

PLANNING COMMITTEE

Monday, 10th June, 2019

Present:-

Councillor Callan (Chair)

Councillors Barr
Bingham
Catt
Caulfield
Davenport

Councillors G Falconer
T Gilby
Miles
Marriott

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

CHE/19/00007/REM - Reserved matter application for CHE/18/00083/REM1 – erection of 173 dwellings and associated landscaping and infrastructure (additional information and revised plans received 18/04/2019 and 25/04/2019 and 02/05/2019) on land east of A61 known as Chesterfield Waterside, Brimington Road, Tapton, Chesterfield, Derbyshire for Avant Homes (Central).

Councillors Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/19/00083/FUL - Conversion of existing pub into 6 no. 1 bed flats, one new 2.5 storey building to front for 6 no. 1 bed flats, two new single storey blocks arranged parallel to the east and west site boundaries for 2 no. 1 bed flats and one 1.5 storey building to north of site for 2 no. 1 bed flats (revised plans received 15/05/2019, viability appraisal rec'd 23/05/2019 and ecological survey received 24/05/2019) at All Inn, Lowgates, Staveley, Chesterfield, Derbyshire, S43 3TX for A-Rock Construction.

Councillors Barr, Bingham, Callan, Catt, L Collins (ward member), Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/18/00764/FUL - proposed redevelopment of a previously developed site for 2 no. self build dwellings and garages (revised plans received 02/05/2019) at Oldfield Farm, Wetlands Lane, Brimington, Derbyshire S43

1QG for Mr P and R Walters.

Councillor Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/19/00096/REM1 - Variation of condition 2 of CHE/17/00586/FUL (erection of a two storey dwelling) to allow the use of larger (40ft) shipping containers instead of previously approved 30ft shipping containers - revised plans received 16/5/2019 – land adjacent to 12 Cavendish Street North, Old Whittington, Chesterfield S41 9DH.

Councillor Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/19/00073/FUL - Hard surfacing with drainage and street lighting to provide an additional 2165 sq.m of car parking area. revised plans received 26.03.2019 with amended layout and surfacing plan, amended drainage and tree protection layout and statement regarding usage and traffic patterns. alterations proposed to the main building, including an entrance canopy, two new entrance doors and cladding to the south west elevation. revised lighting plan received 24.04.2019 and 23.05.2019, revised layout and surfacing plan 29.05.2019 and proposed drainage layout 24.05.2019 and arboricultural report revision a 28.05.2019 at St Hugh's RC Church, Littlemoor, Newbold, Derbyshire S41 8QP.

Councillor Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott, Miles and Rogers (ward member).

CHE/19/00043/OUT - Outline application for residential development (additional information received 09/05/2019) at Moorlea, Ashgate Road, Ashgate, Chesterfield, Derbyshire for Mrs Lardge.

Councillors Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/19/00021/FUL - Erection of a one bedroom detached bungalow to provide self contained accommodation ancillary to the existing dwelling. revised drawings received 16.05.2019 including a revised parking plan and revised layout and front elevation at 2 Westfield Close, Chesterfield, Derbyshire, S40 3RS for Ms Dawn Anderson.

Councillors Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/18/00691/FUL and CHE/18/00692/LBC - Full planning application for renovation and conversion of part of a grade ii listed stone barn to create two dwellings; and construction of a new single storey dwelling in grounds with associated landscaping works (additional information received 23/05/2019) and application for listed building consent the works to renovate and convert part of the grade II listed stone barn into two dwellings at barns to the rear of Park Hall Farm, Walton Back Lane, Walton, Chesterfield, Derbyshire S42 7LT for Mr M Taylor.

Councillors Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

CHE/19/00200/FUL - Residential development of six dwellings in two terraces of three units, designated off road parking with new access from Sydney Street and Springfield Avenue, bin-stores and garden sheds and landscaping at St Mark's Vicarage, 15 St Mark's Road, Chesterfield S40 1DH.

Councillors Barr, Bingham, Callan, Catt, Davenport, Falconer, T Gilby, Marriott and Miles.

*Matters dealt with under the Delegation Scheme

9 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Borrell, Brady, Kelly and Simmons.

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

Councillor Barr declared an interest in agenda item 4(3) (CHE/19/00043/OUT - Outline application for residential development (additional information received 09/05/2019) at Moorlea, Ashgate Road, Ashgate, Chesterfield, Derbyshire for Mrs Lardge) as an objector was known to him.

Councillor Barr declared an interest in agenda item 4(8) (CHE/19/00096/REM1 - Variation of condition 2 of CHE/17/00586/FUL

(erection of a two storey dwelling) to allow the use of larger (40ft) shipping containers instead of previously approved 30ft shipping containers - revised plans received 16/5/2019 – Land adjacent to 12 Cavendish Street North, Old Whittington, Chesterfield S41 9DH) as a resident was known to him.

Councillor Barr declared an interest in agenda item 4(7) (CHE/19/00007/REM - Reserved matter application for CHE/18/00083/REM1 – Erection of 173 dwellings and associated landscaping and infrastructure (additional information and revised plans received 18/04/2019 and 25/04/2019 and 02/05/2019) on land east of A61 known as Chesterfield Waterside, Brimington Road, Tapton, Chesterfield, Derbyshire for Avant Homes (Central)) as Avant Homes had undertaken redecoration works at the office of the charity Fairplay of which Councillor Barr is the Chair.

Councillor Caulfield would take no part in the consideration of agenda item 4(9) (CHE/19/00073/FUL - Hard surfacing with drainage and street lighting to provide an additional 2165 sq.m of car parking area. revised plans received 26.03.2019 with amended layout and surfacing plan, amended drainage and tree protection layout and statement regarding usage and traffic patterns, alterations proposed to the main building, including an entrance canopy, two new entrance doors and cladding to the south west elevation. revised lighting plan received 24.04.2019 and 23.05.2019, revised layout and surfacing plan 29.05.2019 and proposed drainage layout 24.05.2019 and arboricultural report revision a 28.05.2019 at St Hugh's RC Church, Littlemoor, Newbold, Derbyshire S41 8QP) as she would be addressing the committee as ward member in objection to the application.

