

PLANNING COMMITTEE

Monday, 17th September, 2018

Present:-

Councillor Brittain (Chair)

Councillors P Barr	Councillors Davenport
Bingham	Hill
Brady	Simmons
Callan	Miles

The following site visits took place immediately before the meeting and were attended by the following Members:

CHE/17/00867/FUL - Proposed erection of a 3 bedroom dormer bungalow with garage (revised plans received 26.06.2018) at land adjacent to 19 Bentham Road, Chesterfield S40 4EZ for Miss Michelle Hardy.

Councillors Barr, Bingham, Brady, Brittain, Callan, Davenport, Dickinson (ward member), Hill, Miles, and Simmons.

CHE/18/00229/FUL – Proposed residential development of 175 no. 2, 3 and 4 bed dwellings and ancillary works - revised plans received 27/07/2018, 09/08/2018, 22/08/2018 and 04/09/2018 on land south of Erin Road Junction, The Grove, Poolsbrook, Derbyshire for Gleeson Regeneration Ltd.

Councillors Barr, Bingham, Brady, Brittain, Callan, Davenport, Hill, Miles, Parsons (ward member) and Simmons.

*Matters dealt with under the Delegation Scheme

50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Catt, Caulfield, Elliot, Gilby and Sarvent.

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

No declaration of interest were received.

52 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 28 August, 2018 be signed by the Chair as a true record.

53 **APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE COMMITTEE**

*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:-

CHE/18/00229/FUL - PROPOSED RESIDENTIAL DEVELOPMENT OF 175 NO. 2, 3 AND 4 BED DWELLINGS AND ANCILLARY WORKS - REVISED PLANS RECEIVED 27/07/2018, 09/08/2018, 22/08/2018 AND 04/09/2018 ON LAND SOUTH OF ERIN ROAD JUNCTION, THE GROVE, POOLSBROOK, DERBYSHIRE FOR GLEESON REGENERATION LTD

In accordance with Minute No. 299 (2001/2002) Helen Randerson of Gleesons (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 All external dimensions and elevational treatments shall be as shown on the approved plans (listed below – with any superseded plans ~~struck through~~) with the exception of any approved non material amendment.

Original Plans - 10/04/2018

2879-0-000 A	SITE LOCATION PLAN
S8708	TOPOGRAPHICAL SITE SURVEY
2879-0-001-K	SITE LAYOUT PLAN
201/1F - HOUSE TYPE 201	ELEVATIONS / FLOOR PLANS
202/1F - HOUSE TYPE 202	ELEVATIONS / FLOOR PLANS
212/1 - HOUSE TYPE 212	ELEVATIONS / FLOOR PLANS
301/1G - HOUSE TYPE 301	ELEVATIONS / FLOOR PLANS

303/1E - HOUSE TYPE 303	ELEVATIONS / FLOOR PLANS
304/1E - HOUSE TYPE 304	ELEVATIONS / FLOOR PLANS
307/1B - HOUSE TYPE 307	ELEVATIONS / FLOOR PLANS
309/1E - HOUSE TYPE 309	ELEVATIONS / FLOOR PLANS
310/1D - HOUSE TYPE 310	ELEVATIONS / FLOOR PLANS
311/1A - HOUSE TYPE 311	ELEVATIONS / FLOOR PLANS
313/1 - HOUSE TYPE 313	ELEVATIONS / FLOOR PLANS
314/1 - HOUSE TYPE 314	ELEVATIONS / FLOOR PLANS
401/1G - HOUSE TYPE 401	ELEVATIONS / FLOOR PLANS
403/1H - HOUSE TYPE 403	ELEVATIONS / FLOOR PLANS
405/1E - HOUSE TYPE 405	ELEVATIONS / FLOOR PLANS
SD-100 REV D	BOUNDARY TREATMENTS - TIMBER FENCE
SD-103 REV B	BOUNDARY DETAILS POST
SD-118	VERTICALLY BOARDED ACOUSTIC FENCE
SD-700 REV A	DETACHED SINGLE GARAGE DETAILS
SD-701 REV A	DETACHED DOUBLE GARAGE DETAILS

Revised 09/07/2018

21-0002-CCL-SK012	EXISTING WATERCOURSE SECTIONS
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Revised 02/05/2018

