

## PLANNING COMMITTEE

Monday, 11th December, 2017

Present:-

Councillor Brittain (Chair)

<p>Councillors Callan Simmons Catt Miles P Barr</p>	<p>Councillors Brady 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/17/00756/OUT** - Outline application for residential development on land on goytside road corner with Factory Street, Chesterfield, Derbyshire for LIDL UK GMBH and **CHE/17/00757/OUT** - Outline application for residential development on land off Goytside Road, Chesterfield, Derbyshire for LIDL UK GMBH.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Miles, Sarvent, Simmons and Wall.

**CHE/17/00540/FUL** - Extension at ground floor for new consulting rooms and pharmacy, new offices at first floor at Newbold Surgery, 3 Windermere Road, Newbold, Chesterfield.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Miles, Sarvent, Simmons and Wall.

**CHE/17/00747/FUL** - Residential development at land to rear of 109 Middlecroft Road, Staveley, Chesterfield.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Miles, Sarvent, Simmons and Wall.

**CHE/17/00477/FUL** - Proposed construction of a three bedroom detached dwelling within the curtilage of 8 Park View (revised drawings received 02.11.2017) at 8 Park View, Hasland, Chesterfield S41 0JD for Nick Ibbotson Developments.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Miles, Sarvent, Simmons and Wall.

**91 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Caulfield, Davenport, Elliot, T Gilby and Hill.

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

Councillor Sarvent declared a non-pecuniary interest in agenda item 4 (CHE/17/00540/FUL - Extension at ground floor for new consulting rooms and pharmacy, new offices at first floor at Newbold Surgery, 3 Windermere Road, Newbold, Chesterfield) as she was a patient of the surgery.

Councillor Catt did not attend the site visits of agenda items 3 and 4 and did not take part in the debates or subsequent votes.

**93 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 20 November, 2017 be signed by the Chair as a true record.

**94 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/17/00747/FUL - RESIDENTIAL DEVELOPMENT AT LAND TO REAR OF 109 MIDDLECROFT ROAD, STAVELEY, CHESTERFIELD**

In accordance with Minute No.299 (2001/2002) Mr Jim Lomas (agent of the applicant) addressed the meeting.

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

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

2. All external dimensions and elevational treatments shall be as shown on the approved plans:

- Entrance Plan,
- Site Plan OS4A and OS3B,
- Proposed Scheme;

with the exception of any approved non material amendment.

3. Before any works are commenced, the applicant shall submit and have approved, in writing, by the Local Planning Authority in consultation with the Highway Authority a revised plan slightly extending the manoeuvring area, a slight relocation of 2 No. off-street parking spaces and demonstrating a bin dwell area if required or vehicular swept paths for a refuse vehicle.

4. The existing access shall be provided with a 2m x 2m x 45° pedestrian intervisibility splay on the northern side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object.

5. No dwelling shall be occupied until space has been laid out within the site in accordance with the drawing approved under Condition 3 above for cars to be parked and for vehicles to manoeuvre such that they may enter and leave the site in a forward gear. The parking and manoeuvring space shall be maintained free from any impediment to their designated use for the life of the development.

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

7. Before any other operations are commenced, 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 designed use throughout the construction period.

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

9. 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.

10. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority.

11. 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.

12. 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.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include proposed tree types, plant types and the amount of soft landscaping upon the frontage and in the parking area.

14. No development approved by this permission shall be commenced until permeability tests are carried out with sizing calculations provided, in

accordance with BRE Digest 365, and approved in writing by the Local Planning Authority.

15. Prior to determination of this application it is recommended that a Preliminary Ecological Appraisal is undertaken of the site in order to establish the habitats that are present on site and to determine the presence or absence of protected species i.e. bat building assessment. The field survey work should be supported by a desk study and the survey work should be undertaken by a suitably qualified and experienced ecologist. The format and content of the ecology report should follow current guidelines - such as CIEEM Ecological Report Writing and British Standards BS:42020. The survey report should provide details of any appropriate mitigation and compensation measures; and in line with guidance within the NPPF should provide details of enhancement opportunities and how the development will result in a net gain for biodiversity. If further surveys are required, these will be required prior to determination.

