

**PLANNING COMMITTEE**

**Monday, 25th June, 2018**

Present:-

Councillor Brittain (Chair)

<p>Councillors P Barr Bingham Brady Callan Caulfield Davenport</p>	<p>Councillors T Gilby Hill Sarvent Simmons Miles</p>
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The following site visits took place immediately before the meeting and were attended by the following Members:

**CHE/18/00071/FUL** - Single storey extension to rear elevation and creation of 2 apartments (amended scheme) at 47 and 49 Duke Street, Staveley, Chesterfield

Councillors P Barr, Bingham, Brady, Brittain, Callan, Caulfield, Davenport, T Gilby, Hill, Miles, Sarvent, Simmons.

**CHE/18/00272/COU** - Change of use from A1 retail to A5 hot food takeaway at 122 High Street, New Whittington, Chesterfield For Mr Aso Ahmed Mohammed

Councillors P Barr, Bingham, Brady, Brittain, Callan, Caulfield, Davenport, T Gilby, Hill, Miles, Sarvent, Simmons.

**CHE/17/00798/FUL** and **CHE/17/00799/LBC** - Application for full planning permission and listed building consent for change of use from B1 (business) to residential (C3) comprising 32 apartments over 3 floors including internal alterations to listed building (revised information received 27/01/2018 and 23/04/2018) at Knightsbridge Court, West Bars, Chesterfield, S40 1BA for Mr David Ramsden

Councillors P Barr, Brady, Brittain, Callan, Caulfield, Davenport, Dickinson (ward member) T Gilby, Hill, Miles, Sarvent, Simmons.

\*Matters dealt with under the Delegation Scheme

**9 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Catt, Elliot and Wall.

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

Councillor Bingham did not attend the site visit of agenda item 4, item 1 (CHE/17/00798/FUL & CHE/17/00799/LBC – Application for Full Planning Permission and Listed Building Consent for change of use from B1 to C3) and did not take part in the debate or subsequent vote.

**11 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 14 May, 2018 be signed by the Chair as a true record.

**12 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/18/00272/COU - CHANGE OF USE FROM A1 RETAIL TO A5 HOT FOOD TAKEAWAY AT 122 HIGH STREET, NEW WHITTINGTON, CHESTERFIELD FOR MR ASO AHMED MOHAMMED

In accordance with Minute No. 299 (2001/2002) Mr K Mapes (objector) and Kelly Leonard (objector) addressed the meeting.

That the officer recommendation be upheld and the application be refused for the following reason:-

Policies CS2 and CS18 of the Core Strategy 2011-31 require that development will be expected to have an acceptable impact on the amenity of users and neighbours. Policy CS8 of the Core Strategy also requires consideration of air quality and levels of air pollution to local residents and the National Planning Policy Framework also supports the Development Plan policies. The proposed fume extraction equipment which is required to be able to operate the use applied for will generate potential adverse impacts, including unwanted odours and disturbance, on the nearest residential neighbours on High Street. The proposal is considered to be contrary to policy CS2, CS8 and CS18 of the Core Strategy 2011 – 31 and the National Planning Policy Framework.

CHE/18/00071/FUL - SINGLE STOREY EXTENSION TO REAR ELEVATION AND CREATION OF 2 APARTMENTS (AMENDED SCHEME) AT 47 AND 49 DUKE STREET, STAVELEY, CHESTERFIELD

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

A. 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. All external dimensions and elevational treatments shall be as shown on the approved plans:

- Proposed 2<sup>nd</sup> Floor (received 01/05/18),
- Proposed 1<sup>st</sup> Floor (received 01/05/18),
- Proposed Rear Elevation (received 01/05/18),
- Site Plan (received 03/04/18),
- Existing Side Elevation,
- Existing Rear Elevation,
- Existing 2<sup>nd</sup> Floor,
- Existing 1<sup>st</sup> Floor,
- Existing Ground Floor,
- Site Location Plan:

with the exception of any approved non material amendment.

