

PLANNING COMMITTEE

Monday, 8th January, 2024

Present:-

Councillor Callan (Chair)

Councillors	B Bingham	Councillors	Davenport
	J Bingham		Miles
	Brady		Stone
	Caulfield		Yates

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

CHE/22/00268/REM1 - Variation of Condition 2 (Approved Drawings) and Condition 17 (Electric Vehicle Charging Points) of Application CHE/19/00729/FUL at Plymouth Brethren Christian Church, 135 Littlemoor, Newbold, Derbyshire, S41 8QP for Plymouth Brethren Christian Church.

Councillors J Bingham, Brady, Callan, Caulfield, Davenport, Stone and Yates.

CHE/18/00688/OUT - Re-submission of CHE/17/00390/OUT - Outline Application for Residential Development of up to 17 New Build Dwellings along with the retention of existing Farmhouse, the conversion of existing Stone Barn to residential use and conversion of existing Cart Shed to Garaging (amended description 28.04.22) at Pondhouse Farm, 2 Troughbrook Road, Hollingwood for Chatsworth Settlement Trustees.

Councillors J Bingham, Brady, Callan, Caulfield, Davenport, Stone and Yates.

CHE/18/00491/OUT - Re-submission of CHE/17/00225/OUT - Outline Planning Application for Residential Development of up to 6 Dwellings with all matters reserved at Land to the East of Troughbrook Road, Hollingwood for Chatsworth Settlement Trustees.

Councillors J Bingham, Brady, Callan, Caulfield, Davenport, Stone and Yates.

CHE/22/00815/FUL - Two Storey Side and Single Storey Rear Extension at 1 Stanier Court, Hasland, Chesterfield for Mr D Owen.

Councillors J Bingham, Brady, Callan, Caulfield, Davenport, Stone and Yates.

Councillors B Bingham and Miles were unable to attend on site and received relevant site information by other means as a reasonable adjustment.

*Matters dealt with under the Delegation Scheme

92 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brittain, Falconer and Ridgway.

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

No declarations of interest were received.

94 MINUTES OF PLANNING COMMITTEE

RESOLVED - That the Minutes of the meeting of the Planning Committee held on 4th December, 2023 be signed by the Chair as a true record.

95 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/22/00815/FUL - TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AT 1 STANIER COURT, HASLAND, CHESTERFIELD FOR MR D OWEN.

In accordance with Minute No. 299 (2001/2002) Mr Owen (applicant) addressed the meeting.

***RESOLVED**

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. 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:

- 012 Site Location and Block Plans
- 002 Existing Ground Floor Plan
- 003 Existing First Floor Plan
- 004 Existing Loft Floor Plan
- 005 Existing Roof Plan
- 006 Existing Elevations
- 007 Proposed Ground Floor Plan
- 008 Proposed First Floor Plan
- 009 Proposed Loft Floor Plan
- 010 Proposed Roof Plan
- 0011 Proposed Elevations

3. Within 2 months of the completion of the development hereby approved, biodiversity enhancement measures shall be implemented on site. These measures shall be retained and maintained thereafter in accordance with the scheme so approved. The acceptable measures can be one or more of the options labelled in informative note 2, as shown below.

**CHE/18/00491/OUT - RE-SUBMISSION OF CHE/17/00225/OUT -
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL
DEVELOPMENT OF UP TO 6 DWELLINGS WITH ALL MATTERS
RESERVED AT LAND TO THE EAST OF TROUGH BROOK ROAD,
HOLLINGWOOD FOR CHATSWORTH SETTLEMENT TRUSTEES.**

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

***RESOLVED**

A. That the officer recommendation be upheld, subject to the amendments to condition numbers as detailed at the committee, and the application be approved subject to the following conditions.

S106 agreement

To secure 10% affordable housing at a split of 90/10 social rented and shared ownership in line with policy CLP4 and joined together with application CHE/18/00688/OUT. This can include an off site contribution for part of the provision.

Conditions

1. Application for approval of all reserved matters must be made not later than the expiration of three years from the date of this permission. The development hereby permitted must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval of such matters on different dates, the date of the final approval of the last such matter to be approved.
2. An application for details of the following matters (hereafter referred to as the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works:-
 - a) the scale of the development;
 - b) the layout of the development;
 - c) the external appearance of the development;
 - d) details of access arrangements;
 - e) the landscaping of the site.

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

3. The development hereby approved shall only be carried out in accordance with the following approved plan:

- Site location plan 15.060/09 received 16.07.2018

The following plans are illustrative or informative only and should be taken into consideration in any reserved matters application:

- Illustrative layout plan 15.060/11 received 16.07.2018
- Illustrative block plan 15.060/12 received 16.07.2018
- Opportunities and constraints plan 15.060/10 received 16.07.2018

4. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.

5. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

6. The reserved matters submission shall include existing and proposed site levels demonstrated through sectional plans.

7. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority.

b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority.

c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority.

e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';

f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

8. 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 reporting 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 publication and dissemination of results and archive deposition has been secured.

9. No removal of hedgerow, scrub or trees 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. A survey for any recently excavated badger setts on the site or within 30 metres of the site boundary shall be undertaken prior to the commencement of any groundworks on the site. The survey shall then be submitted to and agreed in writing by the Local Planning Authority with any necessary mitigation measures all of which shall be undertaken in line with the agreed works and before the commencement of works on site.

11. Construction Environmental Management Plan (Biodiversity):
No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements for badger and reptiles).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

12. The reserved matters submission shall include:

- details of 6 integrated swift bricks bird boxes will be clearly shown on a plan (positions/specification/numbers).
- hedgehog connectivity measures will be clearly shown on a plan, such as small fencing gaps (130 mm x 130 mm), railings or hedgerows.

These shall be installed prior to final occupation.

13. The reserved matters submission for landscaping shall include:

- 1) location, type and materials to be used for hard landscaping including specifications,
- 2) a schedule detailing sizes and numbers/densities of all proposed trees/plants, to include fruit trees to encourage foraging, all with the aim of enhancing biodiversity;
- 3) specifications for operations associated with plant establishment and maintenance that are compliant with best practise,

All in line with the Biodiversity Net Gain Assessment by Penny Anderson Assoc. Ltd dated May 2021 and the net gains identified therein.

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.

The site shall be landscaped strictly in accordance with the details approved under the reserved matters within the first planting season after completion or first occupation of the development, whichever is the sooner.

14. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The LEMP shall cover all retained and created habitats within the red and blue edged land, as identified in the Biodiversity Net Gain Assessment by Penny Anderson Assoc. Ltd dated May 2021 to meet the percentage and numerical unit habitat gains set out therein and the landscaping of the site agreed under condition 13 as part of the reserved matters submission for landscaping.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period);
- g) Details of the body or organization responsible for implementation of the plan;

h) Ongoing monitoring and remedial measures,

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term (30 Years +) implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site. If sewage pumping is required, the peak pumped foul water discharge must not exceed 3 (three) litres per second.

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

17. No development shall be commenced until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved, in writing, by the Local Planning Authority. The access shall be retained in accordance with the approved scheme throughout the construction period, or such other period of time as may be agreed, in writing, by the Local Planning Authority, free from any impediment to its designated use.

18. Before any other operations are commenced, excluding construction of the temporary access referred to in Condition 17 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. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

19. The reserved matters submission shall include a detailed scheme of highway improvement works for the provision of vehicular access(es) with visibility splays of 2.4m x 50m and a footway across the entire site frontage with Troughbrook Road, together with a programme for the implementation and completion of the works, to be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be

occupied until the required highway improvement works have been constructed in accordance with the approved details.

20. The land in advance of the approved exit visibility sightlines from the new vehicular access(es) with Troughbrook Road, the subject of Condition 19 above, 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 nearside carriageway channel level.

21. No dwelling shall be occupied until space has been laid out within the site curtilage for the parking/manoeuvring of residents/visitors vehicles, located, designed, laid out and constructed all as agreed with the Local Planning Authority through the reserved matters submission, and maintained throughout the life of the development free from any impediment to its designated use.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification), there shall be no gates or other barriers within 6.0m of the nearside highway boundary.

23. The proposed access(es)/driveway(s) to Troughbrook Road shall be no steeper than 1 in 14 for the first 6.0m from the nearside highway boundary and 1 in 10 thereafter.

CHE/18/00688/OUT - RE-SUBMISSION OF CHE/17/00390/OUT -
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP
TO 17 NEW BUILD DWELLINGS ALONG WITH THE RETENTION OF
EXISTING FARMHOUSE, THE CONVERSION OF EXISTING STONE
BARN TO RESIDENTIAL USE AND CONVERSION OF EXISTING CART
SHED TO GARAGING (AMENDED DESCRIPTION 28.04.22) AT
PONDHOUSE FARM, 2 TROUGHBOOK ROAD, HOLLINGWOOD FOR
CHATSWORTH SETTLEMENT TRUSTEES.

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

***RESOLVED**

A. That the officer recommendation be upheld and the application be approved subject to the following conditions of the officer's report:-

S106 agreement

To secure 10% affordable housing at a split of 90/10 social rented and shared ownership in line with policy CLP4 and joined together with application CHE/18/00491/OUT. This can include an off site contribution for part of the provision.

Conditions

1. Application for approval of all reserved matters must be made not later than the expiration of three years from the date of this permission. The development hereby permitted must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval of such matters on different dates, the date of the final approval of the last such matter to be approved.
2. An application for details of the following matters (hereafter referred to as the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works:-
 - a) the scale of the development;
 - b) the layout of the development;
 - c) the external appearance of the development;
 - d) the landscaping of the site.