(B) That a CIL Liability Notice be served for £7,380 as per paragraph 9 of the officer's report.

CHE/17/00540/FUL - EXTENSION AT GROUND FLOOR FOR NEW CONSULTING ROOMS AND PHARMACY, NEW OFFICES AT FIRST FLOOR AT NEWBOLD SURGERY, 3 WINDERMERE ROAD, NEWBOLD, CHESTERFIELD

In accordance with Minute No.299 (2001/2002) Dr Martin Bradley (objector) and Dr Upendra Bhatia (applicant) addressed the meeting.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans:
  - Proposed First Floor plan Drawing No. 05E
  - Proposed Roof Plan Drawing No. 10B
  - Proposed Surgery Elevations and Roof plan Drawing No. 09B

- Proposed Ground Floor and Site Plan Drawing No. 03G
- Existing Surgery Elevations and Roof Plan Drawing No. 08A
- Existing Ground Floor and Site Plan Drawing No. 01B
- Location Plan

with the exception of any approved non material amendment.

3. No development shall take place including any works of demolition until a construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved 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

4. Prior to the taking into use of the new rooms the revised parking provision shall be fully available for use. Thereafter the parking area shall be maintained free from impediment to its designated use for the lifetime of the development.

5. The pharmacy element of the business at Newbold Surgery shall be operated solely as a pharmacy. The consent is only for a pharmacy business. If the applicants (jointly or separately) sell, let or under let or otherwise part with possession of the whole or any part of the business then the pharmacy business shall cease and the property shall revert to a single use as a Doctors Surgery.

6. The Travel Plan dated September 2017 shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

CHE/17/00756/OUT - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND ON GOYTSIDE ROAD CORNER WITH FACTORY STREET, CHESTERFIELD, DERBYSHIRE FOR LIDL UK GMBH

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

(A) 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. Concurrent with the first reserved matters submission the application shall be accompanied and informed by the results of a further Noise

Survey and Assessment (the parameters of which shall first have been agreed by the Local Planning Authority). The subsequent Noise Assessment shall include details of the necessary measures to mitigate any adverse impact of noise upon the development, arising from adjacent and proposed commercial uses. Only those details which are agreed in writing by the Local Planning Authority shall be implemented in full on site and maintained as such thereafter.

9. Any reserved matters submission including residential uses shall be accompanied by an updated noise assessment to confirm that internal noise levels in bedrooms and living rooms should not exceed 35dB LAeq(1hr) during the daytime (between 07:00 and 23:00) and 30dB LAeq(1hr) or 45dB LAm<sub>ax</sub>(1hr) during the night-time (between 23:00 and 07:00). Similarly, daytime (between 07:00 and 23:00) garden noise levels should not exceed 55dB LAeq(1 hr).

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.

### Archaeology

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

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

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

### 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.

### Others

14. 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.

15. 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.

16. 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.

17. Before any other operations are commenced, a new vehicular and pedestrian access shall be formed to Factory Street, located, designed, laid out, constructed and provided with visibility splays of 2.4m x maximum achievable over the site frontage and/or highway in both directions to the nearside carriageway channel, all as agreed in writing with the Local Planning Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

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

19. 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.

20. The proposed access to Factory Street shall be no steeper than 1 in 14 over its entire length.

(B) That as the site lies in the medium CIL zone the full CIL Liability will be determined at the reserved matters stage on the basis of a cumulative charge of £50 per sqm of gross internal floor area created.

CHE/17/00757/OUT - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND OFF GOYT SIDE ROAD, CHESTERFIELD, DERBYSHIRE FOR LIDL UK GMBH

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.

6. The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment 36710-008 prepared by Eastwood and Partners (Report dated October 2017), unless otherwise agreed in writing with the Local Planning Authority.

#### Site Investigations/Contamination/Noise

7. 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.

8. 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.

9. Concurrent with the first reserved matters submission the application shall be accompanied and informed by the results of a further Noise Survey and Assessment (the parameters of which shall first have been agreed by the Local Planning Authority). The subsequent Noise Assessment shall include details of the necessary measures to mitigate any adverse impact of noise upon the development, arising from adjacent and proposed commercial uses. Only those details which are agreed in writing by the Local Planning Authority shall be implemented in full on site and maintained as such thereafter.