3. A revised plan showing the parking area and safe manoeuvring area within the context of all land owned by the applicant within the rear parking area shall be submitted to the Local Planning authority for consideration. The details subsequently agreed in writing by the local planning authority in consultation with the Highways Authority shall be implemented in full on site and be available for use prior to first

occupation of either residential unit. The parking and manoeuvring space shall thereafter be maintained free from any impediment to their designated use for the life of the development.

4. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the parking of private motor vehicles associated with the residential occupation of the properties without the grant of further specific planning permission from the Local Planning Authority.

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

8. Development shall not commence until intrusive site investigations have been carried out by the developer to establish the exact situation regarding coal mining legacy issues and contamination on the site and approval for commencement of development given in writing by the Local Planning Authority. The investigation and conclusions shall include any remedial works and mitigation measures required/proposed for the remediation / stability of the site. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

9. No development approved by this permission shall be commenced until permeability tests are carried out with sizing calculations provided, in accordance with BRE Digest 365, and approved in writing by the Local Planning Authority.

B. That a CIL Liability Notice be served for £7,740 as per section 9.0 of the officer's report.

CHE/17/00798/FUL and CHE/17/00799/LBC - APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR CHANGE OF USE FROM B1 (BUSINESS) TO RESIDENTIAL (C3) COMPRISING 32 APARTMENTS OVER 3 FLOORS INCLUDING INTERNAL ALTERATIONS TO LISTED BUILDING (REVISED INFORMATION RECEIVED 27/01/2018 AND 23/04/2018) AT KNIGHTSBRIDGE COURT, WEST BARS, CHESTERFIELD, S40 1BA FOR MR DAVID RAMSDEN

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

A. 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

- OS Plan – 2798 001
- Proposed Site Layout – 2798 102 Rev A
- Proposed Plans and Elevations 2798 206 (Plans superseded by 207, 208 and 209)
- Proposed GF Plan – 2798 207
- Proposed FF Plan – 2798 208
- Proposed SF Plan – 2798 209
- Design & Access Statement Oct 2017 Rev A
- Heritage Statement by Phillip Heath – received 27 January 2018
- Fire Strategy Rev A by Omega Fire – dated 03 April 2018

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

by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

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

4. Prior to commencement of development, a Written Scheme of Investigation (WSI) and Development Methodology (DM) detailing all the works proposed that affect the historic fabric of the building, shall be submitted to the Local Planning Authority for approval.

The WSI and DM shall fully detail:

- the extent of rosewood/quartz panel removal
- materials and design of any proposed new windows
- details of the remedial works showing any downstands and nibs to be retained where walls are to be removed
- details of the remedial works to the floor and ceilings of the courtrooms
- section drawings showing proposed internal ceiling treatments
- section drawings showing how/where new floors are to be fixed to internal walls

Only those details which receive approval in writing by the Local Planning Authority shall be implemented on site in collaboration with the Council's Conservation Officer.

5. The memorial plaque celebrating the opening of the building adjacent to the ground floor east entrance to the building shall only be removed alongside the scheme of works agreed under condition 04 above and the plaque shall be relocated to an agreed location on the ground floor of the building in a communal area. Thereafter the plaque shall be retained in the agreed location in perpetuity.

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

7. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.

8. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a soft landscaping scheme for the approved development shall be submitted to the Local Planning Authority for consideration. The required soft landscape scheme shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers; densities where appropriate, an implementation programme and a schedule of landscape maintenance for a minimum period of five years. Those details, or any approved amendments to those details shall be carried out in accordance with the implementation programme.

9. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape works for the approved development shall be submitted to the Local Planning Authority for consideration. Hard landscaping includes proposed finished land levels or contours; means of enclosure; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.) retained historic landscape features and proposals for restoration, where relevant. These works shall be carried out as approved prior to the occupation of the building.

