

**PLANNING COMMITTEE**

**Tuesday, 23rd April, 2019**

Present:-

Councillor Brittain (Chair)

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

**CHE/19/00088/OUT** - Outline application for one residential property including access at Land between 34 and 38 Lake View Avenue, Walton, Chesterfield for Mrs Helene Butler

Councillors Barr, Bingham, Brittain, Callan, Catt, Dickinson, Miles, Sarvent and Simmons.

**CHE/18/00788/FUL** - Erection of detached house with internal garage (coal mining risk assessment received 13.03.2019 and revised site plan received 14.03.2019) at Land Adjacent to 392 Ashgate Road, Chesterfield for Mr Roger Myddelton

Councillors Barr, Bingham, Brittain, Borrell (ward member), Callan, Catt, Dickinson, Miles, Niblock (ward member), Sarvent and Simmons.

**CHE/19/00076/FUL** - Erection of 6 residential dwellings within the grounds of appletrees comprising 2 x 4 bedroom detached houses and 4 x 3 bedroom semi-detached houses served by a modified access from Lancaster road (revised plans received 08/04/2019) at Appletrees, Lancaster Road, Newbold, Chesterfield, Derbyshire S41 8TP for Dr S Sanghera

Councillors Barr, Bingham, Brittain, Callan, Catt, Dickinson, Miles, Sarvent and Simmons.

**CHE/19/00048/OUT** - Outline application for planning permission for one dwelling tied to the existing boarding kennels at Broomhill Farm, Broomhill Road, Old Whittington S41 9EA

Councillors Barr, Bingham, Brittain, Callan, Catt, Dickinson, Miles, Sarvent and Simmons.

**CHE/18/00859/FUL** - Proposed – Conversion of former church into four apartments and construction of eight new semi-detached houses at St Joseph's RC Church, Chesterfield Road, Middlecroft, Staveley, Derbyshire S43 3QF for Mr Rafiq Khan

Councillors Barr, Bingham, Brittain, Callan, Catt, Dickinson, Hill, Miles, Sarvent and Simmons.

**CHE/18/00872/FUL** - Full application for conversion and extension of dwelling to form two separate dwellings at 220A Manor Road, Brimington, Chesterfield for Mr K Yarnold

Councillors Barr, Bingham, Brittain, Callan, Catt, Dickinson, Hill, Miles, Sarvent and Simmons.

**CHE/19/00091/REM1** - Proposed – Variation of condition 2 (substitution of approved drawings) and 11 (relocation of bin collection point) of CHE/17/00263/FUL - Erection of 34 dwellings including private amenity space, car parking provision, new access road, landscaping, drainage swale and on-site open space at the Former Saltergate Health Centre, Saltergate, Chesterfield, Derbyshire For Woodall Homes LTD

Councillors Barr, Bingham, Brittain, Brunt (ward member), Callan, Catt, Dickinson, Hill, Miles, Sarvent and Simmons.

\*Matters dealt with under the Delegation Scheme

## 130 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brady, Caulfield, Davenport and Wall.

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

Councillor Simmons declared an interest in agenda item 4(7) (CHE/19/00048/OUT - Outline application for planning permission for one dwelling tied to the existing boarding kennels at Broomhill Farm, Broomhill Road, Old Whittington S41 9EA) as the applicant was known to him.

**132 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 1 April, 2019 be signed by the Chair as a true record.

**133 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:-

Councillor Hill had not attended the site visit for the following item and left the meeting at this point.

CHE/18/00788/FUL - ERECTION OF DETACHED HOUSE WITH INTERNAL GARAGE (COAL MINING RISK ASSESSMENT RECEIVED 13.03.2019 AND REVISED SITE PLAN RECEIVED 14.03.2019) AT LAND ADJACENT TO 392 ASHGATE ROAD, CHESTERFIELD FOR MR ROGER MYDDELTON

In accordance with Minute No. 299 (2001/2002) Mr Tim Stubbins (applicant's architect) addressed the meeting.

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.

