

PLANNING COMMITTEE

Monday, 12th June, 2023

Present:-

Councillor Brittain (Chair)

Councillors B Bingham
J Bingham
Davenport

Councillors Falconer
Ridgway
Stone

The following site visit took place immediately before the meeting and was attended by the following Members:

CHE/21/00273/RET – Retention of mound at Springwell Hill, on land off Eckington Road, New Whittington, Chesterfield for DP Kelly LTD.

Councillors J Bingham, Brittain, Davenport, Falconer, Ridgway and Stone.

Councillor B Bingham was unable to attend on site and received relevant site information by other means as a reasonable adjustment.

*Matters dealt with under the Delegation Scheme

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brady, Callan, Miles and Yates.

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

No declarations of interest were received.

10 MINUTES OF PLANNING COMMITTEE

RESOLVED –

That the Minutes of the meeting of the Planning Committee held on 22 May, 2023 be signed by the Chair as a true record.

11 **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/21/00273/RET - RETENTION OF MOUND AT SPRINGWELL HILL, ON LAND OFF ECKINGTON ROAD, NEW WHITTINGTON, CHESTERFIELD FOR DP KELLY LTD.

In accordance with Minute No. 299 (2001/2002) Mr S Haslam (Mitchel Proctors, Applicants Agent) addressed the meeting.

***RESOLVED –**

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

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

- Landscape Masterplan and Planting Plan – 1021-SPH-01 rev E rec 16/03/23

- Cross Section by Rowley Surveying – A3-01 rec 16/03/23

- Cross Section location by Rowley Surveying – A3-02 rec 16/03/23

2. Within 4 months of the date of this permission a landscaping programme of implementation and maintenance scheme shall be submitted to the local planning authority for consideration. This shall include how the scheme achieves a net measurable gain in biodiversity through the development. The details agreed in writing shall be implemented during the first planting season following the agreement of the details and which shall be maintained thereafter as agreed.

3. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within the agreed maintenance period under condition 2 above, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All landscaping shall also be carried out in accordance with the details approved under condition 2 above.

12 **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/21/00781/RET	Retrospective planning application for new children's play area, covering to outdoor eating area, flat louvred flue and kitchen extraction flue to rear of existing building (Amended plans received 21.04.2023) at Dunston Hall Garden Centre, Dunston Road, Chesterfield S41 9RL for Dunston Hall Garden Centre
CHE/22/00256/REM	Variation to condition 2 of application CHE/19/00357/FUL to include a raised patio to the rear elevation of the dwelling, with associated privacy screens at Land Adjacent 11 Bridle Road, Woodthorpe S43 3BY for Mr Joshua Greaveson
CHE/22/00544/FUL	Detached dwelling (bungalow) with detached garage at 24 Chesterfield Road, Brimington S43 1AD for Mr Robert Allen
CHE/22/00546/FUL	Erection of a new dwelling at land to the side of 307 High Street, New Whittington, Chesterfield S43 2AP for Mr and Mrs Bosher

CHE/22/00750/LBC	Reconstruction of 1-storey extension building after collapse at Post House Nursery, 15 High Street, Brimington S43 1DE for Mr Michael Fowler
CHE/23/00080/REM	Variation of condition 2 (approved plans) of CHE/19/00663/FUL - Two storey side and rear extension to change from pitched roof to flat roof at 56 Dale Bank Crescent, New Whittington, Chesterfield S43 2DN for Mr and Mrs Bradwell
CHE/23/00085/RET	Retention of ATM and panelling at 15 Cavendish Street, Chesterfield S40 1XA for Cardtronics UK Ltd, Trading As CASHZONE
CHE/23/00086/ADV	Retention of signage at 15 Cavendish Street, Chesterfield S40 1XA for Cardtronics UK Ltd, Trading As CASHZONE
CHE/23/00094/LBC	Installation of a velux conservation roof drill to 4inch holes for drainage and an extractor fan for new ensuite at Plover Hill Farm, Wetlands Lane, Brimington, Chesterfield S43 1QG for L Jenkins & Sons Ltd
CHE/23/00103/FUL	Removal of wooded fence and canopy and build new single storey side/rear extension to existing takeaway at 36 Wikeley Way, Brimington, Chesterfield S43 1AQ for MS Yan Fang Chen
CHE/23/00107/FUL	Construction of a 3 bedroom bungalow at Markham Court, Duckmanton Road, Duckmanton, Chesterfield S44 5HH for Chesterfield Borough Council
CHE/23/00111/FUL	Demolition of existing single storey rear extension and erection of a two storey side and single storey rear extensions at 32 Swalebank Close, Chesterfield S40 2US for Miss Kaela Holt
CHE/23/00123/FUL	Single storey side extension and alteration to