B. That a CIL Liability Notice be served for £108,254 as per section 5.7 of the officer's report.

CHE/17/00647/FUL - PROPOSED VEHICLE SALES AND SERVICE CENTRES FOR THE SALE, SERVICE AND M.O.T OF MOTOR VEHICLES (REVISED DRAWING RECEIVED 14.05.2018) AT LAND OFF EASTSIDE PARK, EASTSIDE ROAD, CHESTERFIELD, S41 9BU FOR PENDRAGON PLC

That the officer recommendation be upheld and the conditions previously recommended be imposed with the exception of the following condition which should be revised as follows:-

2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

- Location plan 2878/01
- Block site plan existing 2878/10
- Block site plan proposed 2878/20
- Revised site plan 2878/21/A Revision A
- Revised site plan 2878/22/A Revision A
- Revised Plans and elevations as proposed 2878/23A
- Revised plans and elevations 2878/24/A Revision A
- Valet bay proposed 2878/25
- Site details proposed 2878/26

13 **APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)**

\*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

CHE/18/00050/OUT	The erection of a detached dwelling bungalow (as per previous approval CHE/15/00031/OUT and CHE/09/00701/OUT) At Land Adjacent To 20 Woodthorpe Road Woodthorpe Chesterfield For Mrs Sheila Perrin
CHE/18/00105/FUL	Two storey side, front and rear extension and rendering of whole house. (revised drawings received on 04/04/18 and 03/05/18) At 148 Walton Road Walton S40 3BU For Mr and Mrs Clayton



- CHE/18/00106/ADV New signs to side and front At The Cricketers Inn Stand Road Newbold S41 8SJ For Mr Amarjit Singh Layal
- CHE/18/00112/FUL Two storey side and rear extension At 18 Mansfeldt Road Newbold Derbyshire S41 7BW For Mrs Sharron Meakin
- CHE/18/00113/FUL Renovation of existing house to bring front entrance to road elevation with internal alterations At 12 Cavendish Street North Old Whittington S41 9DH For Mr Paul Kitchen
- CHE/18/00119/FUL Addition of conservatory (amended drawings received 26.04.2018) At 60 Holland Road Old Whittington Derbyshire S41 9HF For Mr Michael Alexander
- CHE/18/00124/REM1 Variation of Condition No.2 - Planning Application No. CHE/17/00263/FUL (Approved Plans) to allow for street lighting to be installed along access road At Land At Former Saltergate Health Centre Saltergate Chesterfield Derbyshire For Woodall Homes Ltd
- CHE/18/00126/FUL Change of use of existing first floor retail storage area to a two bedroom apartment At Littlemoor Flats Littlemoor Centre Newbold Derbyshire S418QW For Singh Bains Properties
- CHE/18/00128/FUL First floor extension to the front elevation and single storey rear extension. At 14 Wheathill Close Holme Hall Chesterfield S42 7JZ For Mr M Wright
- CHE/18/00132/FUL Demolition of existing garage and erection of a replacement garage At 100 Norwood Avenue Hasland Derbyshire S41 0NH For M Bladon
- CHE/18/00139/FUL Internal fit out of ground floor unit to change use

- to a cafe bar including installation of commercial ventilation system At 1 Market Place  
Chesterfield S40 1JW For Loungers Ltd
- CHE/18/00140/LBC Listed Building Consent for Internal fit out of ground floor unit to change the use to a cafe bar including installation of commercial ventilation At 1 Market Place Chesterfield S40 1JW For Loungers Ltd
- CHE/18/00142/FUL Two storey rear extension (Revised drawing DRG.03E received on 24.05.2018) At 8 Birch Lane Hollingwood Derbyshire S43 2JZ For Mr Ian Hopkinson
- CHE/18/00143/FUL Two storey rear extension to rear (revised scheme for materials 01/05/18) At 18 Enfield Road Newbold Derbyshire S41 7HN For Mr Thomas Stockton
- CHE/18/00148/FUL Two-storey rear extension to dwelling including internal alterations At 127 The Green Hasland S41 0JT For Ms A Collins
- CHE/18/00149/FUL Renovation of existing bungalow to improve wheelchair access and extension to bedroom at the front of the bungalow and the addition of an adjoining garage to the dwelling - revised drawings received 18 5 At 43 Eastwood Park Drive Hasland S41 0BD For Mr Chris Taylor
- CHE/18/00153/FUL Two storey rear and side extensions at both 20 and 22 Highfield Avenue At 20 and 22 Highfield Avenue Newbold Derbyshire S41 7AX For Mr Steven Miles
- CHE/18/00154/FUL Two storey side extension and rear single storey extension At 1 Netherfield Road Somersall Derbyshire S40 3LS For Mr and Mrs Norwood
- CHE/18/00155/FUL Single storey rear extension At 53 The Crescent Brimington S43 1AZ For Mr J Gill