10. Any reserved matters submission including residential uses shall be accompanied by an updated noise assessment to confirm that internal noise levels in bedrooms and living rooms should not exceed 35dB LAeq(1hr) during the daytime (between 07:00 and 23:00) and 30dB LAeq(1hr) or 45dB LAmx(1hr) during the night-time (between 23:00 and 07:00). Similarly, daytime (between 07:00 and 23:00) garden noise levels should not exceed 55dB LAeq(1 hr).

11. 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.

Archaeology

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

1. The programme and methodology of site investigation and recording
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

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

## Ecology

13. 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.



14. 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.

#### Others

15. 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.

16. 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.

17. 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.

18. Before any other operations are commenced, a new vehicular and pedestrian access shall be formed to Goytside Road, located, designed, laid out, constructed and provided with visibility splays of 2.4m x 47m in both directions, all as agreed in writing with the Local Planning Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in

the case of vegetation) relative to adjoining nearside carriageway channel level.

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

20. 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.

21. The proposed access to Goytside Road shall be no steeper than 1 in 14 over its entire length.

(B) That as the site lies in the medium CIL zone the full CIL Liability will be determined at the reserved matters stage on the basis of a cumulative charge of £50 per sqm of gross internal floor area created.

CHE/17/00209/FUL - ADDENDUM REPORT - PROPOSED - DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES (SUNDAY SCHOOL BUILDING RETAINED); AND ERECTION OF A FOOD STORE AND CREATION OF NEW/ALTERATIONS TO EXISTING ACCESSES WITH ASSOCIATED PARKING, SERVICING AND LANDSCAPING (REVISED DETAILS RECEIVED ON 24/04/2017, 04/05/2017, 15/06/2017, 28/06/2017, 13/07/2017, 07/08/2017, 08/08/2017, 14/08/2017, 04/09/2017 AND 04/10/2017) AT PERRYS GROUP (FORD), CHATSWORTH ROAD, CHESTERFIELD, DERBYSHIRE S40 2BJ FOR LIDL UK GMBH

That further to CHE/17/209/FUL Condition 28 a shared cycle / footpath connection from the new store cycle park through to Goytside Road had been agreed after negotiations with the developer and Chesterfield Cycle

Campaign. Approval of the final details of the route would be delegated to officers and the wording of condition 28 would be amended as follows:

28. The development shall not be brought into use until the agreed scheme to provide a shared cycle / footpath connection from the new store cycle park through to Goyt Side Road has been implemented. The shared connection route shall be solid bound surfaced and lit and only the scheme agreed by the local planning authority shall be implemented on site. Thereafter the route shall be maintained fit for purpose and free from any impediment to its intended use.

Condition 2 of the previously agreed committee resolution would also be amended to reflect the latest revision of the proposed site plan drawing number.

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

- Site Location Plan 1831 P401
- Proposed Site Plan 1831 P409 REV F
- Proposed Surfacing Plan 1831 P411 REV D
- Proposed Boundary Treatments Plan 1831 P412 REV D
- Landscape Details R-1972-2B
- Landscape Masterplan R-1972-1B
- Proposed Elevations 1831 P202
- Proposed Floorplans 1831 P102
- Design and Access Statement
- Planning and Retail Statement
- Ecology Report
- Geo-environmental Appraisal and Additional Ground Reports
- Flood Risk Assessment and Flood History
- Transport Assessment and Travel Plan
- Noise Impact Assessment
- Drainage Strategy (revised 04/05/2017)
- Heritage Statement
- Tree Survey
- Statement of Community Involvement
- Archaeological Desk-Based Assessment (submitted 28/06/2017 and updated 08/08/2017)
- Transport Assessment Addendum (submitted 01/08/2017)

- Bat Surveys (submitted 14/08/2017)
- S106 Pro-Rata Calculation – Highways

CHE/17/00477/FUL - PROPOSED CONSTRUCTION OF A THREE BEDROOM DETACHED DWELLING WITHIN THE CURTILAGE OF 8 PARK VIEW (REVISED DRAWINGS RECEIVED 02.11.2017) AT 8 PARK VIEW, HASLAND, CHESTERFIELD S41 0JD FOR NICK IBBOTSON DEVELOPMENTS