2751-2A-TRD-A0-500	TREES IN RELATION TO DEVELOPMENT
2751-4A-VIA-A1-1000	VISUAL IMPACT ASSESSMENT
2751-5B-MM-A1-1000	MITIGATION MEASURES

Revised 27/07/2018

2879-0-001-L	PROPOSED SITE LAYOUT - WITH OS PLAN
2879-0-005	PROPOSED MATERIALS PLAN
201(X)-8 RURAL 13	ELEVATIONS
202(T)-9 RURAL 13	ELEVATIONS
212(E)-9 RURAL 13	ELEVATIONS
301(Z)-8 RURAL 13	ELEVATIONS
303(W)-9 RURAL 13	ELEVATIONS
304(V)-10 RURAL 13	ELEVATIONS
307(Z)-10 RURAL 13	ELEVATIONS
309(W)-10 RURAL 13	ELEVATIONS
310(R)-10 RURAL 13	ELEVATIONS
311(G)-8 RURAL 13	ELEVATIONS
313(H)-9 RURAL 13	ELEVATIONS
401(T)-9 RURAL 13	ELEVATIONS
403(R)-9 RURAL 13	ELEVATIONS

405(X)-9 RURAL 13	ELEVATIONS
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Revised 09/08/2018

2879-0-001-N	PROPOSED SITE LAYOUT - WITH OS PLAN
2879-0-002 -A	PROPOSED STREET SCENES - INDICATIVE COLOUR
2879-0-005 -B	PROPOSED MATERIALS PLAN
307Z(B)PLANNING (Plots 4 and 40 Only)	REVISED ELEVATIONS
309N(E)PLANNING (Plot 19)	REVISED ELEVATIONS
309N2(E)PLANNING (Plot 38)	REVISED ELEVATIONS
403U(H)PLANNING (Plot 73 Only)	REVISED ELEVATIONS

Revised 22/08/2018

2879-0-001-O	PROPOSED SITE LAYOUT - WITH OS PLAN
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Revised 04/09/2018

2879-0-001-P	PROPOSED SITE LAYOUT - WITH OS PLAN
18006_P_001 Rev D	SITE ACCESS VISIBILITY SPLAYS
18006_P_002 Rev D	SWEPT PATH ANALYSIS – REFUSE VEHICLE
18006_P_003 Rev D	VISIBILITY SIGHTLINES SHEET 1 OF 2
18006_P_004 Rev D	VISIBILITY SIGHTLINES SHEET 2 OF 2

Documents

Planning Statement
 Design and Access Statement
 Drainage Statement
 Flood Risk Assessment (revised 09 July 2018)
 Deep Water Risk Assessment
 Ecological Impact Assessment
 Transport Assessment (revised 09 August 2018)
 Travel Plan (revised 09 August 2018)
 Noise Assessment
 Geotechnical and Geo-Environmental Desk Study (by Eastwood & Partners)
 Geotechnical and Geo-Environmental Site Investigation (by Eastwood & Partners)
 Tree Report & Plan
 Arboricultural Impact Assessment
 Landscape Statement
 Employment and Training Management Plan (revised 27 July 2018)
 Affordable Housing Statement
 Planning Obligations Statement

Materials Schedule

Maximising Security Through Design (by MJ Gleeson)
Proposals for Compensatory Woodland

Drainage

3. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with the principles outlined within:

a. Development of land off, The Grove, Poolsbrook, Chesterfield Flood Risk Assessment (Report No: 17/007.01 Revision: 5th July 2018 by joc consultants ltd

b. and DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015),

have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

4. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority to demonstrate that the proposed destination for surface water accords with the hierarchy in paragraph 80 of the planning practice guidance, and to obtain a full understanding of the springs within the site and any associated mitigation requirements.

5. Prior to commencement of the development, the applicant shall submit for approval to the LPA, details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works leading to increased surface water run-off from site, during the construction phase.

6. No building or other obstruction including landscape features shall be located over or within:

a) 6 (six) metres either side of the 600 mm sewer centre-line i.e. a protected strip width of 12 metres, that crosses the site;

- b) 3.5 (three point five) metres either side of the 525 mm sewer centre-line i.e. a protected strip width of 7 metres, that crosses the site; and
- c) 3 (three) metres either side of the 375 mm sewer centre-line i.e. a protected strip width of 6 metres, that crosses the site.

