

PLANNING COMMITTEE

Monday, 16th July, 2018

Present:-

Councillor Brittain (Chair)

<p>Councillors P Barr Bingham Brady Callan Catt Davenport</p>	<p>Councillors T Gilby Hill Sarvent Simmons Miles Wall</p>
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The following site visits took place immediately before the meeting and were attended by the following Members:

CHE/18/00190/REM - Reserved matters application for appearance, landscaping, layout and scale of CHE/14/00872/OUT (outline application for residential development on 3.66 hectares of land up to 75 dwellings including means of access) with amended plans received 13/06/2018 and 14/06/2018 - Land At Cranleigh Road, Woodthorpe, Derbyshire for Avant Homes (England) Limited.

Councillors P Barr, Brady, Brittain, Callan, Catt, Davenport, T Gilby, Hill, Miles, Sarvent, Simmons and Wall.

CHE/18/00194/FUL - Proposed erection of an agricultural building for grazing animals (revised drawings received 21.05.18 and 03.07.2018) at Land North Of Bridle Road, Woodthorpe, Derbyshire for Mrs Weatherall.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Davenport, T Gilby, Hill, Miles, Sarvent, Simmons and Wall.

CHE/17/00885/FUL - Proposed demolition of existing building and replacement with two storey building with offices to ground floor and three number one bedroom studios to first floor at 9D Holywell Street, Chesterfield, Derbyshire, S41 7SA for Mr R Cutt – Coal mining risk assessment received 3.4.18, archaeological assessment received 3.4.18,

noise impact assessment received 1.6.18, amended plans and elevations received 6.6.18.

Councillors P Barr, Bingham, Brady, Brittain, Callan, Catt, Davenport, T Gilby, Hill, Miles, Sarvent, Simmons and Wall.

*Matters dealt with under the Delegation Scheme

17 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Caulfield and Elliot.

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

Councillor Bingham declared an interest in agenda item 4(1) (CHE/18/00190/REM – Reserved matters application for appearance, landscaping, layout and scale of CHE/14/00872/OUT (outline application for residential development on 3.66 hectares of land up to 75 dwellings including means of access) with amended plans received 13/06/2018 and 14/06/2018 - Land At Cranleigh Road, Woodthorpe, Derbyshire for Avant Homes (England) Limited) as an objector was personally known to him.

19 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 25 June, 2018 be signed by the Chair as a true record.

20 **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:-

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

CHE/18/00190/REM - RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF

CHE/14/00872/OUT (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON 3.66 HECTARES OF LAND UP TO 75 DWELLINGS INCLUDING MEANS OF ACCESS) WITH AMENDED PLANS RECEIVED 13/06/2018 AND 14/06/2018 - LAND AT CRANLEIGH ROAD, WOODTHORPE, DERBYSHIRE FOR AVANT HOMES (ENGLAND) LIMITED

In accordance with Minute No. 299 (2001/2002) Mr C Dwan (applicant's agent) addressed the meeting.