- CHE/18/00158/RET Retrospective consent for two storey rear extension At 6 Sedbergh Crescent Newbold Derbyshire S41 8DY For Mrs Jane Smith
- CHE/18/00160/FUL Single Storey Side Extension, Creation of Living Accomodation in the Roofspace through Replacement of Hip Roof with Full Gable and Insertion of Dormer to the Rear Elevation At 44 Yew Tree Drive Somersall S40 3NB For Mr & Mrs Chris & Fiona Anderson
- CHE/18/00163/FUL Demolition of existing conservatory and erection of single storey rear extension At 8 Guildford Avenue Walton Derbyshire S40 3HB For Mr and Mrs M Barker
- CHE/18/00164/FUL Alterations to existing house, single storey rear extension, replacement porch, attic conversion including hip to gable conversion and new dormer extension. At 1 Queen Mary Road Chesterfield S40 3LB For Mr and Mrs Bellamy
- CHE/18/00165/FUL First floor extension over garage front of existing house At 31 Birley Brook Drive Upper Newbold S41 8XN For Mr & Mrs McPherson
- CHE/18/00169/FUL Demolition of existing conservatory and erection of a single storey rear extension and replacement of existing flat roof with pitch roof to existing single storey rear extension At 37 Springfield Avenue Chesterfield Derbyshire S40 1HL For Mr Adam Kierstenson
- CHE/18/00171/LBC Alteration of roof covering, alteration to pitch of roof, 2 new velux windows to replace existing and replace wire mesh security fencing to be replaced with wrought iron At Elder Unitarian Chapel Elder Way Chesterfield Derbyshire S40 1UR For Mr Alan Shutt
- CHE/18/00176/FUL Demolition of a single storey garage and

- erection of a two storey side and part single/part two storey rear extension. (Revised Drawings Submitted 09.05.2018) At 257 Manor Road Brimington Derbyshire S43 1NS For Mr & Mrs Lal Kainth
- CHE/18/00178/FUL
- Rear two storey extension and roof balcony (Revised drawings submitted 10/05/18) At 63 Old Hall Road Chesterfield Derbyshire S40 1HF For Mr Hoskins
- CHE/18/00182/FUL
- Single storey side and rear extension At 26 Newbridge Drive Brimington Derbyshire S43 1LF For Mr and Mrs J Longmore
- CHE/18/00183/FUL
- Conservatory to rear of property. At 67 Boythorpe Crescent Boythorpe Derbyshire S40 2NX For Mr Simon Tranter
- CHE/18/00189/REM1
- Variation of Condition No.5 - Planning Application No. CHE/17/00263/FUL (S278 / S38 At Former Saltergate Health Centre 107 Saltergate Chesterfield Derbyshire For Woodhall Homes Ltd
- CHE/18/00191/ADV
- One new fascia sign and pedestrian/vehicular access signage on perimeter wall Rowland Hill House Boythorpe Road Boythorpe S49 1HQ For Mapeley Beta Acquisition Co (1) Ltd
- CHE/18/00192/FUL
- Proposed new entrance lobby and canopy, new cycle shelter, new smokers shelter, removal of gatehouse and reconfiguration of car parking and fence (revised drawings received 21.05.2018) At Rowland Hill House Boythorpe Road Boythorpe S49 1HQ For Mapeley Beta Acquisition Co (1) Ltd.
- CHE/18/00193/FUL
- Proposed detached double garage At 42 Hornbeam Close Hollingwood S43 2HU For Mr Spencer
- CHE/18/00208/FUL

