

PLANNING COMMITTEE

Monday, 29th January, 2018

Present:-

Councillor Brittain (Chair)

Councillors	Callan Simmons Catt Caulfield P Barr	Councillors	Brady Wall Bingham Sarvent
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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/17/00830/FUL - Change of use from public house (Class A4) to retail use (Class A1), alterations to site including demolition of extension, construction of new extension, alterations to entrance and shopfront, service yard and new plant area and associated parking spaces (revised plans received 11/01/2018) at Crispin Inn, Ashgate Road, Chesterfield S40 4AW for Pegasus Planning Group Ltd.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Caulfield, Niblock (ward member), Sarvent, Simmons and Wall.

CHE/17/00725/FUL - Proposed demolition of existing site buildings and construction of two dwellings with associated infrastructure at land adjacent to 756 Chatsworth Road, Chesterfield, Derbyshire S40 3PN.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Caulfield, Niblock (ward member), Sarvent, Simmons and Wall.

CHE/17/00462/RET - Retention of three additional rooms at Hasland Hotel, 51 Calow Lane, Hasland, Chesterfield, Derbyshire S41 0AX for Mr Nigel Chadwick.

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

CHE/17/00612/FUL - Mixed use leisure development comprising of a main leisure/retail/bar and restaurant (Use Classes A1, A2, A3, A4 & A5), business centre and associated offices/office facilities (Use Classes B1, D1 and 1 no. residential unit) with car parking, servicing, landscaping and access - additional information received 04/12/2017 at former Derbyshire Fire and Rescue Station, Sheffield Road, Whittington Moor, S41 8LF.

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

CHE/17/00769/FUL - Demolition of existing building and erection of extra care accommodation for older people, landscaping and car parking (revised plans received 10/01/2018 and 16/01/2018) at site of former North East Derbyshire District Council Offices, Saltergate, Chesterfield, Derbyshire S40 9TA for Your Life Management Services Ltd.

Councillors P Barr, Bingham, Brady, Brittain, Brunt (ward member) Callan, Catt, Caulfield, Dickinson (ward member) Sarvent, Simmons and Wall.

109 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Davenport, Gilby, Hill and Miles.

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

No declarations of interest were received.

111 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 8 January, 2018 be signed by the Chair as a true record.

112 **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/17/00725/FUL - PROPOSED DEMOLITION OF EXISTING SITE BUILDINGS AND CONSTRUCTION OF TWO DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AT LAND ADJACENT TO 756 CHATSWORTH ROAD, CHESTERFIELD, DERBYSHIRE S40 3PN

In accordance with Minute No.299 (2001/2002) Mr Nunn (objector), Mr Malcolm Smith (objector) and Mr Steve Haslam of Mitchel Proctor (agent for the applicant), addressed the meeting.

That the officer recommendation not be upheld and the application be refused for the following reason:-

In the opinion of the local planning authority the absence of any very special circumstances, by which inappropriate development could be accepted in the green belt area, will result in a development which is contrary to the principles relating to the Green Belt area as contained within policies CS1 and CS9 of the Chesterfield Borough Core Strategy 2011-31 and the National Planning Policy Framework chapter 9.

CHE/17/00830/FUL - CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO RETAIL USE (CLASS A1), ALTERATIONS TO SITE INCLUDING DEMOLITION OF EXTENSION, CONSTRUCTION OF NEW EXTENSION, ALTERATIONS TO ENTRANCE AND SHOPFRONT, SERVICE YARD AND NEW PLANT AREA AND ASSOCIATED PARKING SPACES (REVISED PLANS RECEIVED 11/01/2018) AT CRISPIN INN, ASHGATE ROAD, CHESTERFIELD S40 4AW FOR PEGASUS PLANNING GROUP LTD

In accordance with Minute No.299 (2001/2002) Ms Charlotte Brett (objector), Ms Katie Priest of Pegasus Planning (agent for the applicant) and Mr Andy Thompson of Co-op (applicant), addressed the meeting.

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.