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

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

Planning Statement

Design and Access Statement

1806.01 Rev C - Planning Layout + Planning Layout (Colour)

1806.02 - Site Location Plan

1806.03 Rev A – Materials Plan

1806.04 Rev A – Street Scenes (Colour)

1806.05 Rev C – Cross Sections

1806.06 Rev A – Boundary Plan

1806.ASY.01 – Ashbury Elevations / Floor Plans

1806.ASY.02 – Ashbury – Plot 12 Only

1806.AVY.01 – Avebury Elevations / Floor Plans

1806.BAN.01 – Barton Elevations / Floor Plans

1806.BIN.01 – Bishopton Elevations / Floor Plans

1806.COM.01 – Cotham Floor Plans

1806.COM.02 – Cotham Elevations

1806.KIN.01 – Kilmington Elevations / Floor Plans

1806.ROY.01 – Rosebury Floor Plans

1806.ROY.02 – Rosebury Elevations

1806.ROY.03 – Rosebury Elevations - Plot 44 Only

1806.ROY.04 – Rosebury Elevations – Dual Aspect

1806.WRY.01 – Wrenbury Elevations / Floor Plans

1806.WRY.01 – Wrenbury Elevations / Floor Plans

1806.G.01 – Single Garage Elevations /Floor Plan

Illustrative Landscape Masterplan – March 2018
R-2096-1 – Landscape Masterplan

- 1806.BT.01 – 1.8m Timber Screen Fence
- 1806.BT.02 – Brick Pier and Timber Panel
- 1806.BT.03 – 0.6m Post and 2 Rail Fence
- 1806.BT.04 – 1.5m Fence with Trellis
- 1806.BT.05 – 1.2m Metal Feature Railings
- 1806.BT.06 Rev A – Feature Wall – Plots 1 and 2
- 1806.BT.07 – Feature Wall – Plot 12
- 1806.BT.08 – 0.45m Knee Rail
- 1806.BT.09 – Solid Wall

2. Within 2 months of the commencement of development revised / fully detailed soft landscaping proposals conforming to the principles of the submitted Landscape Masterplan (Ref. R/2096/1) shall be submitted to the Local Planning Authority for consideration and subsequent approval in writing. Only those details agreed shall be implemented on site.

3. 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.

4. Individual driveways shall be provided with 2.4m x 25m visibility sightlines to the new estate street in each direction, measured up to 1m into the carriageway at the extremity of the splay, or other such dimensions as may be agreed in writing with the Local Planning Authority. The area in advance of the sightlines remaining free from any obstructions to visibility over 1m high, relative to the nearside carriageway channel level, and so maintained for the life of the development.

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

Councillor Bingham returned to the meeting.

CHE/18/00194/FUL - PROPOSED ERECTION OF AN AGRICULTURAL BUILDING FOR GRAZING ANIMALS (REVISED DRAWINGS RECEIVED 21.05.18 AND 03.07.2018) AT LAND NORTH OF BRIDLE ROAD, WOODTHORPE, DERBYSHIRE FOR MRS WEATHERALL

In accordance with Minute No. 299 (2001/2002) Mr Weatherall (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 / documents (listed below) with the exception of any approved non material amendment.

- Revised block plan (dated 03.07.2018)
- Floor plans and elevations (dated 26.03.2018)
- Revised site location plan (dated 21.05.2018)
- Coal Mining Risk Assessment (dated 08.06.2018)

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

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

Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as

may be required, have received the written approval of the Local Planning Authority.

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, conversion or alterations to the hereby approved building or work as defined within Schedule 2 Part 3, Class Q, R or S and Schedule 2 Part 6, Class B shall be undertaken on site without prior written approval from the Local Planning Authority (by means of formal planning application).

CHE/17/00885/FUL - PROPOSED DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH TWO STOREY BUILDING WITH OFFICES TO GROUND FLOOR AND THREE NUMBER ONE BEDROOM STUDIOS TO FIRST FLOOR AT 9D HOLYWELL STREET, CHESTERFIELD, DERBYSHIRE S41 7SA FOR MR R CUTT – COAL MINING RISK ASSESSMENT RECEIVED 3.4.18, ARCHAEOLOGICAL ASSESSMENT RECEIVED 3.4.18, NOISE IMPACT ASSESSMENT RECEIVED 1.6.18, AMENDED PLANS AND ELEVATIONS RECEIVED 6.6.18

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

- A. 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans with the exception of any approved non material amendment.
3. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority.
4. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

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

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

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

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

8. Development shall take place in complete accordance with the submitted noise impact assessment.

9. 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"

No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved.

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 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

B. That the CIL calculation be delegated to officers and a CIL Liability notice be issued.

21 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

18/01662/DEXBN	Rear single storey extension; internal wall removal between kitchen and wash house and alterations at 125 Ashgate Road Chesterfield Derbyshire S40 4AH
18/02696/DEXBN	7 no windows and 1 no door at 18 Pottery Lane West Whittington Moor Chesterfield Derbyshire S41 9BN
18/02774/DEXBN	Single storey side extension bedroom and kitchen at 4 Matlock Road Chesterfield Derbyshire S40 3JQ
18/02800/DEXBN	Single storey extension to rear at 38 Middleton Drive Inkersall Chesterfield Derbyshire S43 3HS
18/02826/DEXBN	Loft conversion at 53 Dukes Drive Newbold Chesterfield Derbyshire S41 8QB