11 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 20 May, 2019 be signed by the Chair as a true record.

12 FIVE YEAR HOUSING SUPPLY POSITION 2019/20

The Strategic Planning and Key Sites Manager submitted a report to provide an update on the current Five Year Housing Supply position of

the Council and the implications of the position for decision making on planning applications.

A revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government on February, 2019. The NPPF continued to require local planning authorities to identify and annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.

RESOLVED –

That the report be noted.

13 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/19/00073/FUL - HARD SURFACING WITH DRAINAGE AND STREET LIGHTING TO PROVIDE AN ADDITIONAL 2165 SQ.M OF CAR PARKING AREA. REVISED PLANS RECEIVED 26.03.2019 WITH AMENDED LAYOUT AND SURFACING PLAN, AMENDED DRAINAGE AND TREE PROTECTION LAYOUT AND STATEMENT REGARDING USAGE AND TRAFFIC PATTERNS. ALTERATIONS PROPOSED TO THE MAIN BUILDING, INCLUDING AN ENTRANCE CANOPY, TWO NEW ENTRANCE DOORS AND CLADDING TO THE SOUTH WEST ELEVATION. REVISED LIGHTING PLAN RECEIVED 24.04.2019 AND 23.05.2019, REVISED LAYOUT AND SURFACING PLAN 29.05.2019 AND PROPOSED DRAINAGE LAYOUT 24.05.2019 AND ARBORICULTURAL REPORT REVISION A 28.05.2019 AT ST HUGH'S RC CHURCH, LITTLEMOOR, NEWBOLD, DERBYSHIRE S41 8QP

In accordance with Minute No. 299 (2001/2002) Mr Saxon (objector), Councillor Caulfield (ward member) and Fraser Andrews (applicant's agent) addressed the meeting.

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

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 proposed car parking area to the rear of the building is not sympathetic to the surrounding local residents. The parking spaces are too close to the boundary and will result in lights shining through the hedges, air pollution issues and general noise and disturbance issues to the neighbours amenity. The pole mounted lights would also be a nuisance to the neighbouring properties. The proposal is considered to be in conflict with the requirements of policy CS2 and CS18 of the Core Strategy 2011-2031 and the guidance as set out in the 2019 National Planning Policy Framework Chapter 12.

CHE/19/00007/REM - RESERVED MATTER APPLICATION FOR CHE/18/00083/REM1 – ERECTION OF 173 DWELLINGS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE (ADDITIONAL INFORMATION AND REVISED PLANS RECEIVED 18/04/2019 AND 25/04/2019 and 02/05/2019) ON LAND EAST OF A61 KNOWN AS CHESTERFIELD WATERSIDE, BRIMINGTON ROAD, TAPTON, CHESTERFIELD, DERBYSHIRE FOR AVANT HOMES (CENTRAL)

Councillor Barr had declared an interest in the following item and left the meeting at this point.

In accordance with Minute No. 299 (2001/2002) Lisa Hopkinson (objector), Alastair Meikle (objector), Peter Swallow (representative of Chesterfield Waterside) and Tom Collins (applicant's planning consultant) 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.

Apartment Types

- Apartment Block 1 GF Plan - n1189 APT1_02C
- Apartment Block 1 FF Plan - n1189 APT1_02C
- Apartment Block 1 SF Plan - n1189 APT1_02C
- Apartment Block 1 TF Plan - n1189 APT1_04B
- Apartment Block 1 Front Elevation - n1189 APT1_01C
- Apartment Block 1 Rear Elevation - n1189 APT1_01C

- Apartment Block 1 side Elevation - n1189 APT1_01C
- Apartment Block 1 block plan - n1189 APT1_10B
- Apartment Block 2 Floor Plans - n1189 APT2_01
- Apartment Block 2 Elevations 1 of 2 – n1189 APT2_02
- Apartment Block 2 Elevations 2 of 2 – n1189 APT2_04
- Apartment Block 2 block plan - n1189 APT2_10
- Apartment Block 3 SF Plan - n1189 APT3_02
- Apartment Block 3 FF Plan - n1189 APT3_02
- Apartment Block 3 GF Plan - n1189 APT3_02
- Apartment Block 3 Basement Plan - n1189 APT3_02
- Apartment Block 3 Side elevations - n1189 APT3_01
- Apartment Block 3 Rear elevation - n1189 APT3_01
- Apartment Block 3 Front elevation - n1189 APT3_01

House Types

- Applebridge floor plans and elevations - n1189 AB_03
- Beckbridge elevations version 1 – n1189 BB1_01A
- Beckbridge floor plans version 1 – n1189 BB1_02A
- Beckbridge elevations version 2 – n1189 BB2_01B
- Beckbridge floor plans version 2 – n1189 BB2_02B
- Beckbridge elevations version 3 – n1189 BB3_01B
- Beckbridge floor plans version 3 – n1189 BB3_02A
- Beckbridge floor plans and elevations version 3 – n1189 BB3_03A
- Fenbridge elevations - n1189 FB_01
- Fenbridge floor plans - n1189 FB_02
- FOG elevations – n1189 FOG_01A
- FOG floor plans – n1189 FOG_02A
- Kewbridge floor plans and elevations – n1189 KB_03A
- Kewbridge special floor plans and elevations – n1189 KBS_03A
- Northbridge elevations – n1189 NB1_01B
- Northbridge floor plans version 1 – n1189 NB1_02A
- Northbridge special floor plans and elevations – n1189 NB1S_03
- Northbridge floor plans and elevations version 2 – n1189 NB2_03B
- Northbridge elevations version 3 – n1189 NB3_01A
- Northbridge floor plans version 3 – n1189 NB3_02
- Northbridge floor plans and elevations version 3 detached – n1189 NB3_03A
- Seabridge floor plans and elevations version 1 – n1189 SB1_03
- Seabridge floor plans and elevations version 2 – n1189 SB2_03

