

PLANNING COMMITTEE

Monday, 11th March, 2024

Present:-

Councillor Brittain (Chair)

Councillors B Bingham	Councillors Miles
Caulfield	Stone
Falconer	Yates

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

CHE/23/00579/REM - Approval of reserved matters of CHE/0389/0210 for the details of the revised phase one masterplan; CHE/23/00583/REM1 S73 variation to reserved matters – condition 52 (approved drawings) of CHE/0892/0496 and CHE/23/00584/REM approval of reserved matters pursuant to condition 7 of CHE/0892/0496 on land at the Brushes, Sheffield Road, Chesterfield for Peak Gateway Properties Ltd.

Councillors Brittain, Caulfield, Falconer, Miles, Stone and Yates.

CHE/23/00751/FUL - Erection of wooden stables and change of use of land to equestrian purposes for private recreational use at Land to the North of Balmoak Lane, Tapton, Chesterfield, Derbyshire for Meadowland Holdings Ltd.

Councillors Brittain, Caulfield, Falconer, Miles, Stone and Yates.

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

119 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Bingham, Brady, Callan, Davenport and Ridgway.

120 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS

RELATING TO ITEMS ON THE AGENDA

No declarations of interest were received.

121 MINUTES OF PLANNING COMMITTEE

RESOLVED - That the Minutes of the meeting of the Planning Committee held on 19th February, 2024 be signed by the Chair as a true record.

122 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/23/00579/REM - APPROVAL OF RESERVED MATTERS OF CHE/0389/0210 FOR THE DETAILS OF THE REVISED PHASE ONE MASTERPLAN; CHE/23/00583/REM1 S73 VARIATION TO RESERVED MATTERS – CONDITION 52 (APPROVED DRAWINGS) OF CHE/0892/0496 AND CHE/23/00584/REM APPROVAL OF RESERVED MATTERS PURSUANT TO CONDITION 7 OF CHE/0892/0496 ON LAND AT THE BRUSHES, SHEFFIELD ROAD, CHESTERFIELD FOR PEAK GATEWAY PROPERTIES LTD.

In accordance with Minute No. 299 (2001/2002) Mr James Allsop (objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Mr R Wilson (objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Mr Rupert Carr (representative of applicant) addressed the meeting.

***RESOLVED**

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

That subject to completion of a Section106 agreement which binds the current proposals to the terms of the planning agreement dated 10th August 2005 the following applications be approved:

CHE/23/00579/REM,
CHE/23/00583/REM1 and
CHE/23/00584/REM.

That the following conditions and notes be imposed on the respective permissions issued:

CHE/23/00579/REM

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. All external dimensions and elevational treatments shall be as shown on the approved plan/documents (listed below).

- 544_PL003 Proposed Gateway Site Plan
- 544_PL006 Proposed Gateway Site Sections
- 544_PL007 Proposed Gateway GA Plan Base
- 544_PL008 Proposed Gateway GA Plan Lower Ground Floor
- 544_PL009 Proposed Gateway GA Plan Ground Floor
- 544_PL010 Proposed Gateway GA Plan Upper Ground Floor
- 544_PL011 Proposed Gateway GA Plan Roof
- 544_PL012 Proposed Gateway Base & Ground Floor Elevations
- 544_PL013 Proposed Gateway Ground Floor & Upper Ground Floor Elevations
- 544_PL014 Proposed Gateway West-East Section AA, BB and CC
- 544_PL016 Proposed PEAK Horticulture GA Plan Base
- 544_PL017 Proposed PEAK Horticulture GA Plan Lower
- 544_PL018 Proposed PEAK Horticulture GA Plan Ground Floor
- 544_PL019 Proposed PEAK Horticulture GA Plan First Floor
- 544_PL020 Proposed PEAK Horticulture GA Plan Roof
- 544_PL021 Proposed PEAK Horticulture GA Elevation North & East
- 544_PL022 Proposed PEAK Horticulture GA Elevation South & West
- 544_PL023 Proposed PEAK Horticulture GA Sections South-North & West-East
- 544_PL024 Proposed PEAK Horticulture Bay Study East & West
- 544_PL025 Proposed PEAK Outdoors GA Plan Base
- 544_PL026 Proposed PEAK Outdoors GA Plan Lower Ground Floor
- 544_PL027 Proposed PEAK Outdoors GA Plan Ground Floor