	existing utility room roof (revised drawings received 15.05.2023) at 38 Eastwood Park Drive, Hasland, Chesterfield S41 0BD for Frances Johnson
CHE/23/00127/FUL	Single storey side extension to provide an accessible bedroom, wet room and water closet at 19 Hollythorpe Close, Hasland, Chesterfield S41 0DN for Mr Dean Horner
CHE/23/00151/LBC	Listed Building Consent for installation of two radon sump systems and one positive input ventilation system at University Of Derby, St Helena Centre, 3 Sheffield Road, Stonegravels, Chesterfield S41 7LL for University Of Derby
CHE/23/00164/ADV	Installation of non-illuminated and illuminated signage at Plot 2, South Markham Lane, Duckmanton S44 5HS for NIBE Energy Systems Limited
CHE/23/00170/FUL	Single storey side/rear extension at 62 King Street, Brimington S43 1HX for Mr David Brookes
CHE/23/00172/REM	Variation of conditions 2 (Approved plans), 3 (Drainage strategy) and 12 (Landscaping) of application CHE/21/00484/REM1- Variation of conditions of CHE/18/00764/FUL - Redevelopment of a previously developed site for 2. 'self-build' dwellings and garages at Oldfield Farm, Wetlands Lane, Brimington, Chesterfield S43 1QG for Mr & Mrs Walters
CHE/23/00177/FUL	Extension to rear of property, part single storey and part two storey and extension to drive to allow additional off the road parking at 255 Walton Back Lane, Walton, Chesterfield S42 7AA for Mr Robert Cox

CHE/23/00183/ADV	Signage at 10 Saltergate, Chesterfield S40 1UT for Mr Engin Baysal
CHE/23/00188/FUL	New modular ramp to front / side elevation for wheelchair access at 103 Brearley Avenue, New Whittington S43 2DZ for Mr Simon Plant
CHE/23/00190/FUL	Demolition of existing garage and erection of single storey side and rear extensions to existing bungalow at 110 Moorland View Road, Walton, Chesterfield S40 3DF for Mr Chris Davie
CHE/23/00204/FUL	Porch extension and alteration to utility at 190 Somersall Lane, Somersall, Chesterfield S40 3NA for Mr Craig Ingram
CHE/23/00206/REM	Re-submission of CHE/22/00785/REM1 - Variation of condition 4 (Opening hours) of application CHE/21/00042/COU- To extend permissible hours for licensing activities to from 10am-12am daily at 10 Station Road, Whittington Moor, Chesterfield S41 9AQ for Mrs Sarah Mason
CHE/23/00213/COU	Change of use from B8 (storage) to mixed use B2 (general industrial) and E (Commercial, Business and Service) at Unit 2B, Carlisle Close, Sheepbridge, Chesterfield S41 9ED for Kaymech Solutions Ltd
CHE/23/00215/FUL	Demolition of rear out outbuilding/store and extension to existing offices and vehicular workshop/garages to create 3 new working bays and associated works at Acidisation Company Ltd Ireland Close, Staveley S43 3LP for Autocraft MC Staveley Ltd - (Birks Holdings)
CHE/23/00224/ADV	Advertisement consent for replacement of two existing fascia and 2 existing hanging signs with Santanders new logos and lettering on Central

Pavement and Market Place elevations at 2 Central Pavement, Chesterfield S40 1PQ for Santander UK plc

CHE/23/00225/LBC Listed Building Consent for internal refurbishment and improvement works to the banking hall, internal spaces and refurbishment, repair works to the external shopfront and replacement of existing signage with new at 2 Central Pavement, Chesterfield S40 1PQ for Santander UK plc