Location Plan 3231 PL_001 Rev G

Existing Site Layout 3231 PL_002 Rev B

Proposed Site Layout 3231 PL_003 Rev G

Existing Floor Plans 3231 PL_004 Rev B

Proposed GF Plan 3231 PL_005 Rev J

Proposed FF Plan 3231 PL_009

Existing Elevations 3231 PL_006

Proposed Elevations 3231 PL_007 Rev E

Proposed Block Plan 3231 PL_008 Rev F

Design & Access Statement prepared by AMCA Architects

Planning Statement prepared by Pegasus Group

Sequential Sites Assessment prepared by Pegasus Group

Transport Statement prepared by Croft Transport Solutions

Ground Conditions Report (inc. Coal Mining Risk Assessment) prepared by Soiltechnics

Noise Impact Assessment prepared by Hann Tucker

Arboricultural Statement prepared by Crown Consultants

Statement of Community Consultation prepared by Instinctif Partners

Viability Statement prepared by Fleurets

Marketing Report prepared by Wright Silverwood

Highways

3. Before any other operations are commenced, the existing access to Ashgate Road shall be modified in accordance with the application drawings, laid out, constructed and provided with 2.4m x 47m visibility splays in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
4. The access, the subject of condition 1 above, shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been

provided on both sides of the access 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.

5. Before the premises, the subject of the application, shall not be taken into use until appropriate signage has been erected within the site so as to inform customers that the eastern access to Ashgate Road is not to be used. Once provided such signage will be maintained in perpetuity.

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

7. The premises, the subject of the application, shall not be taken into use until at least 3 no. cycle parking stands have been provided within the application site spaced at least 1.2m apart, with the cycle stands being maintained throughout the life of the development free from any impediment to its designated use.

8. No development shall take place until a scheme for the provision of bus demarcation markings to delineate the bus stop adjacent the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the above provisions have been provided in accordance with the approved scheme.

9. The premises, the subject of the application, shall not be taken into use until a Service Management Plan, that shall address matters including the maximum length of delivery vehicles and that deliveries to the development hereby permitted shall not be made from the highway, has been submitted to and approved in writing by the Local Planning Authority. Servicing, including deliveries, shall only be made in accordance with the approved Service Management Plan.

10. Before any other operations are commenced, (excluding demolition/ site clearance), 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.

Hours Restrictions etc

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.

12. The use hereby permitted shall not be open to customers outside the following times: 06:00hours to 23:00hours Monday to Sunday.

13. Deliveries to the retail use hereby permitted (excluding newspapers, magazines and sandwiches, providing that these deliveries are made by transit 'type' vehicles only) and the associated activity of loading and unloading shall be restricted to the hours of 07:00hrs to 18:00hrs Mondays to Saturdays and 08:00hrs to 16:00hrs on Sundays

Others

14. 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.

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

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

(B) That a CIL Liability Notice be served for £9,520 as per paragraph 5.7 of the officer's report.

CHE/17/00462/RET - RETENTION OF THREE ADDITIONAL ROOMS AT HASLAND HOTEL, 51 CALOW LANE, HASLAND, CHESTERFIELD, DERBYSHIRE S41 0AX FOR MR NIGEL CHADWICK

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

1. The 3 echelon parking spaces to the Calow Lane frontage and the 7 parking spaces to the rear yard area as shown on the attached plan shall be maintained clear and available for parking purposes at all times.

CHE/17/00769/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF EXTRA CARE ACCOMMODATION FOR OLDER PEOPLE, LANDSCAPING AND CAR PARKING (REVISED PLANS RECEIVED 10/01/2018 and 16/01/2018) AT SITE OF FORMER NORTH EAST DERBYSHIRE DISTRICT COUNCIL OFFICES, SALTERGATE, CHESTERFIELD, DERBYSHIRE S40 9TA FOR YOUR LIFE MANAGEMENT SERVICES LTD

In accordance with Minute No.299 (2001/2002) Mr Chris Butt of The Planning Bureau (agent for the applicant), addressed the meeting.

(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.

NW 2425 01 AC 001 Rev A – Location & Context Plan
 NW 2425 01 AC 002 Rev B – Street Scene
 NW 2425 01 AC 003 Rev A – Perspective View From Saltergate
 NW 2425 01 AC 004 Rev B – Site Layout
 NW 2425 01 AC 005 Rev C – Elevations 1 of 2
 NW 2425 01 AC 006 Rev D – Elevations 2 of 2
 NW 2425 01 AC 007 Rev D – Ground Floor and First Floor Plans
 NW 2425 01 AC 008 Rev D – Second and Third Floor Plans
 NW 2425 01 AC 009 Rev B – Roof Plans
 NW-2425-01-LA-001 Rev A – Landscape Layout
 030117JC-01 - Site Survey

SK1000 P1 - Preliminary Drainage Strategy
Planning Statement
Design & Access Statement
Statement of Community Involvement
Transport Statement
Arboricultural Report
Heritage Statement
Phase I and Phase II Ground Reports
Phase I Extended Habitat Report

Drainage

3. No development shall take place, other than demolition and site clearance, 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. If discharge to public sewer is proposed, the information shall include:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means by which the discharge rate shall be restricted to a maximum rate of 5 (five) litres per second;

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.