- 544_PL028 Proposed PEAK Outdoors GA Plan Roof 544_PL029 Proposed PEAK Outdoors GA Plan Elevation North & East
- 544_PL030 Proposed PEAK Outdoors GA Plan GA Elevation South & West
- 544_PL031 Proposed PEAK Outdoors GA Sections South-North & West-East
- 544_PL047 Proposed Gateway Solar Dome & Solar Field Typical Sections
- Ecological Impact Assessment (BirC01.1)
- Baseline BNG Assessment (BirC01.2)
- BNG Metric 4.0 (BirC01.2)
- BNG Condition Assessment Sheets (BirC01.2)
- Sustainable Drainage Strategy (PGP-1663-01-DS-001)
- Drainage Strategy (PGP-1663-01-DR-001-P3)
- SUDS Construction Details (PGP-1663-01-DR-002-P2)
- Whole Estate SUDS Plan (PGP-1663-01-DR-005)
- Gillespies Gateway@PEAK Stage 2 Landscape Report (P21469-00-001-GIL-0708)
- General Arrangement (P21469-00-001-GIL-0100-00)
- General Arrangement - Base (P21469-00-001-GIL-0101-00)
- General Arrangement – Lower Ground (P21469-00-001-GIL-0102-00)
- General Arrangement – Ground (P21469-00-001-GIL-0103-00)
- General Arrangement – Upper Ground (P21469-00-001-GIL-0104-00)
- Generated Traffic Assessment & Movement Strategy PGP-1663-01-TS-001)
- Outline Level and Levels Features Plan (P21469-00-001-GIL-0800-00)
- Materials Plan (P21469-00-001-GIL-0801-00)
- Planting Typologies Plan (P21469-00-001-GIL-0802-00)
- Tree Species Location Plan (P21469-00-001-GIL-0803-00)
- Lighting Plan (P21469-00-001-GIL-0804-00)
- Sections (P21469-00-001-GIL-0805-00)
- Movement Strategy (PGP-1663-01-HW-001-P8)
- Ambulant Accessibility Strategy (P21469-00-001-GIL-0708-00)
- Car Park 1 NW (PGP-1663-01-HW-002)
- Car Park 2 N (PGP-1663-01-HW-003)
- Car Park 3 NE (PGP-1663-01-HW-004)
- Car Park 4 (PGP-1663-01-HW-005)
- Car Park 5 (PGP-1663-01-HW-006)
- Car Park 6 SE (PGP-1663-01-HW-007)
- Car Park 7 SW (PGP-1663-01-HW-008)
- Energy & Sustainability Statement (PDS-CDL-ZZ-XX-RP-SY-70202)
- Outline Energy Strategy

- Verified View Methodology
- Visual Impact Assessment Report

2. Prior to the commencement of the development hereby agreed a phasing plan for delivery of the scheme shall be submitted to the local planning authority for consideration. The development shall thereafter only proceed in accord with the phasing plan agreed in writing by the local planning authority.

3. Full details of security measures to be installed at the site shall be submitted to the local planning authority for consideration. The agreed details shall be implemented as part of the development and shall be installed and made available concurrent with the first occupation of each phase of the development on site.

4. There shall be no vehicular or pedestrian access to the proposed car parking areas on the site from the former golf course access from Sheffield Road to the north of the site.

5. Prior to their installation on site full details of fume extraction equipment proposed for each food and beverage units within the development shall be submitted to the Local Planning Authority for consideration. These details shall include the external appearance, location, materials and manufacture details of any such equipment. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be installed on site.

6. Prior to their installation on site details of any external air conditioning units proposed for each phase of the development shall be submitted to the Local Planning Authority for consideration. These details shall include the external appearance, location, materials and manufacture details of any such equipment. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be installed on site.

7. Precise specifications or samples of the walling and roofing materials to be used for each phase of development 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 phase of development unless otherwise agreed by the Local Planning Authority in writing.

8. No work shall commence on the installation of the solar field until a flood risk assessment and surface water management arrangements for the solar field, including a surface water run off regulation system, has been submitted to the Local Planning Authority for consideration. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be implemented on site prior to the solar field first generating electricity unless otherwise agreed in writing by the Local Planning Authority.

9. No work shall commence on the installation of the solar field until full details of the foundations for the panels and any ancillary buildings and equipment together with any necessary drainage works, have been submitted to the Local Planning Authority for consideration. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be implemented on site prior to the solar field first generating electricity unless otherwise agreed in writing by the Local Planning Authority.

10. A scheme of secure cycle parking for staff to be provided on the site for each phase of the development shall be submitted to the local planning authority for consideration. The details agreed in writing shall be implemented as part of each phase and shall be available for use prior to first occupation of the respective phase of development to which it relates and retained thereafter.

11. The 160 Electric Vehicle charging points shall be provided across the site in accordance with the agreed phasing plan and which shall be available for use prior to first occupation of the respective phase of development to which it relates and shall be retained thereafter.