- 18/02833/DEXBN Single storey rear extension at 5 West Croft Court Inkersall Chesterfield Derbyshire S43 3GB
- 18/02880/DEXBN Renovation, single storey front extension and erection of detached garage at 43 Eastwood Park Drive Hasland Chesterfield Derbyshire S41 0BD
- 18/02899/DEXBN Replacing concrete floor with new insulated concrete at 1 Park Drive Spital Chesterfield Derbyshire S41 0RS
- 18/02952/DEXBN Removal of masonry wall and installation of steel lintels. Blocking up existing rear door at 22 Barton Crescent Holme Hall Chesterfield Derbyshire S40 4UH
- 18/03009/DEXBN Loft conversion at 20 Queen Mary Road Chesterfield Derbyshire S40 3LB
- 18/03125/DEXBN Replacement 6 windows and 2 doors at 49 Farndale Avenue Walton Chesterfield Derbyshire S42 7NL
- 18/03242/DEXBN Loft conversion at 5 Spencer Avenue Woodthorpe Chesterfield Derbyshire S43 3BX
- 18/03266/DEXBN Replacement windows and doors, external insulated render system, re tile roof and loft insulation and insulation to flat roofed outbuilding at 72 and 74 Keswick Drive Newbold Chesterfield S41 8HN
- 18/03269/DEXBN Replacement windows x 3 and bi fold doors at 166 Middlecroft Road Staveley Chesterfield S43 3NH
- 18/02627/DEXFP Single storey rear extension at 16 Ashopton Road Upper Newbold Chesterfield Derbyshire S41 8WD
- 18/02773/DEXFP First floor extension at 14 West View Road Newbold Chesterfield Derbyshire S41 7AH

18/02793/DEXFP	Single storey extension to form garden room at 29 Errington Road Chesterfield Derbyshire S40 3ER
18/02898/DEXFP	Loft conversion at 239 Lockoford Lane Tapton Chesterfield Derbyshire S41 0TG
18/02906/DEXFP	Removal of internal wall at 5 Tapton Vale Tapton Chesterfield Derbyshire S41 0SY
18/02940/DEXFP	Single storey extension to rear of the property and internal alterations at 160 Langer Lane Birdholme Chesterfield Derbyshire S40 2JN
18/02950/DEXFP	Detached garage/store at 273 Old Hall Road Chesterfield Derbyshire S40 1HJ
18/03036/DEXFP	Single storey extension at 9 Byron Road Birdholme Chesterfield Derbyshire S40 2TH
18/03270/DEXFP	Single storey rear extension to create garden room at 5 Blyth Close Walton Chesterfield S40 3LN
18/02708/DOMPI	Erection of detached dwelling at land adjacent 152 Hady Lane Hady Chesterfield Derbyshire S41 0DE
18/02729/DEXRG	Widening of existing opening and installation of bi fold doors at 39 Clarence Road Chesterfield Derbyshire S40 1LN
18/02769/DEXRG	Two storey side extension at 2 Durham Avenue New Whittington Chesterfield Derbyshire S43 2EB
18/03021/DEXRG	Replacement of 8 windows and 2 doors at 16 Outram Road Newbold Chesterfield Derbyshire S41 7DW
18/03025/DEXRG	Replacement of 7 windows and composite front door and UPVC side door at 14 Langtree Avenue Old Whittington Chesterfield Derbyshire S41 9HP
18/03029/DEXRG	Replacement window at 234 Old Road Chesterfield Derbyshire S40 3QN

18/03032/DEXRG	Removal or Internal wall at 20 Heywood Street Brimington Chesterfield Derbyshire S43 1DB
18/03261/DEXRG	Replacement door at 8 Fulford Close Walton Chesterfield S40 3RJ
18/02356/IND	Single storey side extension and internal alterations at 21 Mayfield Road Chesterfield Derbyshire S40 3AJ
18/02710/IND	Removal of load bearing/internal structural alterations at 27 Worksop Road Mastin Moor Chesterfield Derbyshire S43 3DH
18/02711/IND	Internal structural alterations and new windows and cellar renovations at Internal structural alterations and new windows and cellar renovations at 78 Foljambe Road Brimington Derbyshire S43 1DD
18/02756/IN	Wash and Valet and creation of LCV display area on leased land at Vauxhall Chesterfield 464 Chatsworth Road Chesterfield Derbyshire S40 3BD
18/02757/IND	Infill of rear yard to form porch and shower room at 672 Chatsworth Road Chesterfield Derbyshire S40 3NU
18/02790/IND	New build two storey detached dwelling with parking and access at land adjacent No.12 Cavendish Street North Old Whittington Chesterfield Derbyshire S41 9DH
18/02824/IND	Internal alterations, re-cover roof with installation of new binders, underpin rear elevation of offshot, structural repairs and whole house window and door replacement at 18 Foljambe Road Brimington Chesterfield Derbyshire S43 1DD
18/02830/IND	Two storey rear extension at 17 Hawthorn Way Holme Hall Chesterfield Derbyshire S42 7JS