Archaeology

4. (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-commencement 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.

Site Investigation/Contamination/Noise

5. 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.

6. No development shall take place, other than demolition and site clearance, 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.

A. Site Remediation Strategy, according with the recommendations of the Phase II Ground Investigations Report (prepared by ARC Environmental dated 30th March 2017), shall be prepared and submitted to the Local Planning Authority for consideration and written approval. The Strategy 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) 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. Construction work (inc. demolition works) 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

8. 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

9. Unless otherwise approved in writing by the Local Planning Authority, the development shall not be commenced until a detailed scheme of highway improvement works on Saltergate for the creation of the new site access, closure of redundant access(es) and relocation of existing bus stop(s) together with a programme for the implementation and completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in

accordance with the approved details. For the avoidance of doubt the developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.

10. 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 revised and approved application drawings for the parking/loading and unloading/manoeuvring of residents/visitors/ staff/ customers/service and delivery vehicles (including secure covered cycle parking), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

11. There shall be no gates or other barriers between the nearside highway boundary and turning facility suitable for use by a Large Refuse Vehicle and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.

12. 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.

13. No development shall take place, other than demolition and site clearance, until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Ecology/Trees

14. No development shall take place, other than demolition and site clearance, until details of a Biodiversity Enhancement Strategy have been submitted to and approved in writing by the Council. This should include measures such as bat and bird boxes (types/numbers/locations), green walls, bug boxes and ecologically beneficial planting, as appropriate. Swift boxes in particular are recommended for this scheme due to the height of the proposed buildings. Such approved measures should be implemented in full and maintained thereafter.

15. No vegetation clearance works shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

16. Prior to the installation of any external lighting a detailed lighting strategy shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

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

17. Prior to the commencement of development an Arboricultural Method Statement shall be prepared and submitted (alongside a revised Tree Protection Plan) to include the following details:

- Details of defined root protection areas to all protected and retained trees on site;
- Details of the type and position of protective barriers;
- Details and type of no dig road, path and hardsurfacing construction;
- Details and position of any underground services;
- Details of any changes in ground levels in proximity to root protection areas;
- Details of site huts, parking, storage of materials and construction activities such as cement silos and mixing areas; and
- Details of site supervision and any involvement necessary by an approved arboriculturist.

Only those details that received written approval of the Local Planning Authority shall be implemented on site and they should accord with BS 5837 'Trees in Relation to Design, demolition and construction - Recommendations' 2012). Tree protection measures shall be established to all protected trees bounding the periphery of the application site boundary. Protective fencing shall be erected conforming to BS 5837 during site clearance and while any construction is in progress and notices should be attached to the fencing at regular intervals to this effect. There must be no excavations, no soil stripping and no grading of the site within the RPAs and there should also be no storage of materials within

the RPAs.

Demolition

18. Prior to demolition a Demolition Methodology/Management Plan shall be submitted to the Local Planning Authority for consideration. Only those details, which shall include measures to protect retained soft landscaping features in advance of the eastern portion of the site (annotated on plans as 'land for future development') and protected trees, means of demolition, site compound details, details of any crushing/compaction machinery to be used on site and proposed demolition hours shall be implemented on site.

19. Prior to demolition a Landscaping Protection Methodology shall be submitted for consideration which should confirm to BS5837 'Trees in relation to design, demolition and construction – recommendations 2012'. The methodology shall include details of the following:

- A detailed scale drawing showing exclusion zones (RPA's) around the trees and landscaped areas and protective fencing to create a Root Protection Area (RPA).
- The fencing should be installed and inspected by an officer of the Council prior to the commencement of demolition.
- The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without approval from the local planning authority.
- Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.
- When demolishing the structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed to protect the underlying soil to the edge of the existing structure unless hardsurfacing is already present.
- All plant and vehicles engaged in demolition works should either operate outside the RPA, or run on the ground protection. Where such ground protection is required, it should be installed prior to commencement of operations.
- Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back").
- The advice of an arboriculturist should be sought where underground

structures present within the RPA are, or will become, redundant. In general it is preferable to leave such structures in situ, as their removal could damage adjacent tree roots.

- Where an existing hard surface is scheduled for removal, care should be taken not to disturb tree roots that might be present beneath it. Hand-held tools or appropriate machinery should be used (under arboricultural supervision) to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.
- Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.
- To avoid damage to tree roots, existing ground levels should be retained within the approved RPAs.