- Ulbridge elevations version 1 – n1189 UB1_01A
- Ulbridge floor plans version 1 – n1189 UB1_02
- Ulbridge floor plans and elevations version 1 – n1189 UB1_03A
- Vossbridge floor plans and elevations version 1 – n1189 VB1_03C
- Vossbridge special floor plans and elevations version 1 – n1189 VB1S_03B
- Vossbridge floor plans and elevations version 2 – n1189 VB2_03B
- Westbridge elevations version 1 – n1189 WB1_01A
- Westbridge floor plans version 1 – n1189 WB1_02
- Westbridge special elevations version 1 – n1189 WB1S_01A
- Westbridge elevations version 2 – n1189 WB2_01A
- Westbridge floor plans version 2 – n1189 WB2_02A
- Westbridge elevations version 2 – n1189 WB2_04
- Westbridge floor plans version 2 – n1189 WB2_05
- Westbridge special elevations version 2 – n1189 WB2S_01
- Westbridge special floor plans version 2 – (plots 85, 111, 113, 114) – n1189 WB2S_02

Site Layout

- Site Location Plan – n1189 001 rev C
- Presentation layout – n1189 004B
- Presentation layout (Constraints overlay) – n1189 004_01A
- Presentation layout (Connectivity Plan) – n1189 004_02
- Presentation layout – n1189 007P
- Indicative Site Sections – n1189 011A
- Topographic Survey 24th April 2017
- Materials Plan – n1189 106A
- Landscape Strategy Plan GL1051

Supporting Documents

- Design Compliance Statement (rev C) by Nineteen47 Ltd (required by condition 3);
- Visuals Pack – 8 viewpoints dated Dec 2018;
- Energy Statement dated Dec 2018 by FES Group (required by condition 11);
- Arboricultural Survey dated Sept 2018 by BWB;
- Arboricultural Impact Assessment dated Oct 2018 by BWB;
- BS5837 survey;
- Ecological Management Strategy dated Nov 2018 by BWB;

- Water Vole Mitigation Strategy dated Aug 2018 by BWB;
- Ecological Technical Note dated Jul 2018 by BWB;
- Noise Impact assessment by BWB;

2. Before 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.

3. Prior to any works taking place a Construction Management Plan shall be submitted showing space to be provided for storage of plant and construction 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.

4. Throughout the construction period vehicle wheel cleaning facilities shall be provided and retained within the site for use at appropriate times, in order to prevent the deposition of mud or other extraneous material on the public highway.

5. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. Subsequently, the carriageways and footways shall be laid out and constructed up to and including binder course level to ensure that each dwelling, prior to occupation, has a properly consolidated and surfaced carriageway and footway for residents to use, between the dwelling and the existing highway. Until final surfacing is completed, the footway binder 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.

6. No dwelling shall be occupied until space has been laid out within the respective plot for the parking of residents and visitors vehicles. The parking spaces shall thereafter remain free from any impediment to its designated use for the life of the development.

7. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off -site works, have been submitted to and approved by the Local Planning Authority.

If discharge to public sewer is proposed, the information shall include, but not be 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;
- 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 100 year storm event, to allow for climate change; and
- d) details of either the proposed diversion of the public sewer which crosses the site and its easement protection which accords with the requirements of Yorkshire Water Services, or confirmation of a build over agreement approved with Yorkshire Water Services.

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.

8. Prior to the commencement of the development, a scheme for the protection of the retained trees, in accordance with BS 5837:2012 including a tree protection plan(s) (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Specific issues to be dealt with in the TPP include:

- a) Location and installation of services/utilities/drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.

- c) a full specification for the construction of any hard landscaping and footways, including details of any no-dig specification and extent of the areas hard landscaping and footpaths to be constructed using a no-dig specification. Details shall include relevant sections through them.
- d) A specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing.
- e) a specification for scaffolding and ground protection within tree protection zones.
- f) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- g) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

9. 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.

10. No development above any floor-slab/D.P.C level shall take place until details of two additional swift boxes to be attached to houses on the scheme and bat boxes to be included in the landscape scheme have been submitted to and approved in writing by the Local Planning Authority. The agreed details, or any approved amendments to those details, shall be carried out prior to occupation of the dwelling to which they relate and as part of the agreed landscaping programme and shall be retained thereafter.

11. Within 2 months of commencement of development 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 dwellings.

12. Within 2 months of commencement of development 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.

13. 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.

14. No development above any floor-slab/D.P.C level shall take place until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall include the fill material for gabion baskets and the increase in knee rail fencing to 1.2 metres height. The agreed details, or any approved amendments to those details, shall be carried out prior to occupation of the dwelling to which they relate and shall be retained thereafter.

15. Prior to the construction of the El Sb Station, full details of the external appearance and materials of construction shall be submitted to the local planning authority for consideration. The El Sub Station shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority.

16. Prior to the implementation of a lighting scheme for the site, full details of the lighting scheme shall be submitted to the local planning authority for consideration. The lighting scheme shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be retained as such thereafter.

17. The meter boxes on the dwellings and apartments hereby approved shall be colour co-ordinated to blend with the external materials of the respective dwellings and apartments.

18. Prior to the construction of the Applebridge house type, details of brick detailing to the rear elevation shall be submitted to the local planning authority for consideration. The Applebridge house type shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority.

19. Full details of the proposed textured brickwork and verges on various house types shall be submitted to the local planning authority for consideration. The agreed details shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority.

20. This consent shall not relate to the parking spaces shown for plots 66 and 67. A revised plan shall be submitted showing deletion of the 2 visitor spaces and splitting the remaining 4 spaces into two pairs with tree planting between to reflect the opposite side of the street. The parking shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be available for use concurrent with first occupation of plots 66 or 67 and which shall be retained as such thereafter.

21. Prior to occupation of dwellings on the site, a scheme of sound insulation shall have been submitted to and agreed in writing with the Local Planning Authority to ensure that the following levels are not exceeded:

- Daytime (07:00 – 23:00hrs) LAeq, 16hr 35 dB in bedrooms and living rooms;
- Daytime (07:00 – 23:00hrs) LAeq, 16hr 55 dB in gardens;
- Night-time (23:00 – 07:00hrs) LAeq, 8hr 30 dB in bedrooms;
- Night-time (23:00 – 07:00hrs) LAFmax levels to not regularly exceed 45 dB in bedrooms.