No trees shall be planted within 5 metres either side of any sewerage located within the site boundary.

If the required stand-off distances are to be achieved via diversion or closure of the sewers, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area(s), the approved works have been undertaken.

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

8. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Environmental Health

9. 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 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials. NB - The above condition takes into account current guidance issued by Derbyshire County Council, Highways Agency and all Utility companies.

10. Electric Vehicle Charging Points shall be installed as part of the build phase at each dwelling, which shall be retained available for use for the life of the development.

11. In the event it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source and analysed in a MCERT certified laboratory, the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.

Ecology/Trees

12. Development shall not commence (including site clearance/preparation) until a grass snake mitigation strategy has been prepared that includes measures to avoid harm to grass snake population to be employed during the site preparation and construction process and thereafter measures to provide sufficient suitable habitat is incorporated within the final layout to protect and promote the recovery of this priority

species has been submitted to an approved in writing by the Local Planning Authority. The works shall only be carried out on site in strict accordance with the approved strategy.

13. 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.

PD Rights/Landscaping Details

14. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

15. 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.

16. 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.

17. 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.

Others

18. The development hereby approved shall include the provision of appropriate infrastructure to enable the dwellings to have high speed broadband, in accordance with details to be submitted to, and approved in writing, by the Local Planning Authority.

19. The agreed Employment and Training Management Plan – Revision 1 shall be implemented as part of the development hereby approved.

Highways

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

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

22. 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

23. The premises, the subject of the application, shall not be occupied until the proposed new estate streets within the application site have been designed and laid out in accordance with the 6C's design guide and constructed to base level to adoptable standards all as agreed in writing with the Local Planning Authority.

24. No development shall take place until construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of

surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

25. The carriageways of the proposed estate roads shall be constructed in accordance with Condition 23 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that roads. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

26. The premises, the subject of the application, shall not be occupied until a new estate street junction has been formed to The Grove and Staveley Road (as per the application drawings) and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the estate street, for a distance of 43 metres in each direction measured along the nearside carriageway edge, the land in advance of the visibility sightlines being levelled, constructed as footway and not being included in any plot or other sub-division of the site.

27. No dwelling shall be occupied until space has been laid out within the site for the parking of residents and visitors vehicles.

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

29. Individual and shared private accesses shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided on either side of the accesses at the back of the footway/margin, 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.

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

31. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and

approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

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

(B) That a S106 agreement be negotiated as detailed in section 10.1 of the officers report, to cover:

- £47,000 towards Compensatory Habitat/Woodland Planting at Poolsbrook; and a further commuted sum for 5 years maintenance
- £5000 towards a MOVA installation for highway mitigation measures
- £66,646 towards GP facilities/upgrade
- A commuted sum for affordable housing
- Appointment of a management company to maintain any communal/green open spaces; inc. any drainage infrastructure not formally adopted by the Water Authority

(C) That a CIL Liability Notice be served for £296,395 as detailed in section 5.9.2 of the officer's report.

CHE/17/00867/FUL - PROPOSED ERECTION OF A 3 BEDROOM DORMER BUNGALOW WITH GARAGE (REVISED PLANS RECEIVED 26.06.2018) AT LAND ADJACENT TO 19 BENTHAM ROAD CHESTERFIELD S40 4EZ FOR MISS MICHELLE HARDY

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 (listed below) with the exception on any approved non material amendment;

- 'Site Plan Revision' Drawing number PES1807/Site Plan Revision (dated 25.06.2018)
- 'Elevations Revision' Drawing number PES1807/Elevs (dated 25.06.2018)
- 'Plans Revisions' Drawing number PES1807/Plans (dated 25.06.2018)
- Capping details for 2m diameter mine shaft, drawing number 38800/002 revision B (dated 14.08.2018), produced by Eastwood & Partners
- Mine shaft cap details
- Revised Layout - Supporting statement produced by Graham Bradford of Planning & Environment Studio (dated 26.06.2018)
- Exploratory hole location plan, drawing number 38800/001 revision B (dated 17.09.2015) produced by Eastwood & Partners
- Geotechnical and geo-environmental site investigations land adjacent to 19 Bentham Road, Newbold, Chesterfield for M, Hardy, reference 38800-01 produced by Eastwood & Partners (dated September 2015)
- Design and access statement

3. 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.