- 18/02869/IND Replacement conservatory roof at 1 Glenavon Close New Whittington Chesterfield Derbyshire S43 2QG
- 18/02930/IND Single storey rear extension at 1 Spruce Close Chesterfield Derbyshire S40 3FG
- 18/02992/IND Loft conversion with internal structural alterations and garage at 27 Somersall Park Road Somersall Chesterfield Derbyshire S40 3LD
- 18/02972/IN Installation of mezzanine floor at Unit 9 Magpie Beauty Wilson Business Park Harper Way Duckmanton Chesterfield
- 18/03003/IND Internal alteration, re-cover roof with installation of new binders, underpin rear elevation of offshot, structural repairs and whole house window and door replacement at 18 Foljambe Road Brimington Chesterfield Derbyshire S43 1DD
- 18/03054/IND Two storey extension to rear and internal and external alterations at 18 Enfield Road Newbold Chesterfield Derbyshire S41 7HN
- 18/03066/IND Conservatory roof replacement with supra-lite roof system at 10 Whitecotes Close Chesterfield Derbyshire S40 3SD
- 18/03073/IND Structural alterations to remove two existing internal walls and chimney breast at 1 Riber Terrace Walton Walk Boythorpe Chesterfield Derbyshire
- 18/03265/IND 175 residential units at land at Erin Road Poolsbrook Chesterfield Derbyshire S43 3JY
- 18/03281/IND Ground floor extension and conversion to form 2 dwellings at 47-49 Duke Street Staveley Chesterfield S43 3PD
- 18/03287/IND Removal of a wall to be replaced with a steel beam

which supports the flooring and wall above at 193
Hunloke Avenue Boythorpe Chesterfield S40 3EA

**22 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

- | | |
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| CHE/17/00868/FUL | Erection of a dwelling. Amended plans received 16.3.2018, drainage plans received 7.3.2018 and 20.4.2018, coal mining risk assessment received 9.4.18, amended site location plan received 19.6.18 at 69 Barker Lane Chesterfield S40 1EQ for Ms Andrea Collins |
| CHE/18/00086/ADV | New signage. Amended plans received 29.05.2018 at 74 The Wheatsheaf Newbold Village Newbold Road Newbold Chesterfield for Co-op |
| CHE/18/00133/FUL | Proposed detached garage and drive access (with revised drawings amended details submitted 08/05/18) at 196 Highfield Lane Newbold Derbyshire S41 8BA for Mr M Clowes |
| CHE/18/00144/FUL | Conversion of the Grade II listed building to 10 residential apartments at first and second floor and refurbishment of ground floor (former Post Office) A1 unit with change of use to include A1-A3 uses. Works to include partial demolition of rear storey structures and brick service flue, internal alterations and upgrades, with proposed new residential access stair to the rear courtyard to connect to the existing stairs at first floor level. Works to include partial demolition of rear single storey structures and brick service flue, internal alterations and upgrades, with proposed new |