22. Prior to the implementation of the acoustic fence along the bund, full details shall be submitted to the local planning authority for consideration. The acoustic fence shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be retained as such thereafter.

23. Full details of a 3 metre wide pedestrian/cycle path connection to the red line boundary north east corner of the site shall be submitted to the local planning authority for consideration. The agreed details shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority and shall be available for use within 3 years of the date upon which construction works started on the site.

24. Internal estate street junctions shall be provided with 2.4m x 25m minimum visibility splays in each direction, measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines being laid out as an extended footway / margin, forming part of the estate street and not part of any adjoining plot or other third party land.

25. Individual driveways shall be provided with 2.4m x 25m visibility splays, or other such dimension as may be agreed in writing with the Local Planning Authority, in each direction to the new estate street - measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines remaining thereafter free from any obstructions to visibility over 1m high (750mm in the case of vegetation) relative to the nearside carriageway channel level.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any Order revoking and/or re-enacting that Order) the garages 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.

27. Prior to any works exceeding demolition or site clearance taking place on site details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private Management and Maintenance Company has been established for the private areas of the development.

28. The footpath/cycle connection within the application site red line boundary and to the north of Apartment Block 1 linking Brimington Road towards the River Rother footpath shall be surfaced and provided at a 3 metre width in accordance with a scheme which has first been agreed in writing by the local planning authority. The footpath/cycle connection shall be available for use concurrent with the first occupation of Apartment Block 1.

Councillor Barr returned to the meeting.

CHE/18/00764/FUL - PROPOSED REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE FOR 2 NO. SELF BUILD DWELLINGS AND GARAGES (REVISED PLANS RECEIVED 02/05/2019) AT OLDFIELD FARM, WETLANDS LANE, BRIMINGTON, DERBYSHIRE S43 1QG FOR MR P AND R WALTERS

In accordance with Minute No. 299 (2001/2002) Richard Walters (applicant) and Nick Baseley (applicant's planning consultant) addressed the meeting.

That the officer recommendation be upheld and the application be granted subject to the following conditions and a CIL Liability notice issued as per section 5.9 of the officer's report:-

(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 of any approved non material amendment.

18.272.01 – Location Plan

18.272.02A – Existing Layout Plan

P12_A – Existing Elevations Sheet 1

P13_A – Existing Elevations Sheet 2

18.272.03A – Site Layout Plan

18.272.04A – Unit A Proposed Plans and Elevations

18.272.05A – Unit B Proposed Plans and Elevations

18.272.06A – Garages Timber

18.272.07A – Garages Stone

19.272.07 – Notional Streetscene

Design and Access Statement

Arboricultural Survey Report & Method Statement (John Booth)

Ecology Appraisal and Bat Survey (Baker Consultants)
Geo-Environmental Assessment – Phase 1 (Idom Merebrook)
Coal Mining Risk Assessment (Idom Merebrook)
Speed Survey and Topographical Survey for Visibility

Drainage

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

Environmental

5. 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.

6. Demolition and 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.

Ecology

7. No removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

8. Prior to the commencement of development 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 is designed in line with guidance within Paragraph 125 of the NPPF.

9. Prior to the commencement of development a detailed enhancement strategy that provides details of enhancement measures for roosting bats and nesting birds shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

Please note that it is expected that provision is made within the new dwellings (as integral boxes) rather than in retained trees to ensure that the roost and nest boxes cannot be tampered with and are secure in the long-term.

10. No works shall commence on site, including demolition or site clearance, until a copy of the Natural England Licence has been submitted to and acknowledged by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

11. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/utilities/drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of

the protective fencing.

- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- k) Boundary treatments within the RPA

The development thereafter shall be implemented in strict accordance with the approved details.

Materials/PD/Landscaping

12. 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.

13. 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.

14. 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. The hard landscaping scheme shall take account of any established root protection areas to retained trees on site and may require alternative measures of construction and finishes to be considered.

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.

Highways

15. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Westmoor Road/Wetland Lanes in accordance with the revised drawing RBS-17/0888/001 and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centre line of the access for a distance of 90 metres in the critical direction and 105 metres in the non-critical direction. The area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1 metre in height (0.6 metre in the case of vegetation) above ground level.

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

17. 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 and manoeuvring of vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. 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.

19. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall

be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

(B) That a CIL Liability notice be served for £12,099 as detailed in section 5.9 of the officer's report.

CHE/19/00096/REM1 - VARIATION OF CONDITION 2 OF
CHE/17/00586/FUL (ERECTION OF A TWO STOREY DWELLING) TO
ALLOW THE USE OF LARGER (40FT) SHIPPING CONTAINERS
INSTEAD OF PREVIOUSLY APPROVED 30FT SHIPPING
CONTAINERS - REVISED PLANS RECEIVED 16/5/2019 – LAND
ADJACENT TO 12 CAVENDISH STREET NORTH, OLD WHITTINGTON,
CHESTERFIELD S41 9DH

Councillor Barr had declared an interest in the following item and left the meeting at this point.

In accordance with Minute No. 299 (2001/2002) Ian McKendrick (applicant's architect) addressed the meeting.

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

1. The development hereby approved shall be constructed in complete accordance with the approved plans as listed below. All external dimensions and elevational treatments shall be as shown on the approved plans with the exception of any approved non material amendment:-

Drawing No P201 Rev A - Proposed Site Plan;
Drawing No P202 Rev A - Proposed Floor Plans;
Drawing No P203 Rev A - Proposed Elevations, and
Drawing No P204 Rev A - Proposed Elevations.

2. Within 3 months of the date of this permission, details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall be submitted to and approved in writing by the Local Planning Authority. The approved

drainage scheme shall be implemented in its entirety, prior to the occupation of the dwelling.

3. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and the dwelling shall be occupied prior to completion of the approved foul drainage works.
4. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.
5. Work shall only be carried out on site between 8:00am and 6:00pm in any one day on 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.
6. Notwithstanding the provision of the Town and Country Planning (General Permitted Development)(England) Order 2015 (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 permission of the Local Planning Authority.
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. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Cavendish Street North and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in both directions measured along the nearside carriageway edge in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

9. The access, the subject of Condition 8 above, shall not be brought into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided to the north, and 2m to the limit of the site frontage to the south of the access at the back of the footway, the splay areas being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level.