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

5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles and shall be implemented in accordance with the approved programme and details

6. Prior to the occupation of the development hereby approved, details of all boundary treatments shall be provided to the Local Planning Authority for written approval. The approved boundary treatments shall be maintained at all times in that position, unless written approval to any variation is given by the Local Planning Authority.

7. Before any other operations are commenced a new vehicular and pedestrian access shall be created to Bentham Road in accordance with the application drawings.

8. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking of vehicles, laid out, surfaced and

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

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

10. The Design and Access Statement indicated the provision of a vertically retractable garage door in view of the length of the driveway in front of the garage. This shall be provided and maintained in perpetuity.

11. No gates or other barriers shall be erected across the driveway.

12. An Electric Vehicle Charging Point shall be installed as part of the build phase and which shall be retained available for use for the life of the development.

13. Prior to the commencement of development remedial works to cap the mine shaft shall be implemented in accordance with Capping details for 2m diameter mine shaft, drawing number 38800/002 revision B (dated 14.08.2018), produced by Eastwood & Partners. On completion of the approved remedial works a verification report or similar document confirming the detail of the remedial works which have been carried out on site, shall be submitted to the Local Planning Authority for written approval.

14. 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 contamination. Ground gas, ground water and chemical analysis,

identified as being appropriate 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.

(B) That a CIL Liability Notice be served for £7,210 as detailed in section 5.11.2 of the officer's report.

54 **BUILDING REGULATIONS (P880D)**

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

Approvals

18/04098/DEXBN	Replacement windows at 33 Netherleigh Road Ashgate Chesterfield S40 3QJ
18/04131/DOBN	Construction of a two bedrooomed detached dwelling at land adjacent 45 Wythburn Road Newbold Chesterfield S41 8DP
18/04186/DEXBN	Removal of internal wall at 247 Handley Road New Whittington Chesterfield S43 2ES
18/04237/DEXBN	Installation of through floor lift for disabled person use at 7 Church Street North Old Whittington Chesterfield S41 9QN
18/04321/DEXBN	Garage conversion at 83 Spital Lane Spital Chesterfield

S41 OHL

18/04335/DEXBN	Knocking wall through - Kitchen through to living room at 63 Old Road Chesterfield S40 2QZ
18/04366/DEXBN	Removal of load bearing wall, widening of opening installation of bi fold doors, two structural openings to form window and door and installation of 4 steel beams at 23 Little Brind Road Upper Newbold Chesterfield S41 8XW
18/04416/DEXBN	Replacement of two flat roofs at Post Office Ltd 1 Future Walk Chesterfield S49 1PF
18/04495/DEXBN	Sub dividing bedroom at 8 Nesfield Close Newbold Chesterfield S41 8DF
18/04136/DEXFP	Single storey rear extension at 8 Langtree Avenue Old Whittington Chesterfield S41 9HP
18/04156/DEXFP	Extension at 31 Little Brind Road Upper Newbold Chesterfield S41 8XW
18/04213/DEXFP	Ground floor extension (replacing conservatory) at 1 Poplar Place St Johns Road Newbold Chesterfield S41 8TF
18/03468/OTHRG	Internal fit out works at Unit 1 - 5 Burley Close Chesterfield S40 2UB
18/04106/DOMRG	Phase 2 - 11 new dwellings plot 12-22 at Phase 2 Ringwood Centre Victoria Street Brimington Chesterfield
18/04161/DEXRG	Removal of internal wall and installation of steel beam at 2 Rose Garth Close Spital Chesterfield S41 0GE
18/04303/DEXRG	Replacement windows at 22 Endowood Road Somersall Chesterfield S40 3LX
18/04501/DEXRG	Replacement of 4 windows and two sets of bi-fold doors at 3 Skeldale Drive Chesterfield S40 2UW
18/04166/IND	Two storey side extension at 4 Chestnut Close Hollingwood Chesterfield S43 2LZ
18/04169/IND	Replacement conservatory roof at 1 Helston Close Hasland Chesterfield S41 0RJ
18/04185/IND	Single storey flat roof extension at 14 Manor Road Brampton Chesterfield S40 1HX