- CHE/18/00210/ADV Single storey side and front elevation extensions At 23 Westfield Close Chesterfield S40 3RS For Mr and Mrs Kevin Tomlinson
- CHE/18/00211/FUL Various illuminated and non-illuminated signage. At Sainsburys Rother Way Chesterfield Derbyshire S41 0UB For Sainsbury's Supermarkets Ltd
- CHE/18/00215/LBC Proposed single storey At 10 Wenlock Crescent Loundsley Green Chesterfield S40 4NX For Mr Joe Weaver
- CHE/18/00219/TPO Repair and replacement work on raised lettering of Latin motto (ingredere ut proficias) on clock tower frieze by cutting back the old masonry and fixing new pieces in place by means of dowels and adhesive. Stanton stone to be used. String course above lettering to be repointed to prevent further damage to the stonework in the At West Studios Chesterfield College Sheffield Road Stonegravels Chesterfield Derbyshire S41 7LL For Old Cestrefeldians Trust
- CHE/18/00220/FUL Reduction of branches growing towards 146 Hady Hill to clear property At St Peter and St Paul School Hady Hill, Hady Derbyshire S41 0EF For Mr David Cook
- CHE/18/00222/COU First floor extension At 14 West View Road Newbold Derbyshire S41 7AH For T Johnson
- CHE/18/00228/FUL Change of Use from residential house to form ground floor A1 Use (extension of hairdresser shop 405) with residential flat above At 403 Chatsworth Road Chesterfield S40 2DH For Mr R Blackwell
- CHE/18/00231/TPO Single storey rear extension to create an additional dental surgery At 9 Church Street Staveley Chesterfield S43 3TL For Staveley Dental Care

- CHE/18/00232/TPO Removal of epicormic growth, crown clean, 1.5m reduction to new growing tip on right hand side to balance crown to lime T12 at front of property and crown lift and crown clean T5\_T7 to the rear of property with a reduction to T6. At 3 Somersall Lane Somersall Derbyshire S40 3LA
- CHE/18/00239/CPO Pollard ash situated in rear hedge row and remove all supressing ivy At 61 Foxbrook Drive Walton Derbyshire S40 3JR
- CHE/18/00248/TPO Demolition of existing school office/entrance pitch roof and gable wall, erection of a flat roof secure entrance lobby and reception linking to new pitched roof school office extension At Woodthorpe C Of E Primary School Seymour Lane Woodthorpe Derbyshire S43 3DA For Derbyshire County Council
- CHE/18/00253/CA Ash adjacent to boundary fence - Raise crown to 3m Ash overhanging street light - Reduce branches away from street light by 1m Ash stem lying on floor – Remove Works to trees as agreed with Steve Perry - Tree Officer At 59 Pomegranate Road Newbold Derbyshire S41 7BL For Mr and Mrs Richard Elliott
- CHE/18/00268/TP One dead walnut tree to be felled At Green Gables 19 Somersall Lane Somersall Derbyshire S40 3LA
- CHE/18/00269/CA T1 - oak - crown lift by 5m and 20% crown thin due to excess shading and T2 - oak - crown lift by 5m and 20% crown thin due to excess At 386 Old Road Chesterfield Derbyshire S40 3QF For Mrs Elizabeth Morris
- Crown lift to low branches for access to drive of spruce tree at front of property, removal of self-set maple at side of garage, remove cedar tree