10. The proposed dwelling shall not be occupied until space has been laid out within the site curtilage for cars to be parked in accordance with a scheme to be submitted to and approved in writing the Local Planning Authority within 3 months of the date of this permission. Thereafter the spaces shall be maintained free from any impediment to their designated use for the life of the development.

11. There shall be no gates or other barriers on the access/driveway

Councillor Barr returned to the meeting.

CHE/19/00083/FUL - CONVERSION OF EXISTING PUB INTO 6 NO. 1 BED FLATS, ONE NEW 2.5 STOREY BUILDING TO FRONT FOR 6 NO. 1 BED FLATS, TWO NEW SINGLE STOREY BLOCKS ARRANGED PARALLEL TO THE EAST AND WEST SITE BOUNDARIES FOR 2 NO. 1 BED FLATS AND ONE 1.5 STOREY BUILDING TO NORTH OF SITE FOR 2 NO. 1 BED FLATS (REVISED PLANS RECEIVED 15/05/2019, VIABILITY APPRAISAL REC'D 23/05/2019 AND ECOLOGICAL SURVEY RECEIVED 24/05/2019) AT ALL INN, LOWGATES, STAVELEY, CHESTERFIELD, DERBYSHIRE, S43 3TX FOR A-ROCK CONSTRUCTION

In accordance with Minute No. 299 (2001/2002) Jonathon Clarke (applicant's architect) addressed the meeting.

That the officer recommendation be upheld and the application be approved subject to the following conditions and a CIL Liability notice issued as per section 5.8:-

(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 of any approved non material amendment.

AE-101 – Existing Floor Plans
AE-102 – Existing Elevations
AP-000 – Site Location Plan
AP-001 Rev A
AP-002 – Proposed Site Elevations
AP-003 – Proposed Site Elevations
AP-004 – Proposed Floor Plans
AP-005 Rev A
AP-006 – Existing Site Levels
AP-007 – Proposed Site Levels
AP-008 – Site Containment
AP-102 – Pub – Proposed Floor Plans
AP-103 – Pub – Proposed Elevations
AP-201 Rev A
AP-202 Rev A
AP-203 Rev A

Design and Access Statement

Viability Valuation – *private and confidential* (received 23/05/2019)

Ecological Appraisal (received 24/05/2019)

Drainage

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

4. 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 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.

5. No building or other obstruction shall be located over or within 3 (three) metres of the line of the sewer, which crosses the site.

Highways

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

7. 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 and manoeuvring of vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

8. 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.

9. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

Others

10. Construction work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

11. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for

consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

12. 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.

13. 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. The hard landscaping scheme shall take account of any established root protection areas to retained trees on site and may require alternative measures of construction and finishes to be considered.

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.

14. 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.

15. Prior to the commencement of development a detailed enhancement strategy that provides details of enhancement measures for roosting bats and nesting birds shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

Please note that it is expected that provision is made within the new dwellings (as integral boxes) rather than in retained trees to ensure that the roost and nest boxes cannot be tampered with and are secure in the long-term.

(B) That a CIL Liability notice be served for £8,272 as detailed in section 5.8 of the officer's report.

CHE/19/00043/OUT - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (ADDITIONAL INFORMATION RECEIVED 09/05/2019) AT MOORLEA, ASHGATE ROAD, ASHGATE, CHESTERFIELD, DERBYSHIRE FOR MRS LARDGE

Councillor Barr had declared an interest in the following item and left the meeting at this point.

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

Time Limit etc

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

Drainage

4. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
5. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Highways

6. Space shall be provided within the site curtilage for storage of plant and materials/site accommodation/loading and unloading of goods vehicles/parking and manoeuvring of site operatives and visitors vehicles throughout the demolition and construction period, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.
7. Prior to the construction compound (the subject of Condition 6 above) being brought into use, detailed designs shall be submitted to the Local Planning Authority for written approval indicating the proposed site access, shared driveway, manoeuvring and off-street parking layout.
8. Prior to the construction compound (the subject of Condition 6 above) being brought into use, the vehicular access to Ashgate Road shall be modified in accordance with the approved design, the subject of Condition 7, with the areas in advance of the exit visibility sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
9. No development shall take place until construction details of the shared driveway (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.
10. The proposed shared driveway shall be constructed in accordance with Condition 9 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 the driveway. The driveway shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced route between the dwelling and the existing highway. Until final surfacing is completed, the driveway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions. The driveway in front of each dwelling shall be completed with final surface course within three months from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

11. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking/ loading and unloading/manoeuvring of residents/visitors/service and delivery vehicles, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

12. There shall be no gates or other barriers within 12m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.

13. 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.

14. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed shared driveway within the development have been submitted to and approved by the Local Planning Authority. The shared driveway shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Archaeology

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

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and

recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

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

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

Land Condition

16. 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 appropriate interpretation of these results have been agreed. 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.

Ecology

17. No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the

local planning authority.

18. Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2019. Such approved measures shall be implemented in full and maintained thereafter. Measures shall include (but are not limited to):

- 1xSchwegler 1FR bat tube per dwelling will be clearly shown on a plan (positions/specification/numbers).
- details of building and/or tree-mounted bird boxes will be clearly shown on a plan (positions/specification/numbers).
- measures to maintain connectivity for hedgehogs shall be clearly shown on a plan (fencing gaps 130 mm x 130 mm and/or railings and/or hedgerows).
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

19. Prior to building works commencing above foundation level, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires and any mitigating features such as dimmers, PIR sensors, timers, tinted glazing or recessed lighting fixtures. Consideration should be given to avoiding lightspill to the Local Wildlife Site woodland immediately to the east. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Trees

20. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed tree survey, tree constraints plan, and a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/utilities/drainage.
- b) Methods of demolition within the root protection area (RPA as defined

in BS 5837: 2012) of the retained trees.

c) Details of construction within the RPA or that may impact on the retained trees.

d) a full specification for the installation of boundary treatment works.

e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.