- 18/04283/IN Two storey extension to rear and two storey extension to side at Mintdale Engineering Carrwood House Carrwood Road Chesterfield Trading Estate Chesterfield
- 18/04295/IN Internal alterations and refurbishment of existing Public House at Ark Tavern Chesterfield Road Brimington Chesterfield S43 1AD
- 18/04300/IND Two storey rear extension and first floor side extension with internal alterations at 4 Walgrove Road Walton Chesterfield S40 2DR
- 18/04337/IND Single storey rear extension to an existing two storey domestic dwelling at 8 Netherfield Road Somersall Chesterfield S40 3LS
- 18/04338/IND Garage conversion at 30 Newbridge Lane Brimington Chesterfield S43 1LY
- 18/04339/IND Single storey rear extension and associated works to an existing two storey domestic dwelling at 3 Bank Wood Close Upper Newbold Chesterfield S41 8XQ
- 18/04340/IND Single storey extension/knock through - internal structural alterations to an existing two storey domestic dwelling at 38 Steeping Close Brimington Chesterfield S43 1ND
- 18/04417/IN Office and warehouse fit-out at Somero Enterprises Dunston Trade Park Dunston Road Chesterfield Derbyshire
- 18/04444/IND Single storey extension to the rear of existing two storey dwelling. The work includes the removal of a chimney breast up the first floor and the removal of an existing external wall for access at 173 Boythorpe Road Boythorpe Chesterfield S40 2NB
- 18/04447/IND Single storey extension/knock through - internal structural alterations at 38 Steeping Close Brimington Chesterfield S43 1ND
- 18/04452/IND Removal of internal walls and installation of three steel beams to an existing three storey dwelling-house at 2 Sunny Springs Chesterfield S41 7NQ
- 18/04460/IN Industrial Units 1-6 at Turnoaks Business Park Turnoaks Lane Burley Close Chesterfield S40 2UB
- 18/04463/IND Rear extension, garage conversion and removal of load bearing walls to kitchen and bedrooms at 303 Ashgate

Road Chesterfield S40 4DB

18/04475/IND

Construction of three bedroom detached house at land adjacent 102 Brooke Drive Brimington Chesterfield S43 1PG

18/04516/IN

Single storey extension at Precision Products Ltd 1 Cobnar Wood Close Chesterfield Trading Estate Chesterfield S41 9RQ

55 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)

*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

CHE/18/00017/MA

Material amendments to the layout and position of the MOT bay on application CHE/16/00732/FUL - Change of use and conversion of premises to create new car showrooms and workshops - Coal Mining Risk Assessment received 02.08.18 at Unit 9 Brimington Road North Industrial Park Sheffield Road Sheepbridge S41 8NQ for Stoneacre

CHE/18/00082/FUL

Installation of external air handling units and sprinkler water tanks at Plot 13 Markham Lane Duckmanton for Great Bear Distribution Ltd

CHE/18/00127/FUL

Conversion and extension to existing garage to form separate at 140 Church Street North Old Whittington S41 9QP for Mr R Gascoyne

CHE/18/00306/RET

Change of use from accountants to beauty salon including bar for use by guests/clients and bona fide guests of customers. Sequential assessment received 17.07.2018 at 42 Sheffield Road Stonegravels Chesterfield S41 7LL for Faceit Aesthetics

CHE/18/00361/FUL

Demolition of existing bungalow and erection of one detached dwelling at 93 Storforth Lane Chesterfield S41 0PZ for Mr Rickie Brunt

CHE/18/00378/FUL

Rear extension and garage - revised drawing (plans as proposed - Rev 1) received on 02.08.2018 at 108 Mansfield Road Hasland S41 0JF for Mr Alex Hall