- CHE/18/00279/TPO which has no amenity value and re-plant with different species, crown clean and crown lift of 2 ash, 1 oak tree and 3 limes and 60% crown clean of one of the limes, remove dead wood and At 3 Somersall Lane Somersall Derbyshire S40 3LA
- CHE/18/00295/TPO Removal of one lime tree T16 and replaced by adjacent cherry tree At West Garth 27 Church Street North Old Whittington Derbyshire S41 9QN For Mr Tim Hardaker
- CHE/18/00310/NMA T1 Horse Chestnut - Prune branches to clear light column and light splay and reduce branches away from road by metre At 81 The Green Hasland S41 0LW For Mr Paul Bambrick
- CHE/18/00324/TPO Non material amendment to CHE/16/00329/FUL (single storey rear extension and attic conversion and garage and hardstanding to the rear) to include "escape" windows in both gable ends at first floor level At 8 Norwood Avenue Hasland Derbyshire S41 0NW For Mr David Goodwin
- CHE/18/00333/TPO Reduce by third, crown lift and crown clean At 46 Blackthorn Close Hasland Derbyshire S41 0DY For Mr George Revill
- CHE/18/00366/TPO T1 Deodar Cedar -crown thin 25% and crown lift by 5 metres. Reduce branches over neighboring property. At 7 Netherleigh Road Ashgate Chesterfield S40 3QJ For Joanne Osberton
- CHE/18/00366/TPO Sycamore (T1) -Fell because there are signs of fungal growth and decay to the base of the tree. Significant deadwood in the crown indicates the tree in in rapid decline and there is an increasing chance of failure. Cherry (T2) - Crown lift to 2.5m to give clearance and remove deadwood. Sweet Gum (T3) - Prune to give 2m clearance from building, or to nearest suitable pruning

point + remove ivy At 674 Chatsworth Road  
Chesterfield Derbyshire S40 3NU For Derby  
Diocesan Board Of Finance Ltd

(b) Refusal

CHE/18/00040/DOC Discharge of planning conditions 2 (foul and surface water drainage), 4 (materials), 6 (landscaping), 8 (biodiversity enhancement), 10 (cycle and pedestrian connection), 11 (temporary access for construction), 15 (estate roads and footways), 20 (access roads off roundabout) and 24 (surface water drainage) of CHE/17/00685/REM (residential development of 120 dwellings) At Land North-East Of Sainsburys Roundabout Rother Way Chesterfield For Harron Homes

(c) Discharge of Planning Condition

CHE/18/00188/DOC Discharge of Condition No. 4 - Planning Application No. CHE/17/00146/FUL (First floor extension for alterations to existing building to provide 4 additional GP consultation rooms and wheel chair hoist lift. Alterations to car park to provide 4 additional car parking spaces) At Hasland Medical Centre 1 Jepson Road Hasland Derbyshire S41 0NZ For Hasland Medical Centre

CHE/18/00202/DOC Discharge condition 10 (materials) from application CHE/17/00477/FUL At 8 Park View Hasland Derbyshire S41 0JD For Nick Ibbotson Developments

CHE/18/00204/DOC Discharge of condition numbers 3 (materials), 4 (bat survey) and 5 (lighting strategy) from planning application number CHE/17/00389/FUL At Avenue House Surgery 109 Saltergate Chesterfield S40 1LE For Avenue House and Hasland Partnership

CHE/18/00206/DOC



Discharge of conditions 3 (Hard and soft landscaping), 5 (Materials), 6 (External bin storage, external wall gates & railing details) (Stonework cleaning strategy) from application CHE/16/00345/FUL. Revised facade cleaning strategy received 16.5.18, revised external works received 21.5.18. At 470 Chesterfield Post Office 1 Market Place Chesterfield S40 1TL For Mr Dransfield

CHE/18/00216/DOC

Discharge conditions 3 (Coal Mining Risk Assessment and Environmental Interpretative Report), 4 (Phase 1 Due Diligence Report and Environmental Interpretative Report), 5 (Traffic Management Plan, Site Set Up and Traffic Plan and Site Signage details), 9 (Landscaping Plan, Surface Finishes Plan and Drainage and Levels Plan, 11 (Wall and Roofing Materials Specification, Benchmark Case Study Jaguar Land Rover, Kingspan Benchmark Evolution Brochure, Kingspan Colour Range, Kingspan KS1000RW Wall Panels Data Sheet, Kingspan KS1000TD Topdek Data Sheet, Kingspan KS1000RW Roof Panels Data Sheet, Pilkington Planar Brochure), Local Merchants and Suppliers Details, Supporting the Local Environment Statement) from application CHE/17/00327/FUL(-Erection of motor retail dealership comprising motor vehicle sales showroom, motor vehicle maintenance workshop and ancillary rooms, detached valet building, formation of access roads At Gordon Lamb Land Rovers Discovery Way Whittington Moor S41 9EG For Mr Gary Sample