Details shall include relevant sections through them.

f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

h) A specification for scaffolding and ground protection within tree protection zones.

i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

k) Boundary treatments within the RPA

l) Methodology and detailed assessment of root pruning

m) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

21. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

2) location, type and materials to be used for hard landscaping including specifications, where applicable for:

- a) permeable paving
- b) use within tree Root Protection Areas (RPAs);

3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

5) types and dimensions of all boundary treatments

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

22. Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority.

The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Others

23. 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.

24. 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.

25. 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.

26. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

Councillor Barr returned to the meeting.

CHE/19/00021/FUL - ERECTION OF A ONE BEDROOM DETACHED BUNGALOW TO PROVIDE SELF CONTAINED ACCOMMODATION ANCILLARY TO THE EXISTING DWELLING. REVISED DRAWINGS RECEIVED 16.05.2019 INCLUDING A REVISED PARKING PLAN AND REVISED LAYOUT AND FRONT ELEVATION AT 2 WESTFIELD CLOSE, CHESTERFIELD, DERBYSHIRE, S40 3RS FOR MS DAWN ANDERSON

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 plan/s (listed below), with the exception of any approved non material amendment.

- Proposed Layout and front elevation, drawing number DSC.691.02 Revision A (dated May 2019)
- Proposed Layout and elevations, drawing number DSC.691.03 (dated July 2018)
- Vehicle Parking layout, drawing number DSC.691.A3.04 Revision A (dated May 2019)
- Design and Access Statement (dated January 2019)

3. The self-contained accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the application site, presently known as 2 Westfield Close in that it shall:

- Only be occupied by persons with a familial link or demonstrable relationship to the occupants of the main dwelling;
- Not be identified or addressed as a separate postal address;
- Not be occupied in the event the main dwelling is unoccupied;
- Not be occupied under any form of contract.

4. The proposed self-contained accommodation shall not be occupied until the 3 car parking spaces shown on 'Vehicle Parking layout, drawing number DSC.691.A3.04 Revision A (dated May 2019) are provided and thereafter shall be retained permanently for domestic car parking maintained free from any impediment to their designated use for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

5. 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.

6. Before 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.

CHE/19/00200/FUL - RESIDENTIAL DEVELOPMENT OF SIX DWELLINGS IN TWO TERRACES OF THREE UNITS, DESIGNATED OFF ROAD PARKING WITH NEW ACCESS FROM SYDNEY STREET AND SPRINGFIELD AVENUE, BIN-STORES AND GARDEN SHEDS AND LANDSCAPING AT ST MARK'S VICARAGE, 15 ST MARK'S ROAD, CHESTERFIELD S40 1DH

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. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non material amendment.

Drawing Number - 1482-01 Rev A - Location/Site Plan;
Drawing Number - 1482-02 Rev A - Proposed Site Plan;
Drawing Number - 1482-03 Rev A - Proposed Ground and First Floor Plans and Elevations,
Drawing Number - 1482-04 - Indicative External Shed.

3. No development shall occur above floor-slab/D.P.C level until details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved have been submitted to, and approved in writing by the Local Planning Authority. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwellings shall be constructed at the levels approved.

4. No development above floor-slab/D.P.C level shall be carried out until the precise specifications or samples of the walling and roofing materials to be used shall be submitted to and approved in writing by the Local

Planning Authority. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

5. Demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm in any one day on Monday to Friday, 9:00am to 3:30pm on a Saturday and at no time on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

6. Prior to the occupation of the dwellings hereby approved, the proposed vehicular accesses to Sydney Street and Springfield Avenue, shall be created in accordance with the application drawings, laid out, constructed and provided with 2.4m x 4.3m visibility splays in both directions, and with 2m x 2m pedestrian splays, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

7. There shall be no gates or other barriers within 5m of the nearside highway boundary at the vehicular access and all gates shall open inwards only.

8. No dwelling shall be occupied until the area shown on the approved plans as reserved for parking, garaging, circulation and standing of vehicles shall be provided in accordance with the approved details. Thereafter the area shall be used for those purposes only and maintained free from any impediment to its designated use.

9. No development above floor-slab/D.P.C level 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. These details shall conform to the Chesterfield Borough Council Minimum Development Control Standards for Flood Risk.

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

11. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local

Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to

- 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 3.5 litres per second.

12. 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.

13. No development above floor-slab/D.P.C level shall take place until details for the treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) a scaled plan showing trees and plants to be planted;
- b) proposed hardstanding and boundary treatment;
- c) a schedule detailing sizes and numbers of all proposed trees/plants
- d) sufficient specification to ensure successful establishment and survival of new planting.

Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.

14. No development above floor-slab/D.P.C level shall take place until an ecological survey report for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall be undertaken by a suitably experienced and qualified ecologist, to not only determine the existing ecological interest of the site but to also devise a strategy that enhances the ecological interest of the site, in line with guidance within Paragraph 175d of the NPPF. This could include native landscaping, retention of existing features of ecological value (such as the hedgerow) and incorporation of bat and bird boxes into the new dwellings.

15. A residential charging point shall be provided for each dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

(B) That a CIL Liability notice be served for £24,997 as detailed in section 5.8 of the officer's report.

CHE/18/00691/FUL AND CHE/18/00692/LBC - FULL PLANNING APPLICATION FOR RENOVATION AND CONVERSION OF PART OF A GRADE II LISTED STONE BARN TO CREATE TWO DWELLINGS; AND CONSTRUCTION OF A NEW SINGLE STOREY DWELLING IN GROUNDS WITH ASSOCIATED LANDSCAPING WORKS (ADDITIONAL INFORMATION RECEIVED 23/05/2019)

AND

APPLICATION FOR LISTED BUILDING CONSENT THE WORKS TO RENOVATE AND CONVERT PART OF THE GRADE II LISTED STONE BARN INTO TWO DWELLINGS

AT BARN TO THE REAR OF PARK HALL FARM, WALTON BACK LANE, WALTON, CHESTERFIELD, DERBYSHIRE S42 7LT FOR MR M TAYLOR

That the officer recommendation be upheld and both the full planning application and application for listed building consent be approved subject

to the following conditions respectively and a CIL Liability notice issued as per section 5.9 of the officer's report:-

(A) CHE/18/00691/FUL

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.