12. The 160 cycle parking spaces for visitors shall be provided across the site in accordance with the agreed phasing plan and which shall be available for use prior to first occupation of the respective phase of development to which it relates and shall be retained thereafter.

13. The car parking provision shall be provided across the site in accordance with the agreed phasing plan and which shall be available for use prior to first occupation of the respective phase of development to which it relates and shall be retained thereafter.

14. Prior to commencement of the development a Construction Method Statement (CMS) shall be submitted to the Local Planning Authority for consideration, this document shall set out details of protective measures, a general programme of site works and details of appropriate on site personnel including the Ecological Clerk of Works for the development. No work shall commence on site until written approval of this document, or any amendments to it as may be required, have been received from the Local Planning Authority and the development shall only proceed in accordance with the agreed CMS.

15. If development is not commenced by August 2025, further ecological surveys of the site shall be submitted to the Local Planning Authority for consideration.

16. Details of ecological enhancement measures to be implemented for each phase of the development on the site to provide a measurable biodiversity net gain shall be submitted to the Local Planning Authority for consideration. Only the ecological enhancement measures agreed in writing shall be implemented on site prior to each phase of the development hereby approved being first occupied and the ecological enhancement measures shall thereafter remain in perpetuity.

17. Prior to the occupation of each phase of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made safe and stable for the approved phase of development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

CHE/23/00583/REM1

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. All external dimensions and elevational treatments shall be as shown on the approved plan/documents (listed below).

- 544_PL001 Existing PEAK Site Plan
- 544_PL002 Proposed PEAK Site Plan
- 544_PL003 Proposed Gateway Site Plan

- 544_PL005 Existing Gateway Site Sections
- 544_PL006 Proposed Gateway Site Sections
- 544_PL007 Proposed Gateway GA Plan Base
- 544_PL008 Proposed Gateway GA Plan Lower Ground Floor
- 544_PL009 Proposed Gateway GA Plan Ground Floor
- 544_PL010 Proposed Gateway GA Plan Upper Ground Floor
- 544_PL011 Proposed Gateway GA Plan Roof
- 544_PL012 Proposed Gateway Base & Ground Floor Elevations
- 544_PL013 Proposed Gateway Ground Floor & Upper Ground Floor Elevations
- 544_PL014 Proposed Gateway West-East Section AA, BB and CC
- 544_PL032 Proposed PEAK Hotel GA Plan Ground Floor
- 544_PL033 Proposed PEAK Hotel GA Plan Upper Ground Floor
- 544_PL034 Proposed PEAK Hotel GA Plan First Floor
- 544_PL035 Proposed PEAK Hotel GA Plan Second Floor
- 544_PL036 Proposed PEAK Hotel GA Plan Third Floor
- 544_PL037 Proposed PEAK Hotel GA Plan Fourth Floor
- 544_PL038 Proposed PEAK Hotel GA Plan Plan Roof
- 544_PL039 Proposed PEAK Hotel GA Elevation North & East
- 544_PL040 Proposed PEAK Hotel GA Elevation South & West
- 544_PL041 Proposed PEAK Hotel GA Sections South-North & West-East
- 544_PL042 Proposed PEAK Hotel Bay Study East
- 544_PL043 Proposed PEAK Express GA Plan Upper Ground Floor
- 544_PL044 Proposed PEAK Express GA Plan Roof
- 544_PL045 Proposed PEAK Express GA Elevations West & North
- 544_PL046 Proposed PEAK Express GA Sections South-North & West-East
- 544_PL047 Proposed Gateway Solar Dome & Solar Field Typical Sections
- 544_SK0086 Proposed Planted Landscape Bund
- 544_0220 Proposed Gateway Area Plans Base (GEA)
- 544_0221 Proposed Gateway Area Plans Lower Ground Floor (GEA)
- 544_0222 Proposed Gateway Area Plans Ground Floor (GEA)
- 544_0223 Proposed Gateway Area Plans Upper Ground Floor (GEA)
- 544_0224 Proposed Gateway Area Plans Upper Levels (GEA)
- 544_0230 Proposed Gateway Area Plans Base (GEA)
- 544_0231 Proposed Gateway Area Plans Lower Ground Floor (GEA)
- 544_0232 Proposed Gateway Area Plans Ground Floor (GEA)
- 544_0233 Proposed Gateway Area Plans Upper Ground Floor (GEA)
- 544_00234 Proposed Gateway Area Plans
- Ecological Impact Assessment (BirC01.1)

