak tree reference T2 on the Order map for Dronfield Landscapes on behalf of Mr Michael of 15 High Street, Brimington.
- CHE/17/00811/TPO Consent is granted to the felling of one Horsechestnut tree reference T15 and the pruning of one Sycamore T16 and one Oak T17 on the Order map for Mr Stephen Lane of 1 Somersall Willows, Somersall.
- The duty to plant a replacement tree has been dispensed with on this occasion due to no suitable planting positions and other trees in the garden.
- CHE/17/00832/TPO Consent is granted to the pruning of 1 Beech tree reference T2 and 1 Lime tree reference T3 on the Order map for Trueman Tree Services on behalf of Mrs Paivi of 170 Old Hall Road, Brampton.
- CHE/17/00784/TPO Consent is granted to the pruning of two groups of trees reference G1 consisting of 5 Sycamore trees and G2 consisting of 7 Sycamore trees on the Order map for Dr John Hadfield on behalf of the Terminus Bowling Club, 666 Chatsworth Road.
- CHE/17/00789/TPO Consent is granted to the pruning of one London Plane tree reference T5 on the Order map for Mr Abel of 109 Whitecotes Lane.
- CHE/17/00812/TPO Consent is granted to the felling of one dead Horsechestnut tree reference T4 on the Order map for Mrs Widdowson of 19 Penmore

Close, Hasland.

The replacement tree is to be either a Mountain Ash, Field Maple, Himalayan Birch or Ornamental Crab Apple and planted as near as is reasonable possible to the original tree or agreed alternative.

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

CHE/17/00817/CA

The pruning of 4 Sycamore trees, 1 Elm tree and 1 Oak tree for Dronfield Landscapes at 15 High Street, Brimington.

Agreement to the crown lifting of 6 trees over the highway and the reduction of branches growing towards the telephone wires. The pruning of the trees will have no adverse effect on the amenity value of the area.

The trees are within the Brimington Conservation Area and the applicant wishes to prune the trees because they are obstructing the highway and telephone wires.

CHE/17/00810/CA

The pruning of one Ornamental Pear and one Silver Birch for Mr Stephen Lane of 1 Somersall Willows, Somersall.

Agreement to the crown lifting of one Silver Birch tree by 2.5 metres and the crown thinning of one Ornamental Pear. The pruning of the trees will have no adverse effect on the amenity value of the area.

The trees are within the Somersall Conservation Area and the applicant wishes to prune the trees for general maintenance.

107 **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.

108 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.