Only once the Landscaping Protection Methodology has been approved in writing by the Local Planning Authority shall any works commence on site in strict accordance with the details contained therein and as per the requirements set out above.

20. The demolition hereby authorised shall not take place until such time as evidence showing that a contract has been let for the construction of the replacement development has been presented to and confirmed in writing as satisfactory, by the Local Planning Authority.

21. 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:

- £20,000 towards Percent for Art;
- £14,760 towards GP Services.

CHE/17/00612/FUL - MIXED USE LEISURE DEVELOPMENT COMPRISING OF A MAIN LEISURE/RETAIL/BAR AND RESTAURANT (USE CLASSES A1, A2, A3, A4 & A5), BUSINESS CENTRE AND ASSOCIATED OFFICES/OFFICE FACILITIES (USE CLASSES B1, D1 AND 1 NO. RESIDENTIAL UNIT) WITH CAR PARKING, SERVICING, LANDSCAPING AND ACCESS - ADDITIONAL INFORMATION RECEIVED 04/12/2017 AT FORMER DERBYSHIRE FIRE AND RESCUE STATION, SHEFFIELD ROAD, WHITTINGTON MOOR, S41 8LF

In accordance with Minute No.299 (2001/2002) Mr Tim Turner of Blue Deer (agent for the applicant), addressed the meeting.

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.

4282 Topographical Survey

128 001 Existing Site Plan

128 106 Rev A – Site Plan Proposed (to be amended by Condition 3 below)

128 101 Batch House GF Plan

128 102 Batch House FF Plan

128 103 Batch House SF Plan

128 104 Batch House TF Plan

128 105 Batch House Roof Plan

128 131 Batch House North Elevation

128 132 Batch House South Elevation

128 133 Batch House East Elevation

128 134 Batch House West Elevation

128 135 Office Elevations

128 111 Office GF Plan

128 112 Office FF Plan

128 113 Office Mezzanine Level

128 114 Office Roof Plan

Design and Access Statement (prepared by Llama Architects)
Transport Statement (prepared by CBO Transport)
Ecological Appraisal (prepared by BSG Ecology)
Flood Risk Assessment / Drainage Strategy (prepared by ARK
Environmental Consultancy Ltd)
Tree Report
Retail Impact Assessment (prepared by Llama Architects)

Revisions

3. Notwithstanding the details submitted on drawing no. 128 106 Rev A - Site Plan Proposed, the relationship of the car parking layout respective to trees is not agreed. Prior to the commencement of development details of the consequential amendments to the car parking layout alongside the retention of protected trees shall be submitted to the Local Planning Authority for consideration and written approval.

These details shall coincide with the details contained in the Arboricultural Method Statement (required by Condition 10 below). Only those details which are subsequently agreed in writing, shall be implemented in full and maintained thereafter.

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 but not exclusive to:-

(a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;

(b) evidence of existing positive drainage to public sewer and the current points of connection; and

(c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change 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.

Contamination

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.

Ecology

7. Prior to the commencement of development a biodiversity enhancement strategy as outlined in Section 4.5 of the ecology report shall be submitted to and approved in writing by the Council. Such approved measures should be implemented in full and maintained thereafter. Measures may include:

- details of bird, bat and insect boxes (positions/specification/numbers).
- measures to maintain connectivity throughout the site for wildlife such as hedgehogs will be clearly shown on a plan, such as fencing raised above ground level or the inclusion of small gaps (130 mm x 130 mm) or permeable boundary treatments.
- ecologically beneficial landscaping.

8. No vegetation clearance works shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

9. Prior to the installation of any external lighting a detailed lighting strategy shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

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

Trees

10. Prior to the commencement of development an Arboricultural Method Statement shall be prepared and submitted to include the following details:

- Details of defined root protection areas to all protected and retained trees on site;
- Details of the type and position of protective barriers;
- Details of how the existing hard surfaces, services and security boundary fencing is to be removed within the designated Root Protection Areas (RPAs). The removal of any existing hard surfaces within the

RPA's should be carried out without the use of any heavy machinery and care must be taken not to disturb tree roots that may be present beneath it. Hand held tools or appropriate machinery should be used to remove the existing surface.

- Details and type of no dig road, path and hardsurfacing construction;
- Details and position of any underground services;
- Details of any changes in ground levels in proximity to root protection areas;
- Details of site huts, parking, storage of materials and construction activities such as cement silos and mixing areas; and
- Details of site supervision and any involvement necessary by an approved arboriculturist.