- Site Plan, drawing number 18/731 2. Revision B

- Plans and Elevations, drawing number 18-731-01
  - Application form
  - Coal Mining Risk Assessment produced by Eastwood & Partners reference CAT/RW/GCB/43718-001 (dated 11.03.2019)
3. Construction work shall only be carried out between the hours of 8:00 am to 6:00 pm Monday to Friday and 9:00 am to 5:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery (e.g. generators) radios and the delivery of construction materials
4. The proposed dwelling shall not be occupied until the 3 car parking spaces shown on 'Site Plan' Drawing Number 18/731 2. Revision B (dated March 2019) are provided and thereafter shall be retained permanently for domestic car parking maintained free from any impediment to their designated use for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
5. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13 amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32 amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.
6. No gates or other barriers shall be erected across the driveway.
7. Prior to the occupation of the dwelling, new vehicular and pedestrian accesses shall be formed to Ashgate Road in accordance with the revised drawing 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 43 metres in both directions measured along the nearside carriageway edge. The land 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.
8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-

off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles and shall be implemented in accordance with the approved programme and details. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

9. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

10. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include:

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works

11. Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

12. Prior to the commencement of the development hereby approved (including land clearance 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. Details should include the methodology of how the services will be installed which run through the root protection areas.
- b) Details of construction within the RPA that may impact on the retained trees. This should include details and cross sectional drawing of the piling system and include existing and proposed levels. Details of the proposed new walling at the access off Ashgate Road should also be submitted.
- c) A full specification for the installation of boundary treatment works.
- d) A full specification for the construction of any access, parking areas and driveways, including details of the no-dig specification and extent of the areas of the parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them. This should also include details of the proposed new walling at the access off Ashgate Road.
- e) 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.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing on a scaled plan.
- g) A specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access and the location of temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.

- j) Boundary treatments within the RPA.
- k) Methodology and detailed assessment of root pruning (if required).

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

13. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) a scaled plan showing vegetation to be retained and trees and plants to be planted;
- b) proposed hardstanding and boundary treatment;
- c) a schedule detailing sizes and numbers of all proposed trees/plants;
- d) sufficient specification to ensure successful establishment and survival of new planting.

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. Any new tree(s) that die(s), are/is removed, 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. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

14. Notwithstanding the details shown on the approved plan Plans and Elevations, drawing number 18-731-01 the roof light proposed in the southern roof plane facing towards No 4 The Dell to the south, shall only be fitted with a cill height above 1.7m high (measured internally) and shall thereafter be retained as such in perpetuity.

15. Before 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.

(B) That a CIL Liability notice be served for £17,652.50 as detailed in section 5.12 of the officer's report.

Councillor Simmons had declared an interest in the following item and left the meeting at this point.

CHE/19/00076/FUL - ERECTION OF 6 RESIDENTIAL DWELLINGS WITHIN THE GROUNDS OF APPLETTREES COMPRISING 2 X 4 BEDROOM DETACHED HOUSES AND 4 X 3 BEDROOM SEMI-DETACHED HOUSES SERVED BY A MODIFIED ACCESS FROM LANCASTER ROAD (REVISED PLANS RECEIVED 08/04/2019) AT APPLETTREES, LANCASTER ROAD, NEWBOLD, CHESTERFIELD, DERBYSHIRE S41 8TP FOR DR S SANGHERA

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

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.

767 101 Rev A – Plot 2 and 3

767 102 Rev A – Plot 4

767 103 Rev A – Plots 5 and 6

767 104 Rev A – Plot 7

DS-1406-02-GA-002 - Existing and Proposed Sections

DS-1406-02-PL-001 – Bin Store

DS-1406-02-PL-002 – Site Compound

DS-1406-02-PL-003 – Root Protection Area Fencing Detail

DS-1406-02-PL-004 – Proposed Planting Scheme

DS-1406-02-PL-005 – Hard Landscaping Plan



DS-1406-02-PL-006 – External Lighting Plan  
DS-1406-02-PL-007 – Stone Wall Detail  
DS-1406-02-PL-008 P1 – Drainage General Arrangement  
DS-1406-02-PL-009 – Proposed Site Plan  
DS-1406-02-PL-010 – Existing Site Plan  
DS-1406-02-PL-011 – Tree Retention Plan  
DS-1406-02-PL-012 – Tree Removal Plan  
DS-1406-01-DR-002 – Drainage Construction Details (Sheet 1) DS-1406-01-DR-003 - Drainage Construction Details (Sheet 2)  
DS-1406-01-DR-004 – Drainage Catchment Areas  
DS-1406-01-DR-005 – Attenuation Tank Details