- Baseline BNG Assessment (BirC01.2)
- BNG Metric 4.0 (BirC01.2)
- BNG Condition Assessment Sheets (BirC01.2)
- Sustainable Drainage Strategy (PGP-1663-01-DS-001)
- Drainage Strategy (PGP-1663-01-DR-001-P3)
- SUDS Construction Details (PGP-1663-01-DR-002-P2)
- Whole Estate SUDS Plan (PGP-1663-01-DR-005)
- Gillespies Gateway@PEAK Stage 2 Landscape Report (P21469-00-001-GIL-0708)
- General Arrangement (P21469-00-001-GIL-0100-00)
- General Arrangement - Base (P21469-00-001-GIL-0101-00)
- General Arrangement – Lower Ground (P21469-00-001-GIL-0102-00)
- General Arrangement – Ground (P21469-00-001-GIL-0103-00)
- General Arrangement – Upper Ground (P21469-00-001-GIL-0104-00)
- Generated Traffic Assessment & Movement Strategy PGP-1663-01-TS-001)
- Outline Level and Levels Features Plan (P21469-00-001-GIL-0800-00)
- Materials Plan (P21469-00-001-GIL-0801-00)
- Planting Typologies Plan (P21469-00-001-GIL-0802-00)
- Tree Species Location Plan (P21469-00-001-GIL-0803-00)
- Lighting Plan (P21469-00-001-GIL-0804-00)
- Sections (P21469-00-001-GIL-0805-00)
- Movement Strategy (PGP-1663-01-HW-001-P8)
- Ambulant Accessibility Strategy (P21469-00-001-GIL-0708-00)
- Car Park 1 NW (PGP-1663-01-HW-002)
- Car Park 2 N (PGP-1663-01-HW-003)
- Car Park 3 NE (PGP-1663-01-HW-004)
- Car Park 4 (PGP-1663-01-HW-005)
- Car Park 5 (PGP-1663-01-HW-006)
- Car Park 6 SE (PGP-1663-01-HW-007)
- Car Park 7 SW (PGP-1663-01-HW-008)
- Energy & Sustainability Statement (PDS-CDL-ZZ-XX-RP-SY-70202)
- Outline Energy Strategy
- Verified View Methodology
- Visual Impact Assessment Report

2. Prior to the commencement of the development hereby agreed a phasing plan for delivery of the scheme shall be submitted to the local planning authority for consideration. The development shall thereafter only proceed in accord with the phasing plan agreed in writing by the local planning authority.

3. Full details of security measures to be installed at the site shall be submitted to the local planning authority for consideration. The agreed details shall be implemented as part of the development and shall be installed and made available concurrent with the first occupation of each phase of the development on site.
4. There shall be no vehicular or pedestrian access to the proposed car parking areas on the site from the former golf course access from Sheffield Road to the north of the site.
5. Prior to their installation on site full details of fume extraction equipment proposed for each food and beverage units within the development shall be submitted to the Local Planning Authority for consideration. These details shall include the external appearance, location, materials and manufacture details of any such equipment. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be installed on site.
6. Prior to their installation on site details of any external air conditioning units proposed for each phase of the development shall be submitted to the Local Planning Authority for consideration. These details shall include the external appearance, location, materials and manufacture details of any such equipment. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be installed on site.
7. Precise specifications or samples of the walling and roofing materials to be used for each phase of development 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 phase of development unless otherwise agreed by the Local Planning Authority in writing.

CHE/23/00584/REM

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. All external dimensions and elevational treatments shall be as shown on the approved plan/documents (listed below).

- PL003 Proposed Gateway Site Plan
- Movement Strategy (PGP-1663-01-HW-001-P8)
- Long Section Sheet 1 of 2 (PGP-1663-01-HW-010)
- Long Section Sheet 2 of 2 (PGP-1663-01-HW-011)
- General Arrangement (PGP-1663-01-HW-012)
- Construction Details (PGP-1663-01-HW-013)
- Cross Section (PGP-1663-01-HW-014)
- Generated Traffic Assessment & Movement Strategy PGP-1663-01-TS-001)
- Ambulant Accessibility Strategy (P21469-00-001-GIL-0708-00)
- Geotechnical – Site Investigation – Factual Report On Site Investigation
- Phase 1 Geotechnical Site Investigation
- Phase 2 Geotechnical Site Investigation

2. All crossing points of the road shall be constructed to LTN 1/20.

3. No development shall commence until:

- a) a scheme of intrusive investigations has been carried out on site where the proposed loop road meets the existing access road within the area hatched orange on Figure 1.4 on page 4 of the Phase II Ground Investigation Report (PDF-CDL-XX-XX-RP-GE-60203) to establish the risks posed to the development by past coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative K guidance.