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

- (A) 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plan/s drawing No 102 Revision D, with the exception of any approved non material amendment.
3. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
4. Before any other operations are commenced (excluding Condition 1 above), the existing vehicular access shall be modified in accordance with the approved application details with all areas of the site between the highway boundary and existing/ proposed dwellings being surfaced in a manner suitable for vehicular use and maintained 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.
5. Notwithstanding the details shown on the approved plans 102 Revision D, the first floor bathroom window proposed in the side elevation of the dwelling facing No 8 Park View to the west shall be only be fitted with an opening above 1.7m high (measured internally) and shall be installed obscurely glazed with a minimum level 4 obscurity, both windows shall thereafter be retained as such in perpetuity.

6. The premises, the subject of the application, shall not be occupied taken into use until space has been provided within the application site in accordance with the approved application drawings for the parking/ manoeuvring of residents/ visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

7. Working hours - Unless otherwise approved in writing by the Local Planning Authority demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 1:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

8. There shall be no gates or other barriers unless otherwise agreed in writing by the Local Planning Authority.

9. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority.

(B) That as the site lies in the medium CIL zone the full CIL Liability will be determined at the reserved matters stage on the basis of a cumulative charge of £50 per sqm of gross internal floor area created.

## 95 **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

14/01948/DEX	Domestic Extensions/Alterations - Ground floor rear extension plus internal alterations, 13 Tennyson Avenue Chesterfield Derbyshire S40 4SN
17/01387/DOM	Domestic Buildings and New Dwellings - Proposed dormer bungalow within the curtilage, 7 Myrtle

	Grove Hollingwood Chesterfield Derbyshire S43 2LN
17/01392/MUL	Multiple Domestic - Extension, garage conversion, hall extension, wall removal, ensuite and porch, 26 Hillside Drive Walton Chesterfield Derbyshire S40 2DB
17/01449/DIS	Disabled Work - Downstairs bathroom, 128 Bamford Road Inkersall Chesterfield Derbyshire S43 3DS
17/01443/OTHC	Other Works (Commercial) -Fit-out works to change use to restaurant, 5 Stephenson Place Chesterfield Derbyshire S40 1XL
17/01305/DEX	Domestic Extensions/Alterations - Single storey rear extension, 1 St Davids Rise Walton Chesterfield Derbyshire S40 3HD
17/00950/PART	Partnership Application - Extension to property , lifting of roof height to provide living space in roof, 41 High Street Loscoe Derby DE75 7LG
17/01339/DOM	Domestic Buildings and New Dwellings - Erection of 29 houses and 5 apartments, Former Saltergate Health Centre 107 Saltergate Chesterfield Derbyshire S40 1LA
17/01418/DRO	Domestic in-roof Extensions/Alterations - Loft conversion, 34 Cobden Road Chesterfield Derbyshire S40 4TD
17/01482/DRO	Domestic in-roof Extensions/Alterations - Loft conversion and general alterations, 571 Chatsworth Road Chesterfield Derbyshire S40 3JX
17/01486/DEX	Domestic Extensions/Alterations - Single storey rear garage/workshop extension and proposed internal alterations to dwelling, 285 Ashgate Road Chesterfield Derbyshire S40 4DB