- residential access stair to the rear courtyard to connect to the existing stair at first floor level. Amended courtyard plan received 21.5.18 at Chesterfield Post Office 1 Market Place Chesterfield S40 1TL for PDR Construction Ltd
- CHE/18/00213/FUL Single storey conservatory extension to north elevation and single storey porch extension to east elevation at 48 St Philips Drive Hasland S41 0RG for Mr and Mrs Law
- CHE/18/00226/FUL Single storey extension to rear of existing detached 4 bed house at 3 Parkside View Upper Newbold S41 8WE for Mr Andrew Burton
- CHE/18/00238/FUL Erection of a detached garage at 2 Cordwell Avenue Newbold Chesterfield S41 8DA for Mr Michael Ford
- CHE/18/00241/FUL Conversion of loft space to en suite bedroom at 5 Wheathill Close Brimington Chesterfield S43 1PU for Mr Tomas Hawkins
- CHE/18/00248/TPO Ash adjacent to boundary fence - Raise crown to 3m Ash overhanging street light - Reduce branches away from street light by 1m Ash stem lying on floor - Remove works to trees as agreed with Steve Perry - Tree Officer at 59 Pomegranate Road Newbold Chesterfield S41 7BL for Mr and Mrs Richard Elliott
- CHE/18/00254/FUL Side and rear extension to create accommodation for aged parent (revised drawings received 22.05.2018) at 5 Infirmary Road Chesterfield S41 7NF for Mr R Paul
- CHE/18/00255/FUL Proposed drop kerb and removal of part of existing wall to install gate at 124 Boythorpe Road Boythorpe Chesterfield S40 2LR for Miss Magdalena Olszewska
- CHE/18/00257/FUL Proposed two storey side extension and single

- storey rear extension to existing dwelling at 21 Wikeley Way Brimington S43 1AS for Mr and Mrs Cockman
- CHE/18/00260/FUL Single/two storey rear extension at 15 Cordwell Avenue Newbold S41 8BT for Mr and Miss Bannister and Asquith
- CHE/18/00268/TPO T1 - oak - crown lift by 5m and 20% crown thin due to excess shading and T2 - oak - crown lift by 5m and 20% crown thin due to excess at 386 Old Road Chesterfield S40 3QF for Mrs Elizabeth Morris
- CHE/18/00283/REM Variation of condition 2 (substitution of drawings CO1E with W01F, C11B with P02, C08A with W09F and P03 - amendment of house types) of CHE/17/00263/FUL - amended plans received 11.06.2018 at Former Saltergate Health Centre 107 Saltergate Chesterfield S40 1LA for Woodall Homes
- CHE/18/00292/LBC Listed Building consent for and external works, including refurbishment, and part change of use relating to the Winding Wheel, Chesterfield at Winding Wheel Holywell Street Chesterfield S41 7SA for Chesterfield Borough Council
- CHE/18/00293/ADV New fascia lettering, to read 'WINDING WHEEL THEATRE' (replacing 'THE WINDING WHEEL'), and lettering material and refurbishment of black timber canopy and fascia board, to match at Winding Wheel 13 Holywell Street Chesterfield S41 7SA for Chesterfield Borough Council
- CHE/18/00297/FUL Change of use of property from betting shop and premises to 2 one bedroom flats (C3) at 164 High Street New Whittington Chesterfield S43 2AN for Mr Brister
- CHE/18/00299/FUL New/replacement perimeter fencing to part of school boundary at Hasland Hall Community

	School Broomfield Avenue Hasland Chesterfield S41 0LP for Hasland Hall Community School
CHE/18/00301/FUL	Extension and Alteration to Existing Dwelling at 4 Miriam Avenue Somersall Chesterfield S40 3NF for Mr and Mrs E Totty
CHE/18/00302/FUL	Conversion of an existing conservatory into a habitable space, with a small extension forming a utility room at 59 Yew Tree Drive Somersall Chesterfield S40 3NB for Mr Paul Griffiths
CHE/18/00304/FUL	Resubmission of CHE/16/00778/FUL - Two storey side extension at 2 Kendal Road Newbold Chesterfield S41 8HY for Sarah Bradbury
CHE/18/00308/FUL	Two storey rear extension at 26 Franklyn Road Brockwell Chesterfield S40 4AY for Mr Paul Gill
CHE/18/00311/FUL	Removal of existing garage and erection of a two storey side at 35 Purbeck Avenue Brockwell Chesterfield S40 4NP for Dawn and Victoria Martin Siddall
CHE/18/00312/RET	Retrospective planning permission for retention of pallet racking that has corrugated sheet cladding added to protect the contents from the weather at Croft Yard, County House Staveley Road New Whittington Chesterfield S43 2BZ for County Conveyors
CHE/18/00318/COU	Change of use from residential to office building for a local community group to operate from at 41 Mercaston Close Holme Hall Chesterfield S40 4UE for Chesterfield Borough Council
CHE/18/00320/FUL	Timber garden shed at 2 Wolfe Close Walton Chesterfield S40 2DF for Mr Christopher Melen
CHE/18/00321/OUT	Proposed construction of one four bedroom one and a half storey detached dwelling - Re-submission of Outline Planning Application