Design & Access Statement (by Haxton Koyander Architecture Ltd dated January 2019);  
Supplementary Report by Wildlife Discovery Ecological Consultants dated January 2019 of Extended Phase 1 Habitat & Tree Survey Report (by Wildlife Discovery dated January 2016);  
Coal Mining Risk Assessment (by Terry Lee Associates dated January 2016);  
Phase II Geotechnical & Geo-Environmental Assessment Report and Mining Assessment Report (by Groundsmiths UK Ltd dated January 2019);  
Phase III Remediation Method Statement (by Groundsmiths dated April 2019);

3. The development hereby approved shall be constructed in accordance with the Drainage Scheme detailed on Drawing No's DS-1406-01-DR-002 – Drainage Construction Details (Sheet 1), DS-1406-01-DR-003 - Drainage Construction Details (Sheet 2), DS-1406-01-DR-004 – Drainage Catchment Areas, DS-1406-01-DR-005 – Attenuation Tank Details, DS-1406-02-PL-008 P1 – Drainage General Arrangement. The dwellings shall not be occupied until both foul and surface water drainage works have been completed in accordance with the approved plans (unless amendment to that scheme is agreed in writing with the Local Planning Authority under the provisions of this condition).

4. A. Development shall only be undertaken on site in accordance with the conclusions of the Phase II Geotechnical & Geo-Environmental Assessment Report and Mining Assessment Report (by Groundsmiths UK Ltd dated January 2019); and the Phase III Remediation Method Statement (by Groundsmiths dated April 2019).

B. If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

5. The site entrance shall be formed in accordance with drawing no. DS-1406-01-PL-001 which shows the provision of a bin store adjacent to Lancaster Road. Prior to the occupation of any dwelling hereby approved the bin dwell/bin store shall be formed and be made available for bins to be sited in this location on collection day by the waste authority. Thereafter this facility shall be maintained available for use in perpetuity.

6. Before any other operations are commenced (excluding demolition/clearance) space shall be provided within the site curtilage for the storage of plant/materials/site accommodation/loading and unloading of goods vehicles/parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs set out on drawing no. DS-1406-02-PL-002- Site Compound and maintained throughout the contact period in accordance with the approved designs free from any impediment to its designated use.

7. Before any other operations are commenced a new vehicular and pedestrian access shall be create to Lancaster Road in accordance with the revised application drawings, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside channel level.

8. Before any other operations are commenced (excluding the creation of the new access the subject of the condition above) the existing vehicular and pedestrian access to Lancaster Road shall be permanently close with a physical barrier and the existing vehicle crossover reinstated as footway in accordance with drawing no. DS-1406-01-HW-003 (submitted and

agreed with app. CHE/19/00057/DOC).

9. The premises the subject of the application shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking and manoeuvring of vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

10. Notwithstanding the Town and Country Planning (General Permitted development) Order 1995 the garage accommodation/parking space to be provided in connection with the development shall not be used other than for the above stated purpose except with the prior permission of the Local Planning Authority granted on an application made in that regard.

11. The proposed driveway/access to Lancaster Road shall be no steeper than 1 in 14 over its entire length.

12. The dwellings hereby approved shall be constructed using the agreed materials schedule (submitted and agreed with app. CHE/19/00057/DOC) as part of the development, unless alternative materials are subsequently submitted and agreed in writing by the Local Planning Authority under the provisions of this condition.

13. 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.

14. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

15. Prior to any development commencing Root Protection Areas (RPA's) shall be established to all protected trees and landscape feature to be retained on the site and the adjacent sites by the placement of protective fencing in accordance with drawing no. DS-1406-01-PL-003. The fencing shall be undertaken as approved before any equipment, machinery or materials have been brought onto the site for the development and shall be maintained as approved until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any areas fenced in accordance with this condition and the ground levels within these areas shall not be altered, nor any excavation made, without the prior written consent of the Local Planning Authority.

16. Prior to the occupation of any of the dwellings hereby approved, soft landscaping and ecological enhancement measures and mitigation shall be implemented to each respective plot upon completion of development in accordance with drawing no. DS-1406-01-PL-004 and the Ecological Mitigation, Compensation and Enhancement Strategy prepared by James Frith dated January 2019 (submitted and agreed with app. CHE/19/00057/DOC). All planting/measures shall be carried out in accordance with the approved details.