CHE/18/00431/FUL	Two storey extension to side at 3 Ashleigh Close Old Whittington S41 9NA for Mr Neil Smith
CHE/18/00435/FUL	Change of use from estate agents to barber shop and existing forecourt to be used as additional seating for next door café at Fishwick Estate Agents 477 Chatsworth Road Chesterfield S40 3AD for Mr Robert Bray
CHE/18/00437/FUL	Two storey rear extension as amended by revised plans received 3.9.18 at 16 Bridle Road Woodthorpe S43 3BY for Mr Paul Davies
CHE/18/00441/FUL	Single storey rear extension, garage conversion and internal alterations - Revised drawing received at 303 Ashgate Road Chesterfield S40 4DB for Mr and Mrs Chris Booth
CHE/18/00444/MA	Material amendment to CHE/17/00189/FUL (Erection of 1 no. three bedroom bungalow and 3 no. two bedroom dwellings) to include additional parking for bungalow and general amendments to layout and elevations at land adjacent 31 Manor Drive Brimington for Chesterfield Borough Council
CHE/18/00446/ADV	2 replacement fascia signs at Superdrug 2 - 4 Vicar Lane Chesterfield S40 for Superdrug
CHE/18/00448/FUL	Single storey rear and side extension at 55 Ashgate Road Chesterfield S40 4AG for Kate Chilton
CHE/18/00449/FUL	Front kitchen extension at 14 Prospect Terrace Brockwell Chesterfield S40 4HD for Mr J Mott
CHE/18/00452/FUL	Two storey side extension at 38 Oak Bank Avenue Old Whittington S41 9PH for Mrs Zoe Brooks
CHE/18/00458/TPO	Crown lift to achieve maximum clearances of 5.2 and 2.5 metres over the road and foot-way at land at Netherleigh Road Ashgate Chesterfield for Mr Mark Wilson
CHE/18/00464/FUL	Double storey extension to side of the property with a single storey extension to the rear (amended drawings received 18.07.2018) at 6 Beechdale Close Brockwell S40 4EQ for Mrs Jayne Henshaw
CHE/18/00467/FUL	Demolition of existing garage to incorporate two storey side extension at 4 Barnes Road Hady Chesterfield S41 0BX for Mrs Winfield

- CHE/18/00475/FUL Replace existing windows - 4 windows on the first floor and 4 windows on the second floor at 48 Glumangate Chesterfield S40 1TX for Mr Rami Khatib
- CHE/18/00482/FUL Installation of decking to the rear of the property. The decking will be placed over a sloped section of the garden, 1.1m balustrade will surround the decking on 3 sides (school on one side, bus depot to the rear and number 78 Manor House Court to the other side). In order to retain privacy for both parties, we will also erect a trellis (at least 6ft high) on the side adjoining number 78 with bamboo planted as a screen at 76 Manor House Court Stonegravels Chesterfield S41 7GX for Mr Kieran Sparks
- CHE/18/00490/LBC Internal alterations to the property comprising the part removal of the existing separating wall between the kitchen and lounge area at ground floor level to provide open plan living accommodation and importantly improve means of escape from first floor level. Create natural stone patio in front garden area to the property at 12 Church Street North Old Whittington for Mr Gary Fletcher
- CHE/18/00498/TPO Sweet Chestnut T17 - Crown uplift to 3m and deadwood to allow grass to recover and limit damage to lower branches and removal of branches resting on hedges to the north to allow for maintenance of hedges
- Pine to the side of T17 not under a TPO to be fully removed to allow light and to benefit Sweet Chestnut T17. Removal of dead tree on right near to entrance point to property as dangerous
- G4 mixture - Crown lift to 5m and deadwood of all trees along private roadway to property as is causing problems for traffic using road and deadwooding of trees within woodland area
- North of G4 mixture of hedges and shrubs not under TPO to be reduced in height and tidied up
- Copper Beech T12 - to be deadwooded and crown lifted to 5m to allow more light to area and not to catch or be damaged by vehicles
- T15 Sycamore, T14 Sycamore, G3 group of trees Sycamore and Ash and any surrounding trees to be pruned to allow free run of telephone cable running from neighbouring property and to allow more light to woodland

ground

G4 Lime near entrance to property and bordering with neighbouring property - to be crown lifted to 5m and removal of complete lower branch that spreads to the north as discussed with tree officer to aid light and balance the tree

Group of 3x fruit trees in rear garden to be pruned or removed completely not under TPO