CHE/23/00466/REM1 - VARIATION OF CONDITIONS 1 (APPROVED PLANS), 12 (IN ACCORDANCE WITH GREEN INFRASTRUCTURE LANDSCAPE PLANS DATED 16.2.2022) AND 13 (ARBORICULTURAL IMPACT ASSESSMENT) AND REMOVAL OF CONDITION 11 (PUMPING STATION DETAILS) OF CHE/21/00567/REM- APPROVAL OF RESERVED MATTERS OF CHE/19/00131/OUT - RESIDENTIAL DEVELOPMENT OF 400 DWELLINGS, PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE WEST OF INKERSALL ROAD, STAVELEY FOR BARRATT DAVID WILSON HOMES

***RESOLVED**

A. 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 (listed below) with the exception of any condition requirements within this decision or approved non-material amendment. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below):

Site location plan - H8427-02 received 28.07.2023
 H8751-CP01-Cycle Provision received 28.07.2023
 Planning Layout 1 H8751/PLA01 Rev A received 10.08.2023
 Planning Layout 2 H8751/PLA02 Rev A received 05.01.2024
 House type Abbeydale: H349-H7 received 17.12.2021
 House type Alfreton: BAFT 00CD received 17.12.2021
 House type Archford: P382-EH7 received 17.12.2021
 House type Ashington: H457 -H7 received 17.12.2021
 House type Avondale: H456-X7 received 17.12.2021
 House Type Avondale: H456-X7-SX00 and Opp received 26.09.2023
 House type Brentford and Haversham: 2016/BH/P/02House type
 Cannington: T321 EH7 received 17.12.2021House type Denby: BDBY
 00HD received 17.12.2021House type Denford: BDNF 00HE received
 17.12.2021House type Ellerton: BLLE 00HE received 17.12.2021House
 type Greenwood: T322 E-7 received 17.12.2021
 House type Hadley: P341 E-7 and D-7 received 17.12.2021
 House type Hadley: P341 D-7-SX00 received 28.07.2023
 House type Hale: BHAL 00HD received 17.12.2021
 House type Haversham: BHVR 00HE received 17.12.2021
 House type Hemsworth: BHSW 00HD received 17.12.2021
 House type Henley: H588 -7 received 17.12.2021
 House type Henley: H588 -7-SX00 received 28.07.2023
 House type Holden: H469 - H7 received 17.12.2021
 House type Holden: H469 - H7 - SX00 received 28.07.2023
 House type Ingleby: H403 -F7 received 17.12.2021
 House type Ingleby: H403 -H7-SX00 received 28.07.2023
 House type Kenley BKNL 00CI and 00HE received 17.12.2021House
 type Kennford: BKNR 00HD received 17.12.2021House type Kingsley
 BKEY 00HD received 17.12.2021House type Kingsville BKIS 00CE
 received 17.12.2021House type Kirkdale H442 - H7 received 17.12.2021
 House type Kirkdale H442 - H7 - SX00 received 28.07.2023
 House type Lamberton: BLBM 00HD received 17.12.2021
 House type Lutterworth: BLUT 00CD received 17.12.2021

House type Maidstone: BMAI 00HE and 00CE received 17.12.2021
 House type Meriden: H429 - H7 received 17.12.2021
 House type Meriden: H429 - H7 - SX00 received 28.07.2023
 House type Moresby: BMMS 00CE and 00CD received 17.12.2021
 House type Radleigh: BRAD 00HD received 17.12.2021
 House type: Type 38 and 39 2010/38-39/C/01 received 17.12.2021
 House type: Type 65 B65F 00CI and 00CE received 17.12.2021
 House type: Type 67 B67F 00CI and 00HE received 17.12.2021
 House type: Type 69 B69F 00HE received 17.12.2021
 House type: SH69-EG7 and SH69-I-7 received 17.12.2021
 House type Wilford: P204-EG7 and P204-I-7 received 17.12.2021
 House type Winstone: H421.H7 received 17.12.2021
 House type Winstone: H421 - H7 - SX00 received 28.07.2023
 LDG1H8 - 6 x 3 Double Garage received 28.07.2021 LDG2H8 - 6 x 3 Twin
 garage received 28.07.2021 LSG1H8 - 6 x 3 Single garage received
 28.07.2021 SDG1H8 - Double garage received 28.07.2021 SDG2H8 -
 Twin garage received 28.07.2021 SSG1H8 - Single garage received
 28.07.2021
 Boundary Wall Type 3 NM - SD13 -013 received 28.07.2021
 Dwarf natural stone wall (mortared) plan 2016/DET/239 received
 17.12.2021
 Dwarf dry natural stone wall 2016/DET/238 received 17.12.2021
 Estate railings 201/DET/250 received 28.07.2021
 Timber knee rail 2010/DET/216 received 28.07.2021
 Close boarded fence 2010/DET/207 received 28.07.2021
 Green infrastructure landscape plans GL1575 04F, 05F, 06F, 07F, 08F,
 09F, 10F, 11F, 12F, 13F received 20.02.2024
 Ecological enhancement plan North and south received
 17.12.2021 Hedgehog Highway guidance DB-SD11-004 received
 21.12.2021

2. Details of the geomembrane to be provided within the zone of influence shall be completed on site in strict accordance with the details agreed under application reference CHE/22/00557/DOC.