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

3. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved reserved matter, non-material amendment or conditional requirement. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

- Site location plan 15.060/13 received 08.10.2018
- Topographical Survey 21496_06_170_01.1 to 01.4 received 8.10.2018
- Driveway visibility splays 245165-01 Rev P01 received 07.01.2022
- Site entrance general arrangement PHF-004 Rev C received 05.07.2022

- Vertical Profiles PHF-006 Rev B received 07.01.2022

The following plan is illustrative only and should be taken into consideration in any reserved matters application:

- Illustrative Layout Plan 15.060/07h received 05.09.2022

4. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.
5. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.
6. The reserved matters submission shall include existing and proposed site levels demonstrated through sectional plans..
7. The reserved matters submission in relation to the conversion of the barn shall set out in detail a schedule of required works to be undertaken to secure the conversion of the building.
- 8.a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;
- b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;
- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals'

then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;

e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';

f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

9. 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 reporting 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 publication and dissemination of results and archive deposition has been secured.

10. The development shall include at least a 15m buffer area of landscaping to the woodland located to the south of the site and this shall

be as detailed on the Illustrative Layout Plan 15.060/07h received 05.09.2022 or as otherwise to be demonstrated on a revised layout plan to be submitted as part of the reserved matters.

11. The reserved matters submission shall demonstrate at least 25% of the dwellings on site to be M4(2) accessible and adaptable homes.

12. No removal of hedgerow, scrub or trees 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.

13. A survey for any recently excavated badger setts on the site or within 30 metres of the site boundary shall be undertaken prior to the commencement of any groundworks on the site. The survey shall then be submitted to and agreed in writing by the Local Planning Authority with any necessary mitigation measures all of which shall be undertaken in line with the agreed works and before the commencement of works on site.

14. Construction environmental management plans (Biodiversity): No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements for badger and reptiles).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

15. The reserved matters submission shall include:

- details of 6 integrated swift bricks bird boxes will be clearly shown on a plan (positions/specification/numbers).
- hedgehog connectivity measures will be clearly shown on a plan, such as small fencing gaps (130 mm x 130 mm), railings or hedgerows. These shall be installed prior to final occupation.

16. 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 and timers. A lux contour plan shall be provided to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. 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.

17. The landscaping reserved matters 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) tree pit design
- c) underground modular systems
- d) Sustainable urban drainage integration
- e) 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,

The site shall be landscaped strictly in accordance with the details approved under the reserved matters within the first planting season after completion or first occupation of the development, whichever is the sooner.

18. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The LEMP shall cover all retained and created habitats within the red and blue edged land, as identified in the Biodiversity Net Gain Assessment by Penny Anderson Assoc. Ltd dated May 2021 to meet the percentage and numerical unit habitat gains set out therein and the landscaping of the site agreed under condition 17 as part of the reserved matters submission for landscaping.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period);
- g) Details of the body or organization responsible for implementation of the plan;

h) Ongoing monitoring and remedial measures,
The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term (30 Years +) implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

19. Prior to the commencement of the development hereby approved (including land clearance, 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
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Ancient woodland protection and management.

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

20. The site shall be developed with separate systems of drainage for foul and surface water on and off site. If sewage pumping is required, the peak pumped foul water discharge must not exceed 3 (three) litres per second.

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

22. No development shall take place until a detailed design and associated management and maintenance plans of the surface water drainage for the site, in accordance with the principles outlined within:
a. 'PROPOSED RESIDENTIAL DEVELOPMENT, PONDHOUSE FARM, HOLLINGWOOD, CHESTERFIELD FLOOD RISK AND DRAINAGE STATEMENT' May 2017, report ref 21730/05-17/4902, including any subsequent amendment or updates to those documents as approved by the Flood Risk Management Team.

b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),
Have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

23. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in para 80 of the Planning Practice Guidance.

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

25. New vehicular and pedestrian accesses in connection with properties with direct access to Troughbrook Road shall be formed prior to occupation of dwellings and provided with visibility sightlines extending from a point 2.4 metres back from the carriageway edge, measured along the centreline of the access, for a distance of 50 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.

26. Before any other operations are commenced in respect of dwellings to be served via a new road, a new vehicular and pedestrian junction shall be formed to Troughbrook Road 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 50 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) above ground level.

27. Before any other operations are commenced (excluding demolition/site clearance), space shall be provided within the site curtilage for the storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors

vehicles, laid out, constructed and maintained throughout the contract period free from any impediment to its designated use.

28. The premises, the subject of the application, shall not be occupied until the proposed new estate street within the application site has been designed and laid out in accordance with the latest design guidance from DCC Highways, and constructed to base level to adoptable standards all as agreed in writing with the Local Planning Authority.

29. The premises, the subject of the application shall not be occupied until a minimum 2.0m wide footway has been provided across the site frontage in accordance with details first to be submitted and agreed, in writing, by the Local Planning Authority in consultation with the Highway Authority.

30. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and where appropriate manoeuvring of 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.

31. The proposed access(es)/driveway(s) to Troughbrook Road shall be no steeper than 1 in 14 for the first 6.0m from the nearside highway boundary and 1 in 10 thereafter.

32. 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.

33. The reserved matters submission shall be accompanied by a statement to set out how the development will mitigate climate change and seek to reduce emissions both through construction and post occupation.

CHE/22/00268/REM1 - VARIATION OF CONDITION 2 (APPROVED DRAWINGS) AND CONDITION 17 (ELECTRIC VEHICLE CHARGING POINTS) OF APPLICATION CHE/19/00729/FUL AT PLYMOUTH BRETHERN CHRISTIAN CHURCH, 135 LITTLEMOOR, NEWBOLD, DERBYSHIRE, S41 8QP FOR PLYMOUTH BRETHERN CHRISTIAN CHURCH.

***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). 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

- Site location plan, drawing number 1622-540 (dated Nov 2019, received 22.11.2019)
- Proposed plan (church layout), drawing number 560 -1622 (dated 15.11.2019, received 22.11.2019)
- Proposed elevations drawing number 1622 -570 revision A (dated 14.11.2019, received 22.11.2019)
- Proposed layout & surfacing plan/sections, drawing number 1622-500 revision F (dated 19.01.2020, received 23.01.2020)
- Hard surfacing & Levels, Revision 11 (dated 23.03.2021)
- External Drainage Plan, Revision 10 (received 25.01.2021)
- Soakaway calculations produced by Onn-Point Engineering Job number OP1116, C/01, C/02, C/03, C/04, C/05, C/06, C/07 (Dated 27.10.2020)
- Drainage maintenance strategy, produced by Onn Point Engineering, reference 20-OP-1116 (dated November 2020)
- Soft Landscaping Schedule, reference Littlemoor version 3 – 201018
- General arrangement, revision 16
- EXTERIOR LIGHTING CAR PARK LIGHTING, ASD-DN-13936-DWG-SHEET 1 of 1, revision R07
- Littlemoor Planning Conditions Detail
- Levels, Revision 11 (dated 23.03.2021)

2. The development shall be carried out in full accordance with the approved plans and documents for the means of disposal of foul and surface water drainage (listed below).

- External Drainage Plan, Revision 10 (received 25.01.2021)
- Soakaway calculations produced by Onn-Point Engineering Job number OP1116, C/01, C/02, C/03, C/04, C/05, C/06, C/07 (Dated 27.10.2020)

- Drainage maintenance strategy, produced by Onn Point Engineering, reference 20-OP-1116 (dated November 2020)

3. Lighting shroud:

All the lighting units shall be appropriately shrouded to prevent glare or dazzle to adjacent residential properties.

4. The lighting hereby agreed shall not be used between the hours of 22:00 and 07:00 on any day.

5. Tree protection:

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.

6. Replacement planting within 5 years:

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.

7. 6 Cycle stands shall be retained on site for the life of the new car park in accordance with approved plan General Arrangement, Revision 16.

8. Electric charging points shall be provided in accordance with the approved site layout plan 'General Arrangement, Revision 16' for at least 3 no car parking spaces. The Charging points shall be available for use concurrent with the first use of the car park hereby approved. Thereafter the EVCPs shall be retained and maintained operational for the lifetime of the development.

9. The fencing installed in accordance with drawing 'General Arrangement, Revision 10 (dated 23.01.2021)' and document 'Littlemoor Planning Conditions Detail' shall be retained for the life of the development.

*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/21/00684/RET | Retention of decking built in the corner of garden with a summer house on top, and a canopy across the rear of the house. (revised description 26.10.23 - additional trellis fencing placed on top of fencing in corner of garden) at 8 Ullswater Place, Newbold, Chesterfield S41 8ER for Mrs Susan Hinde |
| CHE/22/00655/ADV | Erection of illuminated and non-illuminated signs to the exterior of the building at County Hotel, 83 Saltergate, Chesterfield S40 1JS for Admiral Taverns |
| CHE/23/00357/FUL | Alterations to existing conservatory roof. Detached garage to front drive including associated alterations to levels at 15 Sandiway, Walton, Chesterfield S40 3HG for Mr & Mrs Chris Armstrong |
| CHE/23/00459/FUL | Replace existing fence and wall with a new fence and gate at 24 Healaugh Way, Chesterfield S40 2UU for Mr Andrew Bonar |
| CHE/23/00463/FUL | Single storey concrete block shed at 110 Tapton View Road, Newbold, Chesterfield S41 7LA for Mr Michael Bend |
| CHE/23/00517/FUL | Rear extension at 14 Dorset Drive, Brimington, Chesterfield S43 1DS for Mr and Mrs Boice |
| CHE/23/00535/FUL | Erection of a two storey side extension, one/two storey rear extension, front entrance porch, alteration to playroom front roof and porch canopy to proposed garage- Resubmission of CHE/22/00643/FUL at 18 Bridle Road, |