CHE/18/00258/DOC

Discharge planning conditions 6 (Temp site access) and 7 (Site facilities) from planning application CHE/17/00572/REM At Plot 6A Markham Vale Enterprise Way Duckmanton For Henry Boot Developments

CHE/18/00281/DOC

Discharge conditions 5 (materials) and 7

- CHE/18/00284/DOC (construction management plan) of application CHE/17/00568/FUL – Environmental improvements to the northern area of London Boroughs Estate, Barrow Hill. The improvements to include resurfacing road/parking courts, paving, street lighting and boundary treatments within the area identified as Phase 1. At London Borough Estate Barrow Hill Derbyshire For Chesterfield Borough Council
- CHE/18/00290/DOC Discharge of planning conditions 3 (disposal of foul and surface water drainage), 5 (materials), 8 (site investigation), 9 (site cross sections) and 10 (hard and soft landscaping) of CHE/17/00488/FUL At Land Adjacent To 24 Dovedale Avenue Inkersall S43 3HT For Chapman Developments Ltd
- CHE/18/00317/DOC Discharge of condition1 (boundary treatments) of CHE/17/00231/RET - Development of vacant land to form new two bedroom bungalow and detached garage At 7 Westwood Close Inkersall Chesterfield S43 3JE For Mr James Shorten
- CHE/18/00317/DOC Discharge conditions 2 and 3 from application CHE/18/00046/LBC At Rose Cottage 481 Chatsworth Road Chesterfield S40 3AD For Mr Anthony Anderson
- (d) Split decision with conditions
- CHE/18/00199/TPO Removal of all dead wood to trees (T10 and T11), removal of all overhanging branches and crown thinning of T11 which is blocking At 6 Glenavon Close New Whittington Derbyshire S43 2QG For Mr Michael Rayner
- CHE/18/00294/TPO Tree 3 in G1 of TPO (Photo 1) Ash Remove the low limb growing to the west at the main stem as shown on photo 1. Tree 7 in G1 of TPO (Photo 2) Sycamore. Remove the six lowest lateral

branches at the main stem that are growing to the west over the plot as shown on photo 2.  
Tree 8 in G1 of TPO (Photo 3) Lime. Remove the four lowest lateral branches from At Former Ringwood Centre Victoria Street Brimington Derbyshire S43 1HY For Rockliffe Homes Ltd

(e) Prior notification approval not required

- CHE/18/00125/TPO Demolition of the existing projection at the rear of the building and proposed re-construction on the existing footprint of this and increasing the width of the proposed extension up to the existing back doors. At 62 Chesterfield Road Brimington Derbyshire S43 1AX For Mr Jonathan Moore
- CHE/18/00173/PN Change of use from shop (Class A1) to Cafe (Class A3) At 7 South Street Chesterfield Derbyshire S40 1QX For Mr Keith Todd
- CHE/18/00280/TPD Extension to dwelling At 253 Walton Road Walton Derbyshire S40 3BT For Mr and Mrs Brailsford
- CHE/18/00313/TPD Conservatory to rear At 17 Steeple Grange Chesterfield Derbyshire S41 0HU For Mr and Mrs Coxhead
- CHE/18/00315/TPD A single storey rear extension 4.2 metres x 3.2 metres, 2 no. Velux roof lights, French doors with vestibule window and pitched roof with gable end. At 27 Stuart Close Tapton Derbyshire S41 0SW For Miss Allison Wilbourn

(f) Other Council no obj without comments

- CHE/18/00356/CPO Discharge condition 4 (colour details for chiller units) in relation to approved Derbyshire County Council application CD2/0318/100 At Chesterfield Central Library New Beetwell Street Chesterfield Derbyshire S40 1QN For Derbyshire County Council

CHE/18/00359/CPO Discharge condition 5 (noise management scheme) in relation to approved Derbyshire County Council application CD2/0318/100 At Chesterfield Central Library New Beetwell Street Chesterfield S40 1QN For Derbyshire County Council