- 17/01488/DEX Domestic Extensions/Alterations - Two storey rear extension, 93 Gloucester Road Stonegravels Chesterfield Derbyshire S41 7EF
- 17/01535/MUL Multiple Domestic - Single storey rear extension and internal alterations, 2 Belvedere Close Somersall Chesterfield Derbyshire S40 3LU
- 17/01728/OTHD Other Works (Domestic) - First floor extension and alterations to the existing ground floor, 50 Hillman Drive Inkersall Chesterfield Derbyshire S43 3SJ
- 17/01632/DEX Domestic Extensions/Alterations - Extension of single storey garage, 9 Lansdowne Avenue Newbold Chesterfield Derbyshire S41 8PL
- 17/01638/DEX Domestic Extensions/Alterations - Single storey rear extension, 27 Ashgate Avenue Ashgate Chesterfield Derbyshire S40 1JB
- 17/01678/DGA Domestic Garages (40 sq.m. or less) - Detached garage, 3 Litton Close Staveley Chesterfield Derbyshire S43 3TD
- 17/01590/OTHD Other Works (Domestic) - Structural internal alterations, 17 Traffic Terrace Barrow Hill Chesterfield Derbyshire S43 2NJ
- 17/01636/DEX Domestic Extensions/Alterations - Extension to rear, 20 Station Road Brimington Chesterfield Derbyshire S43 1JH
- 17/01650/MUL Multiple Domestic - Proposed rear extension, internal alterations and replacement windows, 218 Lockoford Lane Tapton Chesterfield Derbyshire S41 0TQ
- 17/01657/OTHD Other Works (Domestic) - Removal of front and rear doors; new window to replace front door and brick up under; brick up kitchen window; build single storey extension to rear of no 38; remove dividing wall to both kitchens and renew

- replacement kitchen; form new WC and shower room, 36 Park Road Chesterfield Derbyshire S40 1XZ
- 17/01685/DEX Domestic Extensions/Alterations - Single storey side extension, 3 Welbeck Close Inkersall Chesterfield Derbyshire S43 3EN
- 17/01686/PART Partnership Application - Side extension, 36 Grassthorpe Road Sheffield S12 2JH
- 17/01690/DEX Domestic Extensions/Alterations - Single storey rear extension, 7 Mayfield Road Chesterfield Derbyshire S40 3AJ
- 17/01782/DEX Domestic Extensions/Alterations - Rear extension and new ensuite, 25 Deerlands Road Ashgate Chesterfield Derbyshire S40 4DF
- 17/01815/OTHD Other Works (Domestic) - Internal alterations - removal of existing roofs to kitchen toilet/store/garage and construction of new, 97 Whitecotes Lane Walton Chesterfield Derbyshire S40 3HJ
- 17/01816/DIS Disabled Work - Two storey extension to side for disabled lift, 98 Ashgate Road Chesterfield Derbyshire S40 4AF
- 17/01818/DRO Domestic in-roof Extensions/Alterations - Loft conversion, Red Roof Ivy House Farm Lane Chesterfield Derbyshire S41 3AF
- 17/01793/MUL Multiple Domestic - First floor side extension, alterations to front garage roof and partial garage conversion, 39 Holme Park Avenue Upper Newbold Chesterfield Derbyshire S41 8XB
- 17/01820/DEX Domestic Extensions/Alterations - Extensions to rear and side of house, 18 Endowood Road Somersall Chesterfield Derbyshire S40 3LX



- 17/01807/OTHD Other Works (Domestic) - Roof dormers to existing bedroom over garage, 678 Chatsworth Road Chesterfield Derbyshire S40 3NU
- 17/01697/DEX Domestic Extensions/Alterations - Front extension, 100 Norwood Avenue Hasland Chesterfield Derbyshire S41 0NH
- 17/01730/PART Partnership Application - Single storey rear extension, 8 Longstone Crescent Sheffield S12 4WP
- 17/01712/OTHD Other Works (Domestic) - Internal alterations, 6 Thornbridge Crescent Birdholme Chesterfield Derbyshire S40 2JH
- 17/01895/DEX Domestic Extensions/Alterations - Single storey rear extension, 49 Brushfield Road Holme Hall Chesterfield Derbyshire S40 4XF
- 17/01928/MUL Multiple Domestic - Two storey side extension, single storey rear extension and internal alterations, 40 Mansfeldt Road Newbold Chesterfield Derbyshire S41 7BW
- 17/01608/DIS Disabled Work - Sub-division of bedroom specifically for disabled use, 4 Nesfield Close Newbold Chesterfield Derbyshire S41 8DF
- 17/01792/DEX Domestic Extensions/Alterations - Proposed extension over existing, 91 Coronation Road Brimington Chesterfield Derbyshire S43 1EU
- 17/01709/DEX Domestic Extensions/Alterations - Ground floor side extension, 55 Brearley Street Old Whittington Chesterfield Derbyshire S41 9LN
- (b) Refusals
- 17/01390/DEX Domestic Extensions/Alterations - Proposed Extensions, Ravensworth 30 Markham Road Duckmanton Chesterfield Derbyshire S44 5HP