17. No open trenches or holes should be left open overnight to ensure that mammals such as badger, fox or hedgehog are not trapped. If the holes or trenches cannot be back filled then a ramp should be installed to allow animals to escape.

18. There shall be no removal of hedgerows, trees, shrubs, brambles or ground clearance take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the area for active birds' nests immediately before the work is commenced. Provided that the ecologist is satisfied that no birds will be harmed, and/or that there are appropriate measures in place to protect nesting bird interest on site and the Local Planning Authority receive written confirmation of such (which shall subsequently need to be approved in writing), works will thereafter be permitted to take place in accordance with any protection measures recommended without restriction.

19. Prior to the occupation of any of the dwellings hereby approved, hard landscaping and ecological enhancement measures and mitigation shall be implemented to each respective plot upon completion of development in accordance with drawing no. DS-1406-01-PL-005 and the Ecological Mitigation, Compensation and Enhancement Strategy prepared by James Frith dated January 2019 (submitted and agreed with app. CHE/19/00057/DOC). All planting/measures shall be carried out in accordance with the approved details.

20. The boundary wall situated along the site frontage shall be rebuilt in accordance with the details set out on drawing no. DS-1406-02-PL-007.

Development shall thereafter be carried out in accordance with the approved details and shall be completed prior to the occupation of no more than 50% of the dwellings hereby approved on site.

21. 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.

22. External lighting to the shared driveway shall only be installed in accordance with drawing no. DS-1406-01-PL-006. Such approved measures should be implemented in full and maintained thereafter in perpetuity.

23. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13 amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32 amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

(B) That a CIL Liability notice be served for £47,116 as detailed in section 5.9 of the officer's report.

Councillor Simmons returned to the meeting.

CHE/19/00048/OUT - OUTLINE APPLICATION FOR PLANNING PERMISSION FOR ONE DWELLING TIED TO THE EXISTING BOARDING KENNELS AT BROOMHILL FARM, BROOMHILL ROAD, OLD WHITTINGTON S41 9EA

In accordance with Minute No. 299 (2001/2002) Jenifer Mark (on behalf of the applicant) and Rebecca Williams (employee of the applicant supporting the application) addressed the meeting.

That the officer recommendation not be followed and the application be approved, with all matters reserved to a future meeting of the Planning

Committee.

That a further report detailing the conditions of the permission be brought to the Planning Committee meeting on 20 May, 2019.

CHE/18/00859/FUL - PROPOSED – CONVERSION OF FORMER CHURCH INTO FOUR APARTMENTS AND CONSTRUCTION OF EIGHT NEW SEMI-DETACHED HOUSES AT ST JOSEPHS RC CHURCH, CHESTERFIELD ROAD, MIDDLECROFT, STAVELEY, DERBYSHIRE S43 3QF FOR MR RAFIQ KHAN

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

Time Limit etc

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.

01258/18 2126 – EXISTING ROOF PLAN  
01258/18 2125 – EXISTING UPPER GF WINDOWS  
01258/18 2125 – EXISTING SECTIONS  
01258/18 2124 – EXISTING CELLAR PLAN  
01258/18 2123 – EXISTING GROUND FLOOR PLAN  
01258/18 2122 – EXISTING ELEVATIONS  
18-1433 A(00)-01 LOCATION PLAN  
S9203 – TOPOGRAPHICAL SITE SURVEY  
07-0057-001 PL1 – VEHICLE TRACKING 1  
07-0057-002 PL1 – VEHICLE TRACKING 2  
18-1433 A(10)-210 REV B – PROPOSED FLOOR PLANS AND ELEVATIONS OF SEMI-DETACHED PROPERTIES  
18-1433 A(10)-110 REV B – PROPOSED GF PLAN  
18-1433 A(10)-111 REV B – PROPOSED FF AND ROOF PLAN  
18-1433 A(10)-131 REV B – PROPOSED NORTH AND EAST ELEVATIONS  
18-1433 A(10)-133 REV B – PROPOSED SOUTH AND WEST ELEVATIONS  
18-1433 A(20)-101 REV B – PROPOSED SECTIONS A-A, B-B AND C-C

(CHURCH)