Woodthorpe, Chesterfield S43 3BY for Mr Nathan Townsley and Mrs Charlotte Townsley

- CHE/23/00537/FUL First floor side extension in cladding and extension to existing front canopy - revised drawings received 04.12.23 at 30 Hillman Drive, Inkersall, Chesterfield S43 3SJ for Mr and Mrs Partridge
- CHE/23/00587/FUL Change of use from HGV depot with office and maintenance garage to mixed use (HGV depot, HGV truckstop with office and maintenance garage) including construction of facilities block and associated works including alteration to site levels and installation of retaining walls at Richard Lester Transport, Fan Road, Staveley, Chesterfield S43 3PT for Richard Lester Transport
- CHE/23/00604/FUL Erection of a garden tool and garden furniture storage shed at 1 Bank Road, Stonegravels, Chesterfield S41 7JT for Ms Lesley Newborough
- CHE/23/00606/REM Variation of condition wording of conditions 12, 14 and 15 of CHE/20/00420/FUL - Restoration of the Chesterfield Canal between Eckington Road and Hague Lane, including lifting level of existing earth embankment, installation of aqueduct over river Doe Lea, construction of two vehicular access bridges, two pedestrian/cycle bridges, a new lock and associated infrastructure at Eckington Road to Hague Lane, Eckington Road, Staveley for Chesterfield Canal Trust Ltd
- CHE/23/00630/FUL Re-submission of application CHE/23/00309/FUL with revised plans at 392 Ashgate Road, Chesterfield S40 4DD for Richard Crampton
- CHE/23/00633/TPO T71 - Beech - Crown lift and crown reduction. T72 - oak - Crown lift and removal of dead or damaged branches. T73,74,76 - in The

Rookery, removal of dead and damaged branches. T1 Coppice one Goat Willow. T2 Reduction of lateral branches of one Oak. T3 Crown reduce one dead Ash. T4 Fell one Oak in the group of 3 Oaks. T5 Fell one leaning Oak tree to the rear of group of 3 Oaks at 51 Woodmere Drive, Old Whittington, Chesterfield S41 9TE for Ms Victoria Southgate

- CHE/23/00634/FUL Single storey flat roofed rear extension to existing dwelling at 63 Ulverston Road, Newbold, Chesterfield S41 8ED for Mr Adam Cocker
- CHE/23/00642/FUL Replacement and raising of existing rear extension roof at 25 Ringwood Avenue, Newbold, Chesterfield S41 8RA for Mr and Mrs Hall
- CHE/23/00643/REM Variation of condition 8 (occupation of dwellings) of CHE/22/00669/FUL - Demolition of existing church hall and toilet block, erection of replacement church and erection of 9 new dwellings with associated car parking, landscaping, boundary treatments and external lighting at Former Inkersall Methodist Church, Summerskill Green, Inkersall, Chesterfield S43 3SR for OSCO Homes Ltd
- CHE/23/00644/TPO T1 to T52, all trees within property curtilage - general trunk clean, crown lift and pruning at West Garth, 27 Church Street North, Old Whittington, Chesterfield S41 9QN for Mrs Fleurdeliza Wisternoff
- CHE/23/00703/TPO Lime Tree Ref T1 - Additional root pruning and root barrier installation at Chesterfield Lawn Tennis Club, Hawksley Avenue, Chesterfield S40 4TW for Robert Swatton
- CHE/23/00706/TPO Reduce branches around street lighting on T118 Sycamore of TPO 149 and crown lift and reduce lower branches on T2 Cherry of TPO 325 at

Tesco Express, High Street, Old Whittington,
Chesterfield S41 9LQ for Tesco

- CHE/23/00733/TPO Deodor Cedar overextending garden and neighbouring Property- Crown reduce by 1-2m leaving a crown of approximately 18m at 3 Pine View, Ashgate, Chesterfield S40 4DN for Spencer Hoskin
- CHE/23/00756/TPO 4 Cedar trees - crown lift over highway by 5m, clean out dead/broken branches at 1 Treeneuk Gardens, Chesterfield S40 3FH for Mr John Monk
- CHE/23/00762/TPO Fell storm damaged Sycamore T1 of TPO 165 at Ashgate Court Mews, Fairfield Road, Brockwell, Chesterfield S40 4TU for COUNTY ESTATES (BAKEWELL) LIMITED
- CHE/23/00776/TPO Tree preservation order 161, T19 Maple - Requires felling due to dangerous storm damage at Land At Cuttholme Road To Rear Of 37 Greenbank Drive, Loundsley Green, Chesterfield for J Frederick and L Taaffe
- (b) Refusals
- CHE/23/00502/DOC Discharge of conditions 16 (Highway Construction Management Statement/Plan), 24 (Construction Environment Management Plan) and 25b (Contamination proposals) of application CHE/22/00109/OUT- Outline application for the demolition of existing office premises and erection of residential dwellings, with all matters reserved except access at Manor Offices, Old Road, Chesterfield S40 3QT for Balfour Beatty Homes
- CHE/23/00599/FUL New boundary fence at 89 St Philips Drive, Hasland, Chesterfield S41 0RG for Heather Haigh