Only those details that received written approval of the Local Planning Authority shall be implemented on site and they should accord with BS 5837 'Trees in Relation to Design, demolition and construction - Recommendations' 2012). Tree protection measures shall be established to all protected trees bounding the periphery of the application site boundary. Protective fencing shall be erected conforming to BS 5837 during site clearance and while any construction is in progress and notices should be attached to the fencing at regular intervals to this effect. There must be no excavations, no soil stripping and no grading of the site within the RPA's and there should also be no storage of materials within the RPA's.

11. Prior to the commencement of the development, details of the existing land levels and proposed car parking levels shall be submitted. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels the root protection areas of G1; and T4 – T11 to show how these trees along the southern boundary of the site will be affected (this should also include how the proposed excavations for the retaining walls, boundary treatment and any change in land levels will affect the protected trees). The development shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.

Highways

12. Alongside the pre-commencement submission of details required by condition 03. above, the 4 no. disabled parking spaces located at the proposed 'in' access point shall be deleted (with compensatory disabled provided elsewhere) and the physical width of the 'in' access point shall

be restricted to a single carriageway width to discourage the unauthorised use of this particular access point as an 'exit' from the site. Only a revised site layout plan subsequently submitted to and approved in writing by the Local Planning Authority shall be implemented on site.

13. Prior to the approved development being first brought into operational use, a robust Delivery / Servicing Management Plan shall be submitted to and shall have to be agreed in writing by the Local Planning Authority. All deliveries to the site shall thereafter be carried out in total accordance with the approved Delivery / Servicing Management Plan.

14. Prior to the approved development being first brought into operational use, a Parking Control and Circulatory Management Plan (including appropriate means of physical barriers / signposting etc) shall be submitted to and shall have to be agreed in writing by the Local Planning Authority. The site shall thereafter be operated in total accordance with the approved Parking Control and Circulatory Management Plan

15. 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

16. 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 agreed in writing with the Local Planning Authority (under various revisions as required by conditions of this consent) and maintained throughout the life of the development free from any impediment to its designated use.

17. The development hereby permitted shall not be commenced until

details of secure cycle parking facilities for the occupants of, and visitors to the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

18. No part of the development shall be brought into use 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.

19. No building or use hereby permitted shall be occupied or the use commenced until a Framework 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. Subsequently with each Reserved Matters application a Travel Plan including targets, relating to each phase (or sub-phase as may be agreed in writing with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plans shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

20. Electric vehicle charging points shall be installed as part of the development which shall be retained available for use for the life of the development.

Others

21. 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.

22. 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.

23. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a soft landscaping scheme for the approved development shall be submitted to the Local Planning Authority for consideration.

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

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

25. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard 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 building.

26. 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).

(C) That a CIL Liability Notice be served for £137,470 as per paragraph 5.8 of the officer's report.

113 **BUILDING REGULATIONS (P880D)**

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

Approvals

17/01689/DRO	Domestic in-roof Extensions/Alterations - Loft conversion and dormer create gable at 70 Yew Tree Drive Somersall Chesterfield Derbyshire S40 3NB
17/01985/DCC	Derbyshire County Council - Renewal of roof covering, structure and associated work at Alfreton Park Wingfield Road Alfreton Derbyshire DE55 7AL
17/02158/DCC	Derbyshire County Council -Re-roofing scheme to pitched roof to main school building, including work to suspended ceilings; replacement of two closed casement windows at Henry Bradley County Infant School Princess Street Brimington Chesterfield
17/01885/PART	Partnership Application -Removal of wall between kitchen and dining room at 24 Thorpe House Avenue Sheffield S8 9NG
17/02068/OTHD	Other Works (Domestic) - Proposed wall removal at 92 Norwood Avenue Hasland Chesterfield Derbyshire S41 0NH
17/02134/OTHD	Other Works (Domestic) - Internal Alterations at 36 Devonshire Avenue East Hasland Chesterfield Derbyshire S41 0AE