3. The fencing to be located in association with the TPO woodland to prevent public access shall be completed and retained on site in perpetuity in strict accordance with the details agreed under application reference CHE/22/00557/DOC, along with appropriately worded warning signs to be affixed to the fenced area.

4. The foundation design of plot 137 and any adjacent plots as deemed necessary shall be designed by an appropriately qualified structural engineer to address the below ground conditions from the opencast highwall.
5. The development hereby approved shall be completed in accordance with the recommendations of the Noise assessment dated July 2021 ref: 25739-04-NA-01 Rev A.
6. Notwithstanding the details on Boundary Treatment Layout H8427/22 received 17.12.2021 and the agreed details under CHE/22/00557/DOC, details of all retaining features and retaining boundaries including sections and facing materials across the development shall be submitted to and agreed in writing by the Local Planning Authority before the commencement of in each phase. Works shall be completed in accordance with the agreed details.
7. The rear boundary detail to plots 1, 106, 145, 173, 212 and 213 shall be as agreed under application reference CHE/22/00557/DOC. The agreed boundary treatment shall be installed prior to occupation of these units.
8. 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 change to the height or detail of the rear boundaries to plots 1, 106, 145, 173, 212 and 213 from that agreed under condition 7 above without the prior written permission of the Local Planning Authority.
9. Prior to works commencing within each agreed phase details of the bin dwell areas to be provided at the end of each private drive immediately adjacent to the publicly adopted highway shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.
10. Works shall be completed in accordance with the Ecological enhancement plan North and South received 17.12.2021 and the Hedgehog Highway guidance DB-SD11-004.

11. Notwithstanding any details to be agreed regarding tree protection the proposed landscaping of the site shall be in accordance with the Green Infrastructure Landscape Plans GL1575 04F, 05F, 06F, 07F, 08F, 09F, 10F, 11F, 12F, 13F received 20.02.2024.
12. The development shall be undertaken and completed on site in line with the Arboricultural Impact Assessment by fpcr dated April 2022 submitted and approved under application CHE/22/00557/DOC.
13. 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.
14. Notwithstanding the Culvert details shown on plan 043 Rev P1 and 044 Rev P1 and the Green infrastructure landscape plans GL1575 04F, 05F, 06F, 07F, 08F, 09F, 10F, 11F, 12F, 13F received 20.02.2024, details of proposed works to the central stream corridor, including taking into account the design details of the highway route through the site, along with an assessment of any impacts from this on water courses and habitats within and beyond the boundaries of the site, and any mitigation measures required, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.
15. A scheme of hard and soft landscaping within each plot shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing above slab level for that plot detailing:-
- a) all plant species, planting sizes, planting densities, the number of each species to be planted and plant protection;
 - b) finished site levels and contours within each plot;
 - c) hard surfacing materials;
- Works shall be completed prior to the occupation of each plot. The planting shall take place within the first available planting season prior to the occupation of each plot.
- B. That a CIL liability notice be issued as set out in paragraph 5.9 of the officer's report.

CHE/23/00751/FUL - ERECTION OF WOODEN STABLES AND CHANGE OF USE OF LAND TO EQUESTRIAN PURPOSES FOR PRIVATE RECREATIONAL USE AT LAND TO THE NORTH OF

BALMOAK LANE, TAPTON, CHESTERFIELD, DERBYSHIRE FOR
MEADOWLAND HOLDINGS LTD

In accordance with Minute No. 299 (2001/2002) Mr Craig Barks (agent for 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. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).
 - Location Plan, drawing number Tapton-002
 - Elevation Detail, Floor and Roof Plan, drawing number Tapton-004
 - Planning statement in relation to a full planning application for the erection of wooden stables and change of use of land to equestrian purposes for private recreational use, report produced by report produced by:- C G Barks MRICS Bagshaws Llp.
3. A landscape management and enhancement plan with a programme for implementation shall be submitted to the local planning authority within two months of the implementation of this development and which shall include details of biodiversity enhancement measures including additional hedgerow planting and maintenance of the planting.
4. The shiplap timber cladding of the stable building shall be painted a dark brown colour stain and the roofing material shall be dark brown, black or dark green.