CHE/17/00768/OUT at Trevilla 73 Hady Hill Hady
Chesterfield S41 0EE for Mr Glyn Pocock

- CHE/18/00322/MA Material amendment to CHE/16/00797/REM1
(Development of an industrial unit for Class B8
purposes with ancillary office space, gatehouse
plus car parking, lorry parking, service yard and
sprinkler tanks with associated site access,
drainage, site levelling, engineering and
landscaping works) for installation of external
generator at Plot 13 Markham Lane Duckmanton
Chesterfield for Great Bear Distribution Ltd
- CHE/18/00323/FUL Single storey side and rear extension, including
demolition of existing garage at 45 Broomfield
Avenue Hasland S41 0LU for Mr S Corbett
- CHE/18/00333/TPO T1 Deodar Cedar - crown thin 25% and crown lift
by 5 metres. Reduce branches over neighboring
property at 7 Netherleigh Road Ashgate
Chesterfield S40 3QJ for Joanne Osberton
- CHE/18/00346/REM Variation of condition 14 (planting scheme) of
CHE/15/00372/FUL - (erection of 3 two storey 8
bedroom homes for people with learning
disabilities and complex needs) as the approved
planting scheme specified plants will not thrive in
the soil conditions on site at Brendon House
Residential Home Brendon Avenue Chesterfield
S40 4NJ for Heathcotes Care Ltd
- CHE/18/00366/TPO Sycamore (T1) - Fell because there are signs of
fungal growth and decay to the base of the tree.
Significant deadwood in the crown indicates the
tree in in rapid decline and there is an increasing
chance of failure. Cherry (T2) - Crown lift to 2.5m
to give clearance and remove deadwood. Sweet
Gum (T3) - Prune to give 2m clearance from
building, or to nearest suitable pruning point +
remove ivy at 674 Chatsworth Road Chesterfield
S40 3NU for Derby Diocesan Board of Finance
Ltd

- CHE/18/00383/NMA Non material amendment to CHE/18/00119/FUL (erection of a conservatory) to add windows in upper part of the east and west conservatory walls at 60 Holland Road Old Whittington Chesterfield S41 9HF for Mr Michael Alexander
- CHE/18/00397/TPO Crown lift 2 lime trees, the lower branches are blocking light and the neighbours feel they are restricting visibility of the road when trying to pull out. We would like to perform a crown lift to both trees at Brookside House 714 Chatsworth Road Chesterfield S40 3PB for Mrs Helen Hurt
- CHE/18/00400/TPO 2 Larch Trees (Deceased) Fell at 176 Somersall Lane Somersall Chesterfield S40 3NA for Mr David Cannon
- CHE/18/00414/TP Adult Sycamore tree - Crown lift due to overhanging branches over property garden and neighbouring garden at 11 Newhaven Close Walton Chesterfield S40 3DX for Mrs Florence Chettle
- CHE/18/00430/TPO Proposed works to T1 and T2 Horse chestnut trees at The Warren 404 Old Road Chesterfield for Mr Mike Hadfield
- (b) Refusal
- CHE/18/00167/FUL Change of existing rear windows at 9-21 Stephenson Place Chesterfield S40 1XL for Mr Paul Singh
- CHE/18/00278/FUL Single storey extension to front for storage/ machine storage at W E Amies And Co Ltd Quarry Lane Chesterfield S40 3AT for W E Amies and Co Ltd
- CHE/18/00285/FUL Removal of section of front boundary wall to widen driveway at 31 Spire Heights Chesterfield S40 4TG for Mr Neil Duffin

(c) Discharge of Planning Condition

CHE/17/00652/DOC Discharge of planning conditions 4 (drainage) and 5 (materials) of CHE/17/00156/OUT (erection of one dwelling). Amended plans received 7.6.18 at 158 Middlecroft Road Staveley Chesterfield Derbyshire S43 3NG for Mr Ian Lowe

