

PLANNING COMMITTEE

Wednesday, 5th July, 2023

Present:-

Councillor Callan (Chair)

<p>Councillors B Bingham J Bingham Brittain Caulfield Davenport</p>	<p>Councillors Falconer Miles Ridgway Stone Yates</p>
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The following site visit took place immediately before the meeting and was attended by the following Members:

CHE/22/00604/FUL - Full application for residential development comprising demolition of all existing buildings, to be replaced by the erection of 83 dwellings and 41 apartments, 20 flats over garages (fog) together with ground floor commercial units (use class E), landscaping, infrastructure and associated works on land at Tapton Business Park, Woodall Homes Ltd.

Councillors J Bingham, Brittain, Callan, Caulfield, Davenport, Falconer, P Innes, Ridgway, Servant, Stone and Yates.

Councillor 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

24 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Brady.

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

No declarations of interest were received.

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

The Committee considered the under-mentioned application in light of a report by the Development Management and Conservation Manager and resolved as follows:-

CHE/22/00604/FUL - FULL APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS, TO BE REPLACED BY THE ERECTION OF 83 DWELLINGS AND 41 APARTMENTS, 20 FLATS OVER GARAGES (FOG) TOGETHER WITH GROUND FLOOR COMMERCIAL UNITS (USE CLASS E), LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS ON LAND AT TAPTON BUSINESS PARK, WOODALL HOMES LTD

The applicant having appealed to the Planning Inspectorate against non-determination of their application, the Committee was being asked to consider what decision it would have made had the local planning authority been able to determine the application. The applicants had sent written representations to the Committee on 4th July 2023.

In accordance with Minute No. 299 (2001/2002) Ms Hopkinson (Transition Chesterfield) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Mr Abbott, Planning Director (Woodall Homes Ltd) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Mr Dwan, Land & Planning Director (Woodall Homes Ltd) addressed the meeting.

***RESOLVED**

That Planning Committee would have been minded to approve the development subject to an agreement under Section 106 of the Town and Country Planning Act 1990:

1. Either for the developer to improve the routes of footpaths FP100 and FP17 as part of the development or to pay a financial contribution for this purpose;

2. To agree a process for securing the necessary evidence to show ownership of the south western parcel of unregistered land and to include a provision to require maintenance of the land by a management company;
3. To provide a proportion of any profit from the development additional to that currently demonstrated to the Council, to be applied towards relevant off-site infrastructure.