*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/22/00650/FUL	Industrial unit with workshop, offices and welfare amenities at Land Between Adelphi Way and Griffin Close, Adelphi Way, Staveley, Chesterfield for Richardson Machine Tool Services
CHE/23/00352/FUL	Construction of 5 residential dwellings with associated landscaping and associated works at Land at Blunt Avenue Junction, Edale Road, Mastin Moor, Chesterfield for Chesterfield Borough Council
CHE/23/00384/FUL	Change of use of dwelling to create ground floor shop (Class E) and one first floor flat (Class C3) and associated external alterations at 16 The Green, Hasland, Chesterfield S41 0LJ for Mason & Hollingworth
CHE/23/00548/FUL	Single storey front extension with render to walls (revised plans received 26.01.2024) at 22 Ashover Road, Inkersall, Chesterfield S43 3EG for Mr Ritchie Thomson
CHE/23/00553/FUL	Ground floor extension to front and side elevations, single storey rear extension and detached garage at 65 Manor Road, Brimington, Chesterfield S43 1NN for Mr Lyndon Wilson
CHE/23/00565/FUL	Two storey side extension and single storey side and rear extension - revised drawings received 27.11.23 and 06.02.24 at 2 Haddon Close, Chesterfield S40 3BB for Emily Brassington
CHE/23/00693/RET	Application of through coloured render to the principal elevation at Oldfield Farm, Wetlands Lane, Brimington, Chesterfield S43 1QG for Mr

and Mrs Walters

- CHE/23/00715/FUL Extensions and alterations including dormers and rendering to create two storey accommodation at 202 Hunloke Avenue, Boythorpe, Chesterfield S40 3ED for Mr Lee Mason
- CHE/23/00725/FUL Proposed infill single storey extension and alter roof to existing extension to flat roof at 240 Walton Road, Walton S40 3BS for Mr and Mrs Harry Rowbotham
- CHE/23/00728/FUL Change of use of first floor from Class (E) retail to part Class (E) Tattoo outlet, accessed via gf front and part Class (C3) Dwelling (Airbnb) accessed at gf rear with associated alterations (revised drawings added 12/02/24) at 10B Packers Row, Chesterfield S40 1RB for Mr Diamantidis
- CHE/23/00735/FUL Hardstanding and access ramp to property with dropped kerb and tarmac crossing. Retaining wall with ramped access from hardstanding down to main dwelling entrance door at 85 Windermere Road, Newbold, Chesterfield S41 8DT for Mrs Johanne Miller
- CHE/23/00768/FUL Four new windows, repair and re-finishing of rendered gables and the addition of a front entrance porch (porch design version 2) at 15 High Street, Brimington, Chesterfield S43 1DE for Heywood House Children's Nursery
- CHE/23/00769/LBC Four new windows, repair and re-finishing of rendered gables, internal alterations and the addition of a front entrance porch (porch design version 2) at 15 High Street, Brimington, Chesterfield S43 1DE for Heywood House Children's Nursery

- CHE/24/00012/REM Variation of Condition 4 (Single occupancy) of application CHE/22/00427/FUL (Change of use from commercial to residential. Cladding of exterior walls)- To change maximum occupancy from one person to two people at 43 Newbold Village, Newbold Road, Newbold, Chesterfield S41 8RJ for Mr Darren Gregory
- CHE/24/00068/TPO Removal of T19 from TPO 172 due to significantly suppressed growth and limited reduction in amenity because of the more dominant tree on its south side and replacement with a purple leafed Dawyck's Beech at 404 Old Road, Chesterfield S40 3QF for Mr Steven Treece
- CHE/24/00076/TPO 2 Beech trees - crown thin by 25%. The tree at side of drive, to remove long straight branch going towards house at 659 Chatsworth Road, Chesterfield S40 3PA for Mrs Maria Deakin
- CHE/24/00077/TPO T228 Sycamore - To fell as it's dead. T227 Sycamore - To reduce crown to balance and shape as its lost some limbs in recent storms at Chesterfield Model Engineering Society, The Clubhouse, Hady Hill, Hady, Chesterfield S41 0EE for Hady Miniature Railway
- CHE/24/00078/TPO TPO 112 Pine tree - Fell tree due to overhanging telephone wires, poor location, overshadowing, and plant replacement tree at 30 Littlemoor Crescent, Newbold, Chesterfield S41 8QJ for Mrs Frances Green