CHE/23/00628/DOC Discharge of conditions 10 (drainage discharge) and 11 (surface water drainage) of CHE/22/00607/FUL - Demolition of 20 and 22 Somersall Lane and erection of three replacement dwellings with associated parking and turning areas (existing accesses retained) at 20 Somersall Lane, Somersall, Chesterfield S40 3LA for Rutland UK Property Ltd

CHE/23/00676/TPO Removal an ash tree located in a drainage ditch between 38 Foxbrook Drive (my house) and 15 Sandstone Avenue due to ash die back at 38 Foxbrook Drive, Walton, Chesterfield S40 3JR for Mrs Sarah Walker

(c) Discharge of Planning Condition

CHE/22/00376/DOC Discharge of conditions 6 (water consumption), 11 (affordable housing) and 18 (bin and waste storage) of CHE/20/00869/REM - Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington, Chesterfield for Vistry Yorkshire Ltd

CHE/22/00487/DOC Discharge of conditions 7 (northern boundary treatment) and 8 (landscaping, levels, hard and soft surface treatments & boundary treatments) relating to application CHE/20/00869/REM - Approval of reserved matters for 150 dwellings. (Re-submission of CHE/22/00310/DOC) at Land to The North Of Northmoor View, Brimington for Vistry (Yorkshire)

CHE/23/00133/DOC Discharge of planning conditions 4 (Biodiversity Enhancement), 7 (materials), 8 (Sustainability Statement), 9 (Highway construction Management Plan) and 10 (Employment and Training scheme) of CHE/22/00195/FUL - Erection of third storey to create 13 residential apartments at Burlington House, Burlington Street, Chesterfield S40 1RX for G.A.P.E Equity

Limited

- CHE/23/00169/DOC Discharge of conditions 4 (Biodiversity enhancement plan), 5 (Installation of lift), 8 (Details of materials), 9 (Sustainability statement), 10 (Highway construction management statement) and 11 (Employment and training scheme) of application CHE/22/00194/FUL- Change of use of existing building to create 42 residential apartments (Use Class C3) and associated external alterations at Burlington House, Burlington Street, Chesterfield S40 1RX for G.A.P.E Equity Limited
- CHE/23/00277/DOC Discharge of condition 3 (Employment and Training Scheme) of application CHE/22/00813/FUL- External alterations, changes to frontage parking layout, relocated fence and gates and change of use of workshop to showroom at 464 Chatsworth Road, Chesterfield S40 3BD for Bristol Street Motors
- CHE/23/00447/DOC Discharge of conditions 5 (Communal door specification, CCTV and cycle storage details) and 6 (Tenure and property management and maintenance plan) and of application CHE/22/00195/FUL- Erection of third storey to create 13 no. residential apartments (Use Class C3) at Burlington House, Burlington Street, Chesterfield S40 1RX for Swish Architecture
- CHE/23/00582/DOC Discharge of conditions 3 (Landscaping) and 4 (Cycle parking) of application CHE/22/00555/FUL-Installation of new external prefabricated electricity substation and generator units for critical infrastructure upgrades and associated works to existing adjacent building at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Chesterfield S44 5BL for DSFS Ltd on behalf Of Chesterfield Royal Hospital NHS Fou...

- CHE/23/00597/DOC Discharge of condition 10 (Landscaping) of CHE/22/00413/REM1- Variation of condition 30 (external dimensions and elevational treatments) of application CHE/12/00028/FUL- Redevelopment of Manor Syck Farm, including conversion of three barns, refurbishment of existing farmhouse and new build detached farmhouse garage and detached property. (Amended plan 08.09.22 removing upper floor rear window from plot 4) at Manor Syck Farm, 132 Church Street North, Old Whittington, Chesterfield S41 9QP for D J Atkinson Construction Ltd
- CHE/23/00646/DOC Discharge of condition 4 (materials) of CHE/22/00434/FUL (First floor extension and two storey side and front extension with double pitched dormer. Rendering to front and side elevations) at 16 Selby Close, Walton, Chesterfield S40 3HA for Mr Gavin Atkin
- CHE/23/00691/DOC Discharge of planning conditions 3 (biodiversity), 4 (water consumption) and 5 (shop front details) of CHE/22/00248/FUL - Conversion and refurbishment of first and second floors to create four residential units with associated access at 43 Knifsmithgate, Chesterfield S40 1RL for Mr Adeal Ali
- CHE/23/00696/DOC Discharge of Condition 3 (Door and window specifications) of application CHE/23/00343/REM1- Variation of condition 2 (approved plans) of CHE/21/00338/FUL - Demolition of garage and porch; erection of side extension containing; glazed link and double garage; erection of a single-storey extension attached to the rear of the garage (providing utility, WC and garden room), and alterations to front wall at Long Cottage, 79 High Street, Old Whittington, Chesterfield S41 9LA for Lomas and Mitchell Architects