- 17/01698/OTHD Other Works (Domestic) - Internal alterations to form 2 new openings with beams over and window replacements at 15 Elm Close Newbold Chesterfield Derbyshire S41 8SL
- 17/02130/DEX Domestic Extensions/Alterations - Single storey extension to rear of house to create dining area at 9 Thornbridge Crescent Birdholme Chesterfield Derbyshire S40 2JH
- 17/02114/DEX Domestic Extensions/Alterations - Single storey extension to rear of house to create dining area at 9 Thornbridge Crescent Birdholme Chesterfield Derbyshire S40 2JH
- 17/02114/DEX Domestic Extensions/Alterations - Single storey extension to rear of house at 18 Ashopton Road Upper Newbold Chesterfield Derbyshire S41 8WD
- 17/02125/DEX Domestic Extensions/Alterations - Kitchen extension at 222 Walton Road Walton Chesterfield Derbyshire S40 3BS
- 17/02137/DEX Domestic Extensions/Alterations - Proposed rear extension at 20 Wythburn Road Newbold Chesterfield Derbyshire S41 8DR

114 **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/17/00231/RET Re-contouring of land levels in the rear garden area to provide usable living space on two

- separate levels. A lower decked area and a higher level with play equipment, a soft play area and an area finished with Astroturf at 7 Westwood Close Inkersall S43 3JE for Mr James Shorten
- CHE/17/00259/ADV 3 free standing signs, 2 sign posts and 2 vinyl window stickers at Holywell House Holywell Street Chesterfield S41 7SH for CVS Vets
- 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/17/00542/ADV 1 new internally illuminated flexible skin box sign to front elevation, 2 new non illuminated flexible skin signs to front elevation 1 existing box sign to side elevation to have replacement flexible skin at 364-368 Sheffield Road Whittington Moor S41 8JZ for Halfords Group plc
- CHE/17/00577/FUL Proposed house extension and new detached garage and as amended by revised plans received 14.11.17 at 369A Hasland Road Hasland S41 0AQ for Mr Drew Lilleker
- CHE/17/00580/FUL New service bays and MOT bay (Revised drawing no. 017/036/PD/D received on the 27th October 2017) at Armytage Industrial Estate Station Road Old Whittington S41 9ET for Stoneacre
- CHE/17/00632/FUL Demolition of existing stone wall and re-building in materials to match the property and formation of a hardstanding area - Revised plans received 20.11.17 at 10A Broomhill Road Old Whittington S41 9DA for Mr Clive Moorwood
- CHE/17/00658/FUL Demolition of existing outbuildings, proposed wash and valet bay structure at 464 Chatsworth Road Chesterfield S40 3BD for Vertu Motors
- CHE/17/00687/FUL Proposed single-storey rear extension, and

- double-storey side extension, to comprise extended kitchen/dining area at ground floor, and integrated garage to the side, with extended bathroom, bedroom, and creation of third bedroom at first floor. Revised drawings received 27.11.2017 at 225 Lockoford Lane Tapton S41 0TG for Mrs Melissa Smith
- CHE/17/00688/FUL Proposed single-storey rear and side extension, to comprise extended kitchen/dining area, extended entrance lobby, and creation of third bedroom, all at ground floor level at 227 Lockoford Lane Tapton S41 0TG for Mr Shane Madden
- CHE/17/00714/FUL Conversion of existing integrated garage into a living room and utility room at 2 Bate Wood Avenue Inkersall S43 3GD for Mr Richard Webb
- CHE/17/00744/FUL Two storey extension to the front, a single storey extension to the side with a balcony area above it, as well as a dormer window to the rear and the re-cladding and re-rendering of the dwelling, as part of a re-submission of CHE/17/00087/FUL (amended description, but no change to proposal 07.12.17) at 18A Avondale Road Chesterfield S40 4TF for Mr and Mrs Taylor
- CHE/17/00746/FUL Two storey extension to side of dwelling at 16 Kelburn Avenue Walton Derbyshire S40 3DG for Mr Mike Andrews
- 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 Derbyshire for Mr A Davis
- CHE/17/00762/LBC Re-submission of previously approved

- applications (CHE/16/00540/FUL and CHE/16/00538/LBC) for a ground floor extension with amendments to the proposed side elevations, including the installation of additional glazing at Old Rectory Guest House 8 Church Street Staveley S43 3TL for Mr William Cooney
- CHE/17/00763/FUL Re-submission of previously approved applications (CHE/16/00540/FUL and CHE/16/00538/LBC) for a ground floor extension with amendments to the proposed side elevations, including the installation of additional glazing at Old Rectory Guest House 8 Church Street Staveley S43 3TL for Mr William Cooney
- CHE/17/00771/RET Erection of 2m high fence panel within 2m of public highway at 15 Milldale Close Holme Hall S40 4RG for Geoff Talbot
- CHE/17/00773/RET Retrospective consent for the sub-division of existing dwelling (C3) to form two separate flats at 9 Dryden Avenue Birdholme S40 2SY for Mr Singh
- CHE/17/00774/RET The retention of an automated teller machine at 1 Littlemoor Centre Newbold S41 8QW for Cardtronics UK Ltd
- CHE/17/00776/FUL Proposed side extension at 103 Cuttholme Road Chesterfield S40 4PU for Mr L Kamwendo
- CHE/17/00778/FUL Proposed roof dormer windows to bedroom over garage at 678 Chatsworth Road Chesterfield S40 3NU for Mr J Haag
- CHE/17/00785/FUL Ground floor extension to a dwelling at 21 South Crescent Duckmanton S44 5EQ for Mr Jamie Ducker
- CHE/17/00786/FUL Proposed 2 storey detached dwelling on land adjacent 5 Westwood Lane, Brimington, Chesterfield. Previous Planning Permission