17/01278/DCC	Derbyshire County Council, Replacement of cooking kitchen and associated drainage including making good of existing landscape works to suit., Elmsleigh Primary School Swadlincote DE11 0EG
17/01294/DEX	Domestic Extensions/Alterations, Single storey pitched roof rear extension, 60 Brockwell Lane Brockwell Chesterfield Derbyshire S40 4EE
17/01271/DEX	Domestic Extensions/Alterations, Bedroom above existing kitchen front extension and alterations to existing garage to form larger lounge, 10 Firvale Road Walton Chesterfield Derbyshire S42 7NN
17/01209/OTHC	Other Works (Commercial) - New Industrial Unit to Provide PDI Centre, Site Of Proposed Valeting Bay And Vehicle Compound Storage Station Road Whittington Moor Derbyshire
17/01574/DEX	Domestic Extensions/Alterations - Ground floor rear extension; internal alterations, 52 Ringwood Road Brimington Chesterfield Derbyshire S43 1DG

96 **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/17/00516/FU	Hydrogen generation unit (20ft iso container), a hydrogen compressor (20ft iso container) and a hydrogen dispensing unit. The hydrogen generation unit, and the hydrogen compressor and a buffer tank are surrounded on two sides by a 2.5m high fire wall and fencing. Outside this fencing there will be an access road leading up to a concrete refuelling pad directly in front of a
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hydrogen dispensing unit. The access road will be form a semi-circle with two dropped kerbs allowing access from Colliery Close at 190 Colliery House Colliery Close Staveley S43 3QE for ITM Power (Trading) Ltd.

- CHE/17/00555/FU Internal alterations to lower ground and ground floor layout, glazed orangery to front parapeted roof, flat parapeted roof service link extension and back of house entrance. External rear beer garden to form food servery, seating area and landscaped terrace. Re-fit and internal re-planning of existing staff flats at first and second floor, removal of existing rear steel staircase and gantry and associated building maintenance and refurbishment works. Amended plans received 15.11.17 and additional information at 3 Corporation Street Chesterfield Derbyshire S41 7TU for Triward Holdings Ltd
- CHE/17/00640/FU Refurbishment and alteration of existing two storey sheltered housing scheme and provision of wheeled bin storage compound and mobility scooter compound at Glebe Court The Glebe Way Old Whittington Derbyshire S41 9ND for Chesterfield Borough Council
- CHE/17/00648/FU Single storey extension to garage, with new roof and rear canopy at 9 Lansdowne Avenue Newbold Derbyshire S41 8PL for Mr Rob Hemming
- CHE/17/00670/FU Proposed change of part ground floor of existing pub to shop and external alterations to proposed shop elevation including new entrance, construction of a ramp, cladding and ATM machine at Dunston Inn Dunston Lane Newbold S41 8HA for Manvesh Enterprises Ltd
- CHE/17/00674/RET Retrospective consent for installation of French doors instead of window in one of the bedrooms, single opening door instead of window in smaller

- kitchen, removal of existing fence and replacement with 5ft fence and gate added (extension of fence) to close bin area - the entrance to car park had small brick L-shape fence- the small part inside car park was removed at Abbeydale Hotel 1 Cobden Road Chesterfield Derbyshire S40 4TD for M and G Sobti Ltd
- CHE/17/00679/LB Strip existing roof, to replace with new batons, felt and Riverstone slate, revised description, photos received 9.11.17, roof plan received 10.11.17, roof details received 13.11.17, additional information received at Barrow Hill Primary School Station Road Barrow Hill S43 for Mr Alasdair Tilson
- CHE/17/00680/AD New signage to replace the existing at accommodation at Highfield Hotel 138 Newbold Road Newbold S41 7AA for Mitchells and Butlers
- CHE/17/00682/LB Replace kitchen units and create an archway from kitchen to dining room in place of a door at Manor House Farm 118 The Green Hasland Derbyshire, S41 0JU for Mr Richard Taylor
- CHE/17/00690/OUT Erection of a 2 storey detached dwelling with an attached single garage. Coal mining risk assessment received 10.11.17 at 11 Bridle Road Woodthorpe Derbyshire S43 3BY for Mrs Jean Slack
- CHE/17/00691/AD Alterations to existing fascia signs, 2 ACM Direct Print Panels, 2 PETG Frames and 2 x Poster Frames at Post Office 20 High Street
- CHE/17/00700/REM Approval of reserved matters of 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) for the erection of a two storey detached dwelling

and attached at land adjacent Five Acres Piccadilly Road Chesterfield Derbyshire for Mr Martin Biggs