138 P-01 – Site and Block Plan (inc. Location Plan)

138 P-02 – Existing Barn Plans

138 P-03 – Existing Barn Elevations

138 P-04 – Proposed Barn Plans

138 P-05 – Proposed Barn Elevations

138 P-06 – New Build Unit 4

Heritage, Design and Access Statement – John Botham Architect

Structural Investigation – Gary Pagdin 10th November 2017

Bat Activity Survey Report by ML – Ecology 20th May 2019

Drainage

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

Archaeology

5. No development shall take place until a written scheme of investigation (WSI), for archaeological monitoring and historic building recording, has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place

other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Ecology

6. Prior to the commencement of development a detailed enhancement strategy that provides details of enhancement measures for roosting bats and nesting birds shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

Please note that it is expected that provision is made within the new dwellings (as integral boxes) rather than in retained trees to ensure that the roost and nest boxes cannot be tampered with and are secure in the long-term.

7. No removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Highways

8. Space shall be provided within the site throughout the entire construction period 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.

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

10. 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/parking 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.

11. There shall be no gates or other barriers within 6.0m of the nearside highway boundary 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. Prior to the commencement of the development details shall be 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.

Trees

14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed tree survey, tree constraints plan, and a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection

plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/utilities/drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.
Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

15. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the

site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) use within tree Root Protection Areas (RPAs);
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) types and dimensions of all boundary treatments

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

16. Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority.

The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Others

17. 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.

18. 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.

19. 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.

20. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

(B) That a CIL Liability notice be served for £38,375 as detailed in section 5.9 of the officer's report.

CHE/18/00692/LBC

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

02. All external dimensions and elevational treatments shall be as shown

on the approved plans (listed below) with the exception of any approved non material amendment. 138 P-01 – Site and Block Plan (inc. Location Plan) 138 P-02 – Existing Barn Plans 138 P-03 – Existing Barn Elevations 138 P-04 – Proposed Barn Plans 138 P-05 – Proposed Barn Elevations 138 P-06 – New Build Unit 4 Heritage, Design and Access Statement – John Botham Architect Structural Investigation – Gary Pagdin 10th November 2017 Bat Activity Survey Report by ML – Ecology 20th May 2019

03. There shall be no works undertaken to any existing external windows or doors until a windows and doors schedule of works has been submitted to the Local Planning Authority for consideration and written approval. This schedule shall include any proposed changes to existing windows and doors throughout the building and include the proposed design and materials for any new windows and doors. Robust justification to the satisfaction of the Local Planning Authority will be required to justify the replacement of any windows and doors with historic and architectural value. Only those details approved in writing by the Local Planning Authority shall be implemented on site in strict accordance with the approved schedule.

04. There shall be no works undertaken concerning the renovation, reinstatement or repair of features or fabric of the listed building without prior approval by the Local Planning Authority. Prior to any such works being undertaken a Schedule of Works / Methodology shall be prepared and submitted (the submission of which can be phased) to detail: a) any roofing repair b) any repair / replacement rainwater goods c) any repair / repointing to external stonework d) punctuation of the external stonework for any extraction flues or fans e) installation of any boiler / heating system (inc. radiators and pipework) f) location and details of any new services which may require removal / punctuation of floors or wall internally or externally Only those details approved in writing by the Local Planning Authority shall be implemented on site in strict accordance with the approved schedule.

14 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

19/02184/DEXFP	Loft conversion and removal of internal wall at 11 Westbourne Grove Ashgate Chesterfield S40 3QD
19/02618/DEXFP	Two storey rear extension and alterations at 6 Berwick Close Walton Chesterfield S40 3NY
19/01907/DEXFP	Single storey rear kitchen extension at 18 Storforth Lane Chesterfield S41 0PW
19/00935/OTHFP	Erection of a partition to create two separate units within the existing building at Unit 2 Pottery Lane East Chesterfield S41 9BH
19/02774/DEXFP	Single storey rear extension at 2 Stanford Way Walton Chesterfield S42 7NH
19/02788/DEXFP	Removal of internal walls and alterations at 9 Wimborne Crescent Newbold Chesterfield S41 8PT
19/02772/DEXFP	Internal alterations and removal of chimney breast at 1 Malvern Road Brockwell Chesterfield S40 4DX
19/00812/DEXFP	Provision of external staircase and alterations to ground floor and existing flats over at 395-397 Sheffield Road Whittington Moor Chesterfield S41 8LS
19/01674/DEXFP	Internal alterations, loft conversion and two storey extension to front elevation at 2 Clubmill Terrace Brockwell Chesterfield S40 4EB
19/02627/DEXFP	Single storey side shower room extension at 221 Lockoford Lane Tapton Chesterfield S41 0TG

- | | |
|-----------------|---|
| 19//01547/OTHFP | Restaurant refurbishment and the creation of a food pre and servery area within the hospital's Staff Relax at Chesterfield and North Derbyshire Royal Hospital Chesterfield Road Calow Chesterfield S44 5BL |
| 19/01757/DOMFP | Construction of 33 dwellings and associated infrastructure at Poplar Farm Rectory Road Duckmanton Chesterfield S44 5JS |
| 18/05764/DOMFP | Residential development of 10 bungalows including associated infrastructure at land to the west of Keswick Drive Newbold Chesterfield S41 8HQ |
| 19/00949/DEXFP | Double garage with workshop over at Hady Hill Farm track from Hady Hill Farm to Hady Crescent Hady Chesterfield S41 0DZ |

15 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/18/00462/FUL | Second storey side extension, extension of roof line and change of use to 3 flats on first and second floor above existing ground floor office (revised plans received 17.12.2018 and 01.03.2019) at 27 - 29 Clarence Road Chesterfield S40 1LN for Electrotest |
| CHE/18/00826/FUL | Erection of portal framed warehouse/showroom with associated parking and yard - revised site plan received 18.01.19, and revised drawings received 03.04.19 at GKN Sheepbridge Stokes Ltd Sheepbridge Lane Sheepbridge S41 9QD for Superior Spas Ltd |