Group of 5x fruit trees in most northern/secret garden to be pruned or removed not under TPO

G4 lightning damaged tree in centre of woodland to be dead wooded and reduced in height considerably as not to cause any damage to property or other trees - substantially large and has not been scanned to assess if tree has recovered or if it is in danger of collapse

T16 on plan is listed as Copper Beech however there is an old stump possibly from this tree and there are a number of trees and hedges in immediate vicinity that require reducing thinning out and tidying up

General tidy of all hedges shrubs and bushes to make the area look tidy and well-kept at Grove Hill 136 St Johns Road Newbold S41 8TW for Dalton Roofing

CHE/18/00506/TPO

T1 - Oak- crown reduce all round by approximately 2-3 metres to appropriate growth points to maintain the tree with reduced shading on the adjacent property at 12 Harvest Way Holme Hall Chesterfield S42 7JX for Henry Boot Estates

CHE/18/00510/TPO

Oak - crown lift, crown thin. Pull away from 4 and 6 Ennerdale Crescent and lighting stand at 4 Ennerdale Crescent Newbold Derbyshire S41 8HL for Mr Roland Hall

CHE/18/00521/TPO

Ash Tree - Crown lift to 5.2m: clean crown; remove ivy at 1 Meadow View Worksop Road Mastin Moor Derbyshire S43 3DN for Miss Rita Packwood

CHE/18/00528/TPO

Cut back lower branches at 20 Fairfield Road Brockwell Chesterfield Derbyshire for Mr Ricki Kent

CHE/18/00563/NMA

Variation to CHE/18/00022/FUL (Two storey extension to rear of premises to form ground floor garden room and first floor extension to existing bedroom) to install a high level

window at ground floor level in the garden room facing 19 Hawthorne Way at 17 Hawthorn Way Holme Hall Chesterfield Derbyshire for Mr John Hamer

- CHE/18/00566/TPO Fell of Oak Tree at front of property at 10 Pine View Ashgate Chesterfield Derbyshire S40 4DN for Mr Andrew Travis
- CHE/18/00574/TP Crown clean and removal of dead branches of T45 T44 and T43 at Eyre Chapel Newbold Village Newbold Road Newbold S41 8RJ for Miller Homes Yorkshire
- (b) Refusal
- CHE/18/00027/OUT Outline application for a single dwelling (Revised coal mining risk assessment received 14.3.2018, topographical survey received 17.07.2018) at 21A Walton Crescent Boythorpe S40 2PJ for Mr Gary Fountain
- CHE/18/00370/RET Retention of an automated teller machine at Tasty Bites Chesterfield Road Staveley S43 3RX for Cardtronics UK Ltd, trading as Cashzone
- CHE/18/00372/RE Retention of an automated teller machine and installation of associated signage at 39 Chatsworth Road Chesterfield S40 2AH for Cardtronics UK Ltd, trading as Cashzone
- CHE/18/00385/FUL Create a vehicular hardstanding and a new vehicular access at 71 Kingsley Avenue Birdholme Chesterfield S40 2SZ for Mrs Aleyamma Stanley
- CHE/18/00394/FUL Pitched roof, first floor extension to the rear, above an existing ground floor extension - revised drawings received 31/7/2018 at 49 Highfield Avenue Newbold S41 7AU for Mr Martyn Ryan
- CHE/18/00453/TPO Fell sycamore (T29) due to excessive shading - replant with native species in different location at 44 Netherleigh Road Ashgate Chesterfield for Mr James Allsop
- (c) Discharge of Planning Condition
- CHE/18/00298/DOC Discharge of planning condition 3 (ventilation system) of CHE/17/00758/COU - change of use of part of premises to fast food takeaway to run alongside existing shop at 2A Springfield Avenue Chesterfield S40 1DB for Mr Ishmail Ali
- CHE/18/00413/DOC Discharge of condition 3 (contaminated land reports) of CHE/17/00528 FUL - Change of use of vacant industrial

land to vehicle, plant and container storage yard. Site investigation report received 07.08.2018 at Unit 9 Sheepbridge Works Sheepbridge Lane S41 9RX for Hall Plant Hire Ltd