- CHE/17/00703/TP Cedar Tree - Crown clean and crown thin by 20%, remove crossing, dead and torn branches at 3 Pine View Ashgate Chesterfield Derbyshire S40 4DN for Mr Spencer Hoskins
- CHE/17/00708/TP T1 - Ash- Reduce by 25% branches causing excessive shading, biased to north side of tree. T2 - Hawthorn - Reduce to a height of 2 metres for similar reasons at 22 Staunton Close Chesterfield Derbyshire S40 2FE for Mr Denis Llewellyn
- CHE/17/00715/FU Proposed demolition of an existing rear, lean-to conservatory and outbuildings to create a new single storey pitched roof rear extension to form a new kitchen/dining room at 74 The Green Hasland S41 0JU for Mr Paul Whitworth
- CHE/17/00716/FU Proposed front and rear extensions and alterations to provide accommodation suitable for disabled person at 18 South Lodge Court Ashgate Chesterfield S40 3QG for Kaydi Priestley care of P S Withey
- CHE/17/00717/FU Provision of 2 ISO frame tanks including concrete base, steps and retaining wall for the new workshop at Marine House Dunston Road Chesterfield S41 8NY for Cathelco Ltd
- CHE/17/00724/FU Single storey extension to rear and detached block built garden tool and store building (revised drawing received 24.11.2017) at 50 Walton Road Walton Derbyshire S40 3DJ for Miss Amy Read
- CHE/17/00731/MA Material amendment to CHE/16/00055/FUL and previous material amendment CHE/17/00232/MA (Erection of vehicle valet building with external land used for vehicle storage/vehicle compound). Alterations to external surfaces and drainage

- proposals. Alterations to building window and door locations and reduction in building height at former site of proposed Valeting Bay and Vehicle Compound Storage Station Road Whittington Moor Derbyshire for Vertu Motors plc
- CHE/17/00736/TP Portuguese Laurel - Fell due to low amenity value, excessive shading and signs of canker and general degradation. Replace with one new species to be agreed with the Tree Officer on his next visit at 5 Pine View Ashgate Chesterfield S40 4DN for Mr Philip Brindle
- CHE/17/00739/FU Renovation and remodelling of existing property to reconfigure the internal layout of the property at 1 Redgrove Way Walton S40 3JN for Mr and Mrs Outram
- CHE/17/00742/TP Crown Lift of low hanging branches at 8 Oakfield Avenue Chesterfield Derbyshire S40 3LE for Mr Michael Henshaw
- CHE/17/00764/TP Crown thinning to raise height of lowest branch which is restricting access to the drive at 87 The Green Hasland Derbyshire S41 0LW for Mr Ian Burden
- CHE/17/00806/NMA Non-material amendment to reduce the size of the development area by 470 m<sup>2</sup> and omission of 3 terraced houses - plots 8,9 and 10 and associated parking from the original scheme - applications CHE/11/00252/FUL and CHE/14/00409/REM1 (Two sets of three terrace houses with three bedrooms plus private parking and private rear gardens. One detached unit containing four one bedroom apartments with private parking for each apartment and communal rear garden) at former garage site Barker Lane Chesterfield Derbyshire for Westcliffe Properties Ltd

(b) Refusal

CHE/17/00720/FU Side and rear extensions at 2 Creswick Close  
Walton Derbyshire S40 3PX for Mr and Mrs R and  
L Wallace

(c) Discharge of Planning Condition

CHE/17/00575/DOC Discharge condition 3 (materials) on application  
CHE/16/00371/FUL at 65 Smithfield Avenue  
Hasland Derbyshire S41 0PR for Miss Ellis and Mr  
Orton