CHE/23/00697/DOC Discharge of Condition 3 (Window and doors specifications) of application CHE/23/00344/LBC- Works to dwelling, garage and boundary wall in conjunction with CHE/23/00343/REM1 at Long Cottage, 79 High Street, Old Whittington, Chesterfield S41 9LA for Mr Richard Carr

CHE/23/00705/DOC Discharge of condition 3 (Bat Licence) of CHE/22/00607/FUL - Demolition of 20 and 22 Somersall Lane and erection of three replacement dwellings with associated parking and turning areas (existing accesses retained) at 20 Somersall Lane, Somersall, Chesterfield S40 3LA for Rutland UK Property Ltd

(d) Partial Discharge of Conditions

CHE/21/00857/DOC Discharge of planning conditions 13 (S28 works) and 14 (highway layout) of CHE/20/00869/REM at Land To The North Of Northmoor View, Brimington for Vistry (Yorkshire) Ltd

CHE/22/00706/DOC Discharge of conditions: 3 (Highway improvement works), 4 (Development program), 6 (Highway Construction Management Statement/Plan), 7 (Vehicular access junctions), 8 (Construction details of the estate streets and footways), 11 (Travel plan), 12 (Junction visibility sightlines), 17 (Employment and Training Scheme), 19 (Implementation of coal mining remediation work), 21 (Construction Environmental Management Plan), 22 (Scheme for the investigation and recording of contamination), 25 (Ecological Enhancement Plan), 31 (Tree protection plan and arboricultural method statement), 36 (Proposed street scene), 37 (Contour and attenuation pond details), 38 (Detailed design and associated management and maintenance plan of the surface water for the site), 39 (Assessment to demonstrate that the proposed destination for surface water

accords with the drainage hierarchy) and 40 (Additional surface water run-off during construction phase), 41 (Associated management and maintenance plan in line with CIRIA SuDS Manual C753) and 46 (Carbon release reduction scheme) of application CHE/21/00707/FUL- Erection of 301 dwellings including the provision of public open space, landscaping and associated infrastructure and works at Land To The East Of Linacre Road, Holme Hall, Chesterfield for Tilia Homes LTD

CHE/23/00441/DOC Discharge of conditions 6 (Communal door specification, CCTV and cycle storage details), 7 (Tenure and property management and maintenance plan), 12 (Housing Certification Table) and 15 (Scheme for outdoor amenity space) of application CHE/22/00194/FUL- Change of use of existing building to create 42 residential apartments (Use Class C3) and associated external alterations at Burlington House, Burlington Street, Chesterfield S40 1RX for Swish Architecture

CHE/23/00621/DOC Discharge of conditions 4 (Construction Management Plan), 5 (Site investigations), 6 (Declaration of site safety), 7 (Biodiversity) and 8 (Contamination) of application CHE/20/00601/FUL- Extension to existing residential care home for the elderly to include an extended dining/lounge and 3 extra bedrooms at Langdale Lodge, 56 Selhurst Road, Newbold Chesterfield S41 7HR for Mr Nadeem Sadiq

(e) Conditional Consent for Non-Material Amendment

CHE/23/00732/NMA Non-material amendment to conditions 2 (approved drawings), 10 (soft landscaping) 15 (lighting) and 16 (materials) of HE/22/00272/FUL- Erection of electric vehicle charging station with ancillary uses including

retail and food and drink with associated electrical infrastructure, car parking and landscaping to facilitate changes to layout of the scheme at Land At Enterprise Way, Enterprise Way, Duckmanton, Chesterfield S44 5FD for GRIDSRVE Sustainable Energy Ltd

(f) CLOPUD granted

CHE/23/00651/CLO Certificate of Lawfulness for a proposed loft conversion with dormer boxing to rear at 101 Brockwell Lane, Brockwell, Chesterfield S40 4EG for Mr & Mrs Gunn

(g) Prior approval not required

CHE/23/00647/TPD Single storey with mono pitched roof at 76 Highfield Lane, Newbold, Chesterfield S41 8AY for Mr B. Brace

CHE/23/00659/TPD Conservatory at 33 Bond Street, Staveley, Chesterfield S43 3QR for Mrs Helen Corfield

(h) Other Council no objection with comments

CHE/23/00682/CPO Construction of the initial approximately 160 m stretch of link road from the junction of Hollis Lane and Spa Lane, the works will include; the realignment of the Spa Lane/Hollis Lane junction, new pedestrian crossings and a shared foot/cycleway along the eastern boundary of the carriageway, demolition of the buildings associated with the former Jewson's builders merchants and associated works at Hollis Lane and Spa Lane, Chesterfield for Derbyshire County Council

(i) Unconditional Permission

CHE/23/00645/NMA Non-material Amendment of CHE/22/00434/FUL (First floor extension and two storey side and front extension with double pitched dormer.