(b) Discharge of Planning Condition

- CHE/24/00011/DOC Discharge of Condition 8 (Car parking managing plan) of application CHE/23/00348/FUL- Retrospective application for the erection of portable classroom building for a temporary period - revised plans received, new fence

proposed at boundary with evergreen trellis to provide screening at Hasland Support Centre, 38 The Green, Hasland, Chesterfield S41 0LN for Esteem Multi-Academy Trust

CHE/24/00087/DOC Discharge of Condition 4 (Landscaping) of application 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

(c) Other Council no objection without comments

CHE/24/00020/CPO Application under Section 73 of the Town and Country Planning Act 1990 to not comply with Condition 6 of planning permission reference CM2/0707/77 in order to permit the movement of clay from the existing Foxlow access onto Hall Lane to be used and vehicles turn left along Hall Lane to the Ireland Close roundabout then left along Ireland Close to the approved access to the Canal restoration site at Foxlow Tip and Land Adjacent Breck Lane, Barrow Hill, Chesterfield for Chesterfield Canal Trust

(d) Prior approval not required

CHE/24/00033/DEM Demolition of 1960s two-storey office building at Bradbury House, Goyt Side Road, Chesterfield S40 2PH for Sonoco Consumer Products

(e) Unconditional permission

CHE/24/00022/CA 1: Acer - Removal as situated on boundary wall affecting this. 2: Oak removal as affecting overhead power cables at 15 High Street, Brimington, Chesterfield S43 1DE for Boph LTD

(f) Split decision with conditions

CHE/24/00017/TPO T174 - Beech - Reduce the top of the crown by 4m - lightning bracket attached to the stem. G4 Sycamore - remove 3 lowest branches over the road. G4 Oak - remove long low branch over the road. G4 Horsechestnut - remove 3 branches over the road. G4 Sycamore remove 3 small branches touching the lamp column. T172 - Beech remove crown and leave 10m tall standing dead wood stem structural branches are dead. T162 - Sycamore - fell weight biased over wood, decaying cavity where stem has previously been removed. G1 sycamore - Fell, decaying cavity 10 x 15 cm. T32 - Sycamore - Fell, weight biased to the south, decaying cavity through centre. T21 - Oak - remove dead branches over garden, lateral branches dead (5m x 5cm over garden). T335 - Elm - remove 4 low branches growing towards the school, crown weight biased towards school at St Peter and St Paul School, Hady Hill, Hady, Chesterfield S41 0EF for Mrs Sally Morwood.

124 **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/24/00068/TPO Consent is granted to the felling of one Horsechestnut tree reference T19 on the Order Map and which is situated in the grounds of 404 Old Road with a condition to plant a replacement Beech tree in a more suitable location to the south of the property.

CHE/24/00076/TPO Consent is granted to the pruning of two Beech trees reference T29 & T30 on the Order Map and which are situated to the frontage of 659 Chatsworth Road.

CHE/24/00077/TPO Consent is granted to the felling of one dead Sycamore tree reference T228 and the pruning of one Sycamore tree reference T227 on the Order Map and which are situated in the grounds of the Hady Model Railway Centre, Hady Hill, with a condition to plant one new Oak tree in the first available planting season.

CHE/24/00078/TPO Consent is granted to the felling of one Pine tree within G3 on the Order Map and which is situated to the frontage of 30 Littlemoor Crescent with a condition attached to plant one Rowan tree in the first available planting season after felling.

CHE/24/00017/TPO Consent is granted to the felling of 4 trees reference T32 Sycamore, T162 Sycamore, T172 Beech but believed to be TPO tree T170 Beech from a site inspection and its location next to an Elm T171 which is noted on the TPO plan and referred to as T31 on the submitted tree survey & G1 x1 Sycamore. Condition attached to plant 4 new trees consisting of 2 Oaks and 2 Lime trees in the first available planting season after felling.

Also, the pruning of 19 trees reference T21 Oak, T113 Lime, T114, T115, T136 & T137 Yew, T117 & T118 Sycamore, T119, T330 & T174 Beech, T125 Cedar, T332 & T335 Elm, T337 Ash and G4 (x2 Sycamore, 1 Oak & 1 Horsechestnut) on the Order Map and which are situated in the grounds of St Peter & St Paul School, Hady Hill, Hady.

CHE/24/00040/TPO Consent is granted to the pruning of one Horsechestnut tree reference T13 on the Order Map and which is situated in the rear garden of 24 Gratton Place, Stonegravel.

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

CHE/24/00022/CA Agreement to the felling of two trees. The felling of the trees will have no adverse effect on the trees, one multi character and amenity of the area.

stemmed Sycamore which is affecting the adjacent stone wall and one Oak which is one sided and growing through telephone wires at 15 High Street, Brimington, Chesterfield. The trees are within the Brimington Conservation Area.

125 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.

126 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.