- CHE/17/00272/FUL - Revised drawing received 17.11.17 (garage increase) at 5 Westwood Lane Brimington Derbyshire S43 1PA for Mr Wayne Knott
- CHE/17/00789/TPO To cut all branches back to their crowns as previously prescribed by Steve Perry on Monday 23rd Oct 2017 at 109 Whitecotes Lane
- CHE/17/00791/COU Change of use of land from agreed residential to vehicle manoeuvring area in association with adjoining commercial use at Toc H Yard 27A Old Road Chesterfield Derbyshire S40 2RE for A Herring Ltd
- CHE/17/00792/TPO Field Maple with multiple trunks - two trunks are bent and growing towards Plot 25 (No. 51), one trunk has multi-stems, one of which is badly damaged and diseased. Sycamore with multi small stems and one main trunk encroaching on the protected Oak (T8) at 51 Pomegranate Road Newbold Derbyshire S41 7BL for Mr Alistair Frazer
- CHE/17/00793/FUL Single storey extension to front elevation at 10 Wolfe Close Walton S40 2DF for Mr and Mrs Davenport
- CHE/17/00795/TPO Pruning back branches of hedgerow that are hanging over onto property 5 Hassop Close at 5 Hassop Close Holme Hall Chesterfield S40 4FD for Affinity Sutton
- CHE/17/00796/FUL Re-submission of CHE/17/00144/FUL - workshop extension with ground floor kitchen and WC block at Spectrum House Turnoaks Business Park McGregors Way Chesterfield S40 2WB for Spectrum Welding Supplies
- CHE/17/00797/FUL Erection of new retaining wall to side of property, and alterations to existing vehicular access off Langer Lane (revised drawings received

02.01.2017) at 201 Langer Lane Birdholme S40
2JW for c/o Irwin Mitchell Trustees Ltd

- CHE/17/00801/FUL Replace dilapidated railway goods van/store with detached single storey garage/workshop/store at W F Simpson and Sons Albert Street North Chesterfield S41 8NP for Mr Colin Simpson
- CHE/17/00802/FUL External alterations, installation of plant and gas cylinder storage compound at Unit 3 Spire Walk Business Park Spire Walk Chesterfield S40 2WG for Go Outdoors Ltd
- CHE/17/00803/ADV 5 no. fascia signs and low level poster boards at Unit 3 Spire Walk Business Park Spire Walk Chesterfield S40 2WG for Go Outdoors Ltd
- CHE/17/00804/FUL Re-submission of CHE/16/00804/FUL - Conversion of existing goat shed/stables into holiday let using shared access drive at 23 Bridle Road Woodthorpe S43 3BY for Mr and Mrs Geoff Hall
- CHE/17/00805/FUL New single story rear extension to replace existing conservatory and utility room at 101 Whitecotes Lane Walton S40 3HJ for Mr Chris Maggs
- CHE/17/00810/CA Pruning 1 Silver Birch and 1 Orn Pear at 1 Somersall Willows Chesterfield Derbyshire S40 3SR for Mr Stephen Lane
- CHE/17/00811/TPO Felling one Horsechestnut (T15) and pruning one Sycamore T16 and one Oak T17 at 1 Somersall Willows Chesterfield S40 3SR for Mr Stephen Lane
- CHE/17/00812/TPO T4 - Horse Chestnut tree to be felled at 19 Penmore Lane Hasland S41 0SG for Mrs Claire Widdowson
- CHE/17/00813/FUL Two storey extension to front of dwelling at 11 Birkdale Drive Walton S40 3JL for Mr A Ward