Rendering to front and side elevations) to render the rear elevation of the extension at 16 Selby Close, Walton, Chesterfield S40 3HA for Mr Gavin Atkin

CHE/23/00760/CA Removal of three oak trees in car park at 40 Clarence Road, Chesterfield S40 1LQ for John Pope

CHE/23/00761/CA Works to T1- T9 Hornbeam - Crown Thin T10- Ash - Reduction At Stirling Court, Lister Close, Chesterfield S41 7NZ for Mr Sharpe

(j) Withdrawn

CHE/23/00538/TEL 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto at Verge On Newbold Road North West Of Junction With Ladywood Drive, Upper Newbold, Chesterfield for CK Hutchinson Networks (UK) Ltd

97 **APPLICATIONS TO FELL OR PRUNE TREES (P620D)**

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

(a) The felling and pruning of trees:-

CHE/23/00703/TPO Consent is granted to the pruning of one Lime tree reference T1 on the Order Map and which is situated in the grounds of the Chesterfield Lawn Tennis Club, Hawksley Avenue

CHE/23/00644/TPO Consent is granted to the pruning of 48 trees reference T1-T8, T10 & T13 Sycamore, T9, T14 & T41 Horsechestnut, T11, T12, T15-T40 & T43–T48 Lime and T42 Beech on the Order

Map and which are situated in the garden of 27 Church Street North, Old Whittington

- CHE/23/00706/TPO Consent is granted to the pruning of one Maple reference T2 and one Ash reference T3 of TPO 325 and one Sycamore tree reference T118 of TPO 149 on the Order Map and which are situated in the grounds of Tesco Express, High Street, Old Whittington
- CHE/23/00733/TPO Consent is granted to the pruning of one Cedar tree reference T20 on the Order Map and which is situated in the rear garden of 3 Pine View, Ashgate
- CHE/23/00756/TPO Consent is granted to the pruning of 4 Cedar trees within G1 on the Order Map which are situated to the frontage of 1 Treeneuk Gardens
- CHE/23/00762/TPOEXP Consent is granted to the felling of one Sycamore reference T1 on the Order map at Ashgate Court, Ashgate Road with a duty to plant one new Small Leaved Lime tree as a replacement this planting season
- CHE/23/00633/TPO Consent is granted to the pruning of 5 trees reference T71 & T76 Beech, T72 & T73 Oak and T74 Sycamore on the Order Map and which are situated to the rear of 51 Woodmere Drive, Old Whittington
- CHE/23/00776/TPOEXP Consent is granted to the felling of one Maple tree reference T19 on the Order map at land off Cuttholme Road and to the rear of 37 Greenbank Drive, Ashgate with a duty to plant one new Small Leaved Lime tree as a replacement this planting season
- CHE/23/00676/TPO Consent is refused to the felling of one Ash tree reference T7 on the Order Map and which is situated in the garden of 38 Foxbrook Drive,

Walton. It is, however recommended that the tree is monitored, and an aerial inspection carried out and if required a further application submitted with a detailed tree report

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

CHE/23/00760/CA

The felling of two Oak trees and the removal of one failed Oak which is blocking the rear car park at 40 Clarence Road, Chesterfield

Agreement to the removal of 3 Oak trees. The felling of the trees will have no adverse effect on the character and amenity of the area due to their location in the rear car park

The trees are within the Town Centre Conservation Area and the applicant wishes to remove one Oak tree which has failed in the recent storms and damaged and compromised the safety of the two trees which remain. The trees are of poor condition and poor amenity value

CHE/23/00761/CA

The pruning of 10 trees (9 Hornbeam & 1 Ash) at Stirling Court, Lister Close, Chesterfield

Agreement to the pruning of 10 trees. The pruning of the trees will have no adverse effect on the character and amenity of the area

The trees are within the Abercrombie Street Conservation Area and the applicant wishes to prune to trees by crown lifting and crown thinning due to dense shade and to clear the adjacent property by 2 metres and clear street furniture

98 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.

99 **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.

100 **REVIEW OF PROCESS AND PROCEDURES AT PLANNING COMMITTEE**

The Development Management and Conservation Manager presented this item to consider a review and amendment of the processes and procedures applicable to planning committee meetings in the light of safety risks and concerns.

***RESOLVED -**

That the report be approved with Committee Rooms 1 and 2 used as seating use and that the updated guidance and leaflets attached at Appendix A and B be agreed and used immediately.

- A - Planning Committee process and procedure guidance note
- B – “Your View Your Voice” leaflet.

That the invitation letters sent to potential attendees of planning committee be amended in line with Appendix C.

That the Risk Assessment matrix at Appendix D be accepted.