CHE/17/00695/DOC Discharge of conditions 12 and 19 of  
CHE/16/00016/OUT at land to the west of

CHE/17/00705/DOC Discharge of Condition No. 4 (car standing space)  
- Planning Application CHE/13/00753/FUL  
(Proposed rear two storey extension to existing  
dwelling - Amended scheme to approved  
application CHE/13/00331/FUL) at 55 Rhodes  
Avenue Newbold Derbyshire S41 7HQ for Mr  
Christopher Hill

CHE/17/00710/DOC Discharge of planning permissions: 4 (Foul and  
surface water drainage), 6 (Surface water outlet),  
8 (Site investigation), 9 (Geotechnical site  
investigation), 11 (Landscaping), 13 (Biodiversity),  
14 (Grass snake mitigation), 15 (Badger  
mitigation), 25 (Materials), 26 (Noise assessment),  
36 (Cycle Parking), 39 (Bin Storage) 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.) Additional information received  
19.10.2017 at Cammac Coal Dunston Road  
Chesterfield Derbyshire S41 for Strata Homes  
Yorkshire Limited

CHE/17/00712/DOC Discharge of condition Nos 3 (disposal of foul and  
surface water drainage) and 10 (proposed  
landscaping) with reference to Planning  
Application no CHE/17/00106/FUL at land

adjacent 215 Hady Lane Hady Derbyshire for Mr P J Colledge

CHE/17/00718/DOC Discharge of condition 6 (boundary treatments) of CHE/16/00786/REM - Approval of reserved matters for CHE/16/00034/OUT (detached dwelling) including details of layout, scale, external appearance, means of access and landscaping at land adjacent Five Acres Piccadilly Road Chesterfield Derbyshire for Mr Satnam Rayat

CHE/17/00729/DOC Discharge conditions 3 windows and doors and condition 4 method statement from applications CHE/14/00313/FUL and CHE/14/00314/LBC - Change of use to a dwelling at first floor including demolition of existing ground floor store at Poplar Farm Rectory Road Duckmanton Derbyshire S44 for Mr Royle

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 Derbyshire for William Davis Ltd

(d) Prior notification approval not required

CHE/17/00748/TP Proposed rear extension at 114 Walton Road Walton Derbyshire S40 3BU for Mr Ian Bates

CHE/17/00749/TP Rear sunroom at 15 Fenland Way Chesterfield Derbyshire S40 3RH for Mr John Tait

CHE/17/00787/TP Single storey rear extension at 15 Mulberry Croft Chesterfield Derbyshire S43 2LY for Mr Fletcher

(e) Withdrawn

CHE/17/00706/FU First floor garage and utility and second floor bedroom at 41 Lichfield Road Walton S40 3EZ for



Mr Darren Ashmore

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

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

- |                  |   |
|------------------|---|
| CHE/17/00736/TPO | Consent is granted to the felling of one Portuguese Laurel tree within A1 on the Order map for Mr Brindle of 5 Pine View, Ashgate, Chesterfield.  |
|                  | The replacement tree is to be an Indian Bean tree and planted as near as is reasonably possible to the original tree.   |
| CHE/17/00703/TPO | Consent is granted to the pruning of one Cedar tree reference T20 on the Order map for A6 Tree Care on behalf of Mr Hoskins of 3 Pine View, Ashgate, Chesterfield.  |
| CHE/17/00708/TPO | Consent is granted to the felling of one leaning Pine tree and the pruning of one Yew and two Pine trees with G5 on the Order map for Mr Burden of 87 The Green, Hasland, Chesterfield.                   |
|                  | The replacement tree is to be a Mountain Ash tree and planted as near as is reasonably possible to the original tree.   |
| CHE/17/00742/TPO | Consent is granted to the pruning of 3 trees reference T2 and T4 Lime and T5 Alder on the Order map for Mr Henshaw of 8 Oakfield Avenue, Somersall, Chesterfield.   |
| CHE/17/00850/TPO | Consent is granted to the pruning of roots growing towards Chiltern Court, Loundsley Green on two London Plane trees reference T10 and T11 on the Order map for Mr Featherstone on behalf of Chesterfield |

Borough Council Housing Services.

**98 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.

**99 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.