- CHE/18/00428/DOC Installation of external light and CCTV camera system at 58 Mansfield Road Hasland S41 0JF for Cardtronics UK Ltd
- CHE/18/00469/DOC Discharge of conditions 3 (parking) 4 (bin storage) 6 (car parking spaces) 8 (site investigations) and 9 (permeability tests) - of CHE/18/00071/FUL (Two storey extension to the rear elevation and creation of 3 apartments) at 47 and 49 Duke Street Staveley Derbyshire for Mr Alwyn Morris
- CHE/18/00474/DOC Discharge of planning conditions No.10 (Construction Management Plan) and No.20 (Materials Layout) from application at land at Cranleigh Road Woodthorpe for Avant Homes (England) Limited
- CHE/18/00481/DOC Discharge of conditions 14 and 15 of CHE/17/00830 at land at former Crispin Inn 240 Ashgate Road Chesterfield S40 4AW for Co -op Group
- CHE/18/00483/DOC Discharge of planning conditions 7 (site investigations) and 10A (site investigations) of CHE/17/00209/FUL at former Perrys Garage Chatsworth Road Chesterfield S40 2BJ for Lidl UK GmbH
- CHE/18/00520/DOC Discharge of condition 3 (details of extraction ducts/vents) for CHE/18/00291/FUL and CHE/18/00292/LBC. Internal and external works, including refurbishment, and part change of use relating to the Winding Wheel, Chesterfield (revised drawing received 30.07.2018) at Winding Wheel 13 Holywell Street Chesterfield Derbyshire S41 7SA for Chesterfield Borough Council

(d) Prior notification approval not required

- CHE/18/00523/TPO Proposed rear extension at 50 Springfield Avenue Chesterfield S40 1HL for Mr Peter Darling

(e) Split decision with conditions

- CHE/18/00552/TPO Cut back dead branch of tree at land to north of 36 Bellhouse Lane Staveley Derbyshire for Mr Tom Connor

*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/18/00566/TPO | <p>Consent is granted to the felling of one Oak tree reference T25 on the Order map for Heathscapes on behalf of Mr Travis of 10 Pine View, Ashgate.</p> <p>A condition to plant a new Oak tree in the first available planting season has been attached.</p> |
| CHE/18/00458/TPO | <p>Consent is granted to the pruning of 11 trees reference T3 Lime, T4 London Plane, T6 Horsechestnut, 2 Horsechestnut and 4 Limes within G1 and 1 Lime and 1 Maple within G2 on the Order map which are located in the highway verge along Netherleigh Road for Derbyshire County Council Highways.</p> |
| CHE/18/00510/TPO | <p>Consent is granted to the pruning of one Oak tree reference T11 on the Order map for Mr Roland Hall of 6 Ennerdale Crescent.</p> |
| CHE/18/00528/TPO | <p>Consent is granted to the pruning of one Oak tree reference T1 on the Order map for Mr Ricki Kent of Fairfield Villas, 20 Fairfield Road.</p> |
| CHE/18/00498/TPO | <p>Consent is granted to the felling of one dead Lime tree within G4 and the pruning of one Horsechestnut reference T10, one Copper Beech reference T12, two Sycamore trees reference T14 and T15, one Sweet Chestnut reference T17, one Ash and two Sycamore trees within G3 and various trees within G4 on the Order Map and which are situated in the grounds of Grovehill, St John's Road for Mr and Mrs Dalton.</p> |

CHE/18/00552/TPO	Consent is granted to the pruning of one Poplar tree reference T1 on the Order map for Mr Andrew Pearson on land to the rear of 36 Bellhouse Lane, Staveley.
CHE/18/00574/TPO	Consent is granted to the pruning of 3 Oak trees reference T43-T45 on the Order map for Sheffield Tree Services Ltd on behalf of Miller Homes on land at Eyre Chapel, Newbold.
CHE/18/00506/TPO	Consent is granted to the pruning of 1 Oak tree reference T1 on the Order map for Acme Tree Services Ltd on behalf of Henry Boots Estates. The tree is located to the north of 12 Harvest Way, Holme Hall.

57 **APPEALS REPORT (P000)**

The Development Management and Conservation Manager reported on the current position in respect of appeals which had been received.

***RESOLVED -**

That the report be noted.

58 **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.