CHE/18/00296/DOC Discharge of planning conditions 5 (details of walls and fencing) and 7 (materials) of CHE/17/00786/FUL - Proposed 2 storey detached dwelling at 5 Westwood Lane Brimington Chesterfield S43 1PA for Mr Wayne Knott

(d) Prior Notification Demolition Approval

CHE/18/00328/DEM Demolition of main church, toilets, boiler house and brick building and surrounding footpaths and ramp at Inkersall Methodist Church Summerskill Green Inkersall Chesterfield S43 3SR for Inkersall Methodist Church

(e) Prior notification approval not required

CHE/18/00344/TPO Conservatory at 17 Eastmoor Road Brimington Chesterfield S43 1PR for Mr Mark Elliott

CHE/18/00376/TPD Conservatory to rear at 15 Croft View Inkersall Chesterfield S43 3EA for Mr and Mrs Goodwin

(f) Other Council no objection without comments

CHE/18/00348/CPO New secure lobby and school entrance through new main entrance and new 1.5m weld mesh fencing and gates to east side of the building at Westfield Infant School Vincent Crescent Chesterfield S40 3NW for Derbyshire County Council

(g) Split decision with conditions

- CHE/18/00386/TPO Felling of G1 Horse Chestnut - tree has suffered extensive crown failure in a previous storm, which is hung in an adjacent tree. There is little crown remaining and a large wound from the recent failure which is likely to become decayed in due course. This is a suppressed tree and its removal will have little effect on the treed area. Replacement planting in the same place would be likely to fail due to excessive shading at Dryhurst House Sycamore Drive Chesterfield S44 5DX for Derbyshire Community Health Services NHS Foundation Trust
- CHE/18/00405/TPO Raise crown to 3m from ground level, remove dead wood over 25mm diameter and prune branches away from road by 1m of Ash Tree at 423 Chatsworth Road Chesterfield S40 3AD for Mr Drew Forster

(h) Environmental Impact Assessment Not Required

- CHE/18/00438/EIA EIA screening opinion for residential development at land to the north of Northmoor View Brimington Chesterfield for DLP Planning

23

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/18/00397/TPO Consent is granted to the pruning of two Lime trees reference T37 and T38 on the Order map for Mrs Hurt of 714 Chatsworth Road.
- CHE/18/00400/TPO Consent is granted to the felling of two dead Larch trees within G1 on the Order map for Mr Cannon of 176 Somersall Lane.

The duty to plant replacement trees has been dispensed with on this occasion due to no loss of amenity within the group and lack of

suitable planting places due to the more dominant trees within the group.

- CHE/18/00414/TPO Consent is granted to the pruning of one Sycamore tree on the Order map for Mr Farrell of 100 Old Hall Road on behalf of 7 Newhaven Close, Walton.
- CHE/18/00386/TPO Consent is refused to the felling of one Horsechestnut tree within G1 on the Order map for Trueman Tree Services Ltd on behalf of Derbyshire NHS Trust at Dryhurst (Children's Nursery) Chesterfield Royal Hospital.
- CHE/18/00405/TPO Consent is granted to the pruning of one Ash tree reference T4 on the Order map for Trueman Tree Services on behalf of 423 Chatsworth Road.
- CHE/18/00430/TPO Consent is granted to the felling of one Horsechestnut tree reference T21 which has suffered storm damage and the pruning of one Horsechestnut reference T20 for Heathscapes on behalf of Mr Hadfield of 404 Old Road.
- Condition attached to plant a new tree in the same location.
- CHE/18/00409/TPO Consent is granted to the pruning of one Ash tree reference T1 on the Order map for Derbyshire County Council highway at land adjacent to 15 Martindale Close, Staveley in the highway verge on Chesterfield Road.
- CHE/18/00421/TPO Consent is refused to the pruning of one Lime tree reference T6 on the Order map for Mr Chris Payne of 41 Gregory Close, Brimington.
- CHE/18/00419/TPO Consent is granted to the pruning of one Ash tree reference T62 on the Order map for Mrs

Mavis Radford of 22 Ulverston Road,
Newbold.

24 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.

25 OMBUDSMAN REPORT (P840)

The Development Management and Conservation Manager submitted a report on an Ombudsman complaint which had been concluded in the Council's favour.

***RESOLVED –**

That the report be noted.

26 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.