CHE/19/00047/FUL	Erection of two storey workshop and storage building to replace existing temporary containers at The Body Workshop Sheffield Road Sheepbridge S41 8NQ for Cosmetic Repair Solutions
CHE/19/00092/FUL	Single storey front/porch extension and proposed side window in gable (revised drawings received 18.04.2019) at 36 Shaftesbury Avenue Ashgate S40 1HN for Mr and Mrs Stothard
CHE/19/00114/FUL	First floor rear extension with single storey rear extension with new front porch to the front elevation (with revised drawings submitted 03/05/19) at 45 Storrs Road Chesterfield S40 3QA for Mr Steve Flint
CHE/19/00141/FUL	Single storey extension to front, rear and side with two storey extension to the rear corner of property - amended plans received on 20 May 2019) at 16 Ashgate Avenue Ashgate Chesterfield S40 1JB for Mr M and Mrs R Coles
CHE/19/00202/FUL	Single storey rear and front extension (amended drawing received 17.5.2019) at 26 Netherleigh Road Ashgate Chesterfield S40 3QJ for Mr Wilson
CHE/19/00240/CA	Reduce the crown of the T2 sycamore by 2-3 metres and pollard the five sycamores (T3-T7) to 6 metres high at Royal Court, Block A Basil Close Chesterfield S41 7SL for The RC Management Co. Ltd
CHE/19/00245/CA	Reduce cherry and rowan trees by one third and remove old silver birch, remove broken branch from T396 and remove overhanging branch from cherry tree at 2 Somersall Close at 1 Somersall Close Somersall Derbyshire S40 3SG for Mr Philip Kirkham

CHE/19/00246/TPO Fell T2 willow, no replacement tree required at 9 Woodland Walk Holme Hall Chesterfield S40 4YB for Mr Chris Edge

CHE/19/00277/TPO Dead wooding of trees within G1 and G2 Lime at Walton Hospital Whitecotes Lane Walton S40 3HW

(b) Refusals

CHE/19/00187/FUL Dropped kerb and vehicle hardstanding at 125 Ringwood Road Brimington S43 1DF for Mrs Gail Freeman

CHE/19/00188/TPO Beech (TG1) - Fell all in group (multi-stemmed and individual stemmed).

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Estimated costs of repair to the building are £14,100.00 if the influence of the tree(s) remain and £50,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e).

Should the tree(s) remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £64,100.00 It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s) at 396 Old Road Chesterfield S40 3QF for Subsidence Management Services

(c) Discharge of Planning Conditions

- CHE/19/00179/DOC Discharge of condition 5 (coal mining risk assessment) of CHE/18/00798/FUL - extension to existing factory unit and erection of a tower for silo construction at Highlands Place, Units 1 - 4 Foxwood Road Sheepbridge S41 9RN for T G Beighton
- CHE/19/00205/DOC Discharge of condition 5 (bats) of CHE/18/00599 - New road bridge and access road at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton for Laver Regeneration
- CHE/19/00215/DOC Discharge of conditions 3 (noise), 4 (schedule of windows and doors), 6 (space for loading/unloading on site) 7 (employment and training schedule) and 11(cycle and bin storage) for application CHE/18/00779/FUL - change of use and conversion of former County Court building to 12 dwellings including internal and minor external alterations at Chesterfield County Court St Marys Gate Chesterfield S41 7TD for County Developments Ltd

(d) CLOPUD Granted

- CHE/19/00134/CLOPUD Alterations to existing roof from hip to gable with loft conversion and single storey rear extension at 269 Walton Road Walton S40 3BT for Mr A King
- CHE/19/00185/CLOPUD Certificate of proposed development for new rear single storey flat roof extension to consist of a new living/dining/ garden room with an access via bi-folding patio doors at 3 Blueberry Close Inkersall S43 3GG for Mr Simon Ward

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

(a) The felling and pruning of trees:-

CHE/19/00246/TPOEXP Consent is granted to the felling of one dangerous Willow tree reference T2 on the order map for Mr Edge of 9 Woodland Walk, Holme Hall.

The duty to plant a replacement tree has been dispensed with on this occasion due to other mature trees nearby and no loss of amenity in the area.

CHE/19/00188/TPO Consent is refused to the felling of 3 Beech trees within G2 on the Order map for Simon Greener on behalf of Innovation Group at 396 Old Road, Ashgate.

CHE/19/00277/TPOEXP Consent is granted to the dead wooding of 20 Lime trees within G1 on the Order map for TEP on behalf of Walton Hospital at land to the west of Harehill Road, Grangewood.

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

CHE/19/00240/CA Agreement to the pruning of 6 Sycamore trees. The pruning will have no major adverse effect on the amenity value of the area.

The crown reduction of one Sycamore tree by 2-3m and the pollarding of 5 Sycamore trees to a height of 6m for Mr Martin Burton of RC Management Company Ltd, Royal Court, Basil Close

The trees are within the Town Centre Conservation Area and the applicant wishes to prune the trees which are located adjacent to a high retaining wall bordering Chesterfield College to alleviate any further structural damage to the wall which is starting to lean towards the college.

CHE/19/00245/CA

The felling of one Silver Birch tree and the removal of one branch on one Cherry tree and the crown reduction of one Rowan and one Cherry for Mr Kirkham at 1 Somersall Close, Somersall

Agreement to the felling and pruning of trees. The felling/pruning will have no major adverse effect on the amenity value of the area.

The trees are within the Somersall Conservation Area and the applicant wishes to fell the Silver Birch tree due to its poor shape and form and prune the remaining trees for general maintenance.

CHE/19/00300/CA

The felling of one Silver Birch tree and the crown lifting of various trees along the north west boundary to access machinery for Mr Gratton at Avenue Surgery, 109 Saltergate, Chesterfield

Agreement to the felling and pruning of trees. The felling/pruning will have no major adverse effect on the amenity value of the area.

The trees are within the Town Centre Conservation Area and the applicant wishes to fell the Silver Birch tree for site investigations for a mine shaft and crown lift the trees to allow machinery on to the site.

17 **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.

18 **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.