(g) Other Council no objection with comments

CHE/18/00287/CPO Retrospective regularisation of the planning status for continuation of waste recycling and waste processing facility (including construction of a building and associated installation and use of At Wards Recycling Units 1-3 Newbridge Lane Old Whittington Derbyshire S41 9HY For Donald Ward Ltd T/a Ward Recycling

(h) CLOPUD Granted

CHE/18/00316/CLOPUD Loft conversion At 198 Old Road Chesterfield S40 3QW For Mr Rick Cusimano

#### 14 **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/18/00279/TPOEXP Consent is granted to the felling of one Lime tree. A nearby young Cherry tree is accepted as a replacement on this occasion and shall be maintained under the terms of the preservation order.

CHE/18/00199/TPO Consent is refused to the removal of all branches growing over the neighbouring properties because this would leave the canopy unbalanced and reduce the trees

amenity value. The trees already have a high canopy and are at a reasonable distance from the neighbouring properties.

Consent is granted to a light crown thin which includes the removal of dead branches in the crown.

CHE/18/00219/TPO

Consent is granted to the crown lifting of 3 trees and the reduction of branches of 4 trees growing towards the property pruning back to the boundary line and pruning back to suitable replacement branches.

CHE/18/00231/TPO

Consent is granted to the crown clean and crown lift of T5-T7 and a crown reduction of 60% to T6 to remove the dead and weak upper growth to create a high pollard.

Consent is also granted to the pruning of T12 Lime to reduce branches growing to the south by 1.5 metres to re-balance the crown and crown clean to remove dead branches and epicormics growth.

CHE/18/00232/TPO

Consent is granted to the re-pollarding of one Ash tree pruning back to previous pollarding points.

CHE/18/00324/TPO

Consent is granted to the crown reduction of the tree by 25% pruning back to previous reduction points, a crown lift by 4.5 metres from ground level and a crown clean to remove dead wood.

CHE/18/00294/TPO

Consent is refused to the removal of 3 lower branches of the Sycamore because this would in affect side up the tree making the crown one sided. The outer crown of the trees canopy is approximately 3 metres from the new dwelling which is an acceptable distance from the property.

Consent is granted to the removal of one damaged branch on the Ash tree and the crown lifting by 3 metres of the Lime and Sycamore trees.

A further application has been invited from the applicant to crown lift and crown thin all the trees within the group to alleviate the alleged light issues.

CHE/18/00366/TPO

Consent is granted to the felling of one Sycamore tree which has decay and Ganoderma fungal brackets at the base of the tree which makes the stem and roots brittle and prone to failure.

A condition has been attached for a replacement Oak to be planted in the next available planting season.

CHE/18/00248/TPO

Consent is granted to the removal of one horizontal stem pruning back to the main tree and the crown lifting of one Ash by 3 metres from ground level and the reduction of branches on one Ash growing towards the street light to give a 1 metre clearance.

CHE/18/00268/TPO

Consent is granted to the crown lifting of two Oaks by 4 metres and the crown thinning by 20% to allow more light into the neighbouring property.

CHE/18/00333/TPO

Consent is granted to the crown lifting of one Cedar tree by 4.5 metres and crown thin by 20% to allow more light into the garden. Consent is refused to the reduction of branches growing over the neighbouring property because this would lose the trees natural shape and reduce its amenity value. The approved works should also remove the need to reduce the branches.

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

CHE/18/00269/CA

The felling of one self-set Maple tree and one Cedar and the crown clean and crown lift of 4 Ash and one Oak at the rear of the property and one Spruce to the front of the property for Westside Landscapes at 19c Somersall Lane, Somersall.

Agreement to the felling of 2 trees and the pruning of 6 trees. The felling and pruning will have no adverse effect on the amenity value of the area.

CHE/18/00253/CA

The felling of one dead Walnut tree for Westside Landscapes at 19 Green Gables, Somersall Lane.

Agreement to the felling of 1 Walnut tree. The felling work will have no adverse effect on the amenity value of the area.

#### 15 **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.

#### 16 **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.