- CHE/17/00815/TPO T4 - Oak Tree - Crown lift branches causing vehicle strike at Post House Nursery 15 High Street Brimington S43 1DE for Mr Richard
- CHE/17/00817/CA T1 Oak Tree - Cut back branches from telegraph pole wires. T2 T3 Sycamore Trees - Crown lift branches causing vehicle strike T5 Elm Tree - Crown lift branches causing vehicle strike - cut back branches interfering with BT wires T6 T7 Sycamore Trees - Crown lift branches causing vehicle strike and cut back branches interfering with BT wires at Post House Nursery 15 High Street Brimington S43 1DE for Mr Richard
- CHE/17/00822/FUL Construction of a new double garage with a pitched roof at 16 Wingerworth Way Grangewood S40 2JD for Mr C Calver
- CHE/17/00825/FUL Proposed garage/store - re submission of CHE/17/00551/FUL at 61 Lindale Road Newbold S41 8JH for Mr Darren Pugh
- CHE/17/00827/FUL Single storey extension to dwelling - Re-submission of CHE/16/00648/FUL at 47 Tapton View Road Newbold Derbyshire S41 7JY for Mrs Yasmin Shafiq
- CHE/17/00832/TPO Reduce beech tree (T2) by approx. 2m and remove epidermic on stem and raise over grassed area to 3m of lime (T3) at 170 Old Hall Road Chesterfield S40 1HQ for Mrs Paivi Raine
- (b) Refusal
- CHE/17/00472/FUL Resubmission of CHE/16/00812/FUL - Proposed erection of dwelling unit and formation of off-street parking spaces - revised drawings received 16/10.17 - Revised red line area on site layout plan received 25.10.17 at 160 Manor Road Brimington S43 1NW for Mr and Mrs Rollett

(c) Discharge of Planning Condition

- CHE/17/00770/DOC Discharge of planning conditions 2 3 (foul and surface water drainage) 4 5 (site investigation) and 8 (materials samples) of CHE/16/00428/FUL - erection of a detached house to Plot 4 at land to rear of 19 Bentham Road Chesterfield S40 4EZ for Mr David Jackson
- CHE/17/00779/DOC Discharge of Conditions Nos. 4 -7 and 9 -11 of Planning Application CHE/14/00896/FUL - Demolition of existing staircases at shopping centre to form 11 apartments and 2 retail units including the demolition of existing garages to form new detached dwelling-house at Littlemoor Shopping Centre Littlemoor Centre Newbold S41 8QW for Singh Bains Properties
- CHE/17/00823/DOC Discharge of condition 3 (parking provision) of CHE/17/00408/FUL - extension to dwelling at 1 Cromford Drive Staveley S43 3TB for Mr N Otter

(d) Split decision with conditions

- CHE/17/00826/TPO 2 Oaks - Crown lift 3m, crown reduce 1m and crown thin by 5% at 386 Old Road Chesterfield S40 3QF for Mr Walker
- CHE/17/00828/TPO Crown lift trees surrounding the car park to 4m (T2 T3 T4) and the tennis courts to 8m (T1) to the left of the building at Chesterfield Lawn Tennis Club Hawksley Avenue Chesterfield S40 4TW for Chesterfield Lawn Tennis Club
- CHE/17/00847/TPO T1 Blue Cedar located in front lawn of property, 20% reduction to entire crown, remove dead wood, crown lift to 3.5m and crown thin by 15% at 333A Ashgate Road Chesterfield S40 4DB for Mrs Katy Ashworth

(e) Prior notification approval not required

- CHE/17/00819/DEM Demolition of community room - method of demolition statement received 9.1.18, additional information received 10.1.18 at Community Centre Duckmanton Road Duckmanton for Chesterfield Borough Council
- CHE/17/00845/TPD Single storey flat roof extension to rear extending 6m at 144 Chatsworth Road Chesterfield S40 2AR for Rebel Clothing
- CHE/17/00859/TPD Kitchen/dining room extension at 16 Larch Way Brockwell Chesterfield S40 4ET for Mr John Ball

(f) Other Council no objection without comments

- CHE/17/00883/CPO Submission of Condition 12 - Badger Update Survey of planning permission CW2/0113/133 - Submission code SW3041 Submission of condition 13 - Water Voles update of planning permission CW2/0113/133 - Submission code SW3042 at land at former Staveley Works Works Road Hollingwood S43 2PD for Derbyshire County Council

115 **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.

116 **PLANNING AGREEMENT REPORT**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report to inform members about outcome of planning agreements authorised since September 2017 and to summarise the terms of completed agreements.

***RESOLVED -**

That the report be noted.

117 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.