(b) Refusals

CHE/23/00026/ADV Installation of 1 x 48 sheet freestanding LED illuminated advertising display unit at The Old Station, Station Road, Old Whittington, Chesterfield S41 9AW for Vivid Outdoor Media Solutions (A) Ltd

CHE/23/00054/FUL Construction of a subterranean room with decking area above and erection of an outbuilding for use as a salon at 36 Paxton Road, Tapton, Chesterfield S41 0TN for MD Construction Services

(c) Discharge of Planning Condition

CHE/22/00058/DOC Discharge of planning conditions 4 (site investigation), 5 (remediation scheme), 6 (biodiversity enhancement), 8 (employment and training) and 9 (materials) of CHE/20/00079/FUL - Construction of new parts hub building and separate valet/photo building and provision of new compound to the south of the motorstore site with wash building at Arnold Clark Motorstore, Meltham Lane, Chesterfield S41 7LG for Arnold Clark Automobiles

CHE/22/00259/DOC Discharge of conditions: 5 (vehicular access), 9, 11 (foul and surface water drainage), 12

	(landscaping), 13 (ecology), 14 (electric charging point) relating to CHE/20/00304/REM1 of application CHE/19/00357/FUL. - Erection of a detached dwelling at Land Adjacent 11 Bridle Road, Woodthorpe, Chesterfield for Mr Joshua Greaveson
CHE/23/00010/DOC	Discharge of condition 2 (Biodiversity scheme) of application CHE/21/00553/FUL- Construction of a new bridge crossing the River Doe Lea and construction of a greenway linking to former Markham colliery site from land east of the river at site of former Markham Guaging Station, Markham Vale, Markham Lane, Duckmanton for Derbyshire County Council
CHE/23/00184/DOC	Discharge of conditions 3 (Ecological enhancements), 4 (Details of electric sub-station) and 6 (Details of externally mounted plant and equipment) of application CHE/22/00331/FUL- Change of use of Unit A from previous motor trade/retail use to Use Class E bakery with takeaway and eat in options, with associated external alterations and outdoor seating area At 450 Sheffield Road, Whittington Moor, Chesterfield S41 8LF for Peppermint Grove Ltd
CHE/23/00228/DOC	Discharge of condition 5 (Noise impact assessment report) of application CHE/22/00784/FUL- Temporary siting of a marquee with associated temporary path, access and car parking, for use in connection with the existing business at Dunston Hall (for a period of three years) at Dunston Hall, Dunston Road, Chesterfield S41 9RL for Dunston Hall Leisure Ltd
(d) CLOPUD granted	
CHE/22/00834/CLO	Certificate of Lawfulness for the proposed: Demolition of existing outbuildings and enclosed

patio area to the rear of the property, Demolition of ground floor elevation projection, removal of chimney stack, repositioning of front entrance doors to sit backward of the existing elevation to create a covered porchway, new window positions within the existing walls of the property, new render finish to existing walls at ground floor level to match that at first floor and replacement of stonework around property entrance at ground floor to be extended full height to roof eaves; and erection of detached garage at Trevilla, 73 Hady Hill, Hady, Chesterfield S41 0EE for Mrs Lorraine Fletcher

(e) CLUD granted

CHE/23/00214/CLU Lawful development certificate for two storey rear extension at 35 New Hall Road, Chesterfield S40 1HE for Mrs Anne Nowak

(f) Conditional Consent for Non-Material Amendment

CHE/22/00459/NMA Non-material amendment of application CHE/20/00236/FUL- New dwelling over two floors. To add an external air source heat pump at land to the East of 34 Queen Street, Brimington, Chesterfield for Mr David Banister

(g) Prior approval not required

CHE/23/00236/DEM Demolish portal framed single skin commercial building on concrete slab at Tapton Business Park, Brimington Road, Tapton, Chesterfield S41 7UP for Chesterfield Engineering Group Ltd

(h) Other Council no objection without comments

CHE/23/00316/CPO Replacement of clay pitched roof over the main entrance, replacement flat roof areas to the internal court yard area, and window, rooflight and skylight replacement at Parkside Community

School, Boythorpe Mount, Boythorpe S40 2NS
for Derbyshire County Council

13 APPLICATIONS TO FELL OR PRUNE TREES (P620D)

There was no report available.

14 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.

15 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.