18-1433 A(90)-01 REV A – PROPOSED BIN STORE DETAILS

18-1433 A(90)-05 REV C – PROPOSED SITE LAYOUT PLAN

18-1433 A(90)-21 REV B – PROPOSED SECTIONS A-A, B-B AND C-C

(SITE)

18-1433 A(90)-31 REV B – PROPOSED C/FIELD ROAD  
STREETSCENE

Design & Access Statement  
Drainage Strategy Report  
Coal Mining Risk Assessment  
Site Investigation Report  
Ecological Appraisal  
Residential Noise Survey

#### Drainage

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

4. 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 there shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

#### Contaminated Land

5. A. Development shall only be undertaken on site in accordance with the conclusions of the Site Investigation Report by Haigh Huddleson and Associates.

B. If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

## Highways

6. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicles of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

7. The premises, the subject of the application, shall not be occupied/ taken into use until the site access/exit has been modified in accordance with the revised and approved application drawings to be provided with exit visibility sightlines (as shown) to the nearside carriageway channel in each direction and all areas in advance of the sightlines being over controlled land/existing highway and maintained clear of any obstructions greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level.



8. The premises, the subject of the application, shall not be occupied/ taken into use until space has been provided within the application site in accordance with the revised and approved application drawings for the parking/loading and unloading/manoeuvring of residents/visitors/ staff/customers/service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

### Ecology

9. Prior to building works commencing above foundation level, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2018. Such approved measures should be implemented in full and maintained thereafter. Measures shall include:

- details of bird and bat 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
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

### Landscaping

10. Within 2 months of commencement of development 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 dwellings.

11. Within 2 months of commencement of development 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

12. 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.

13. No vegetation clearance works 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.

Others

14. Construction work (inc. demolition works) 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.

15. 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.

16. 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.

17. Prior to the commencement of the development, details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved shall be submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwelling shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.

18. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13 amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32 amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

19. Development shall be undertaken in accordance with the mitigation measures as set out in the Residential Noise Survey by Nova Acoustics dated 26/11/2018 and no dwelling shall be occupied until all measures have been implemented.

20. The garage/car parking spaces to be provided shall be kept available for the parking of motor vehicles at all times. 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 garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.

21. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

(B) That a CIL Liability notice be served for £37,309 as detailed in section 5.9 of the officer's report and the Committee Meeting.

CHE/18/00872/FUL - FULL APPLICATION FOR CONVERSION AND EXTENSION OF DWELLING TO FORM TWO SEPARATE DWELLINGS AT 220A MANOR ROAD, BRIMINGTON, CHESTERFIELD FOR MR K YARNOLD

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

17-167C; 17-167-03; 17-167-04; 17-167-05; 17-167-06;  
17-167-07; 17-167-09; 17-167-10A; 17-167-11

3. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
4. 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.
5. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13 amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32 amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

6. Prior to commencement of the development hereby approved evidence shall have been provided to and approved in writing by the local planning authority demonstrating the inclusion in the property deeds of 222 Manor Road a 2.4 metre by 47 metre visibility splay across the frontage of the property. The development shall thereafter proceed in accordance with the application drawing and the land in advance of the visibility sightline 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.
7. Prior to occupation of the additional dwelling hereby approved the access driveway shall be widened in accordance with the approved drawing 17-167-10A and which shall be retained as such thereafter.
8. The proposed additional dwelling shall not be occupied until space has been laid out within the site in accordance with the application drawing 17-167-10A for vehicles to be parked and manoeuvred. Thereafter, the parking and associated manoeuvring areas shall be maintained free from any impediment to their designated use for the life of the development.
9. Details of a 1.8 metre high screen fence or wall to be installed along the boundary of the site with 220 Manor Road, between points A and B shown on the attached plan, shall be submitted to the local planning authority for consideration. The details subsequently agreed in writing by the local planning authority shall have been installed on site prior to occupation of the additional dwelling and which shall be retained thereafter for the life of the development.

CHE/19/00088/OUT - OUTLINE APPLICATION FOR ONE RESIDENTIAL PROPERTY INCLUDING ACCESS AT LAND BETWEEN 34 AND 38 LAKE VIEW AVENUE, WALTON, CHESTERFIELD FOR MRS HELENE BUTLER

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

1. Approval of the details of the scale, layout, external appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of all the reserved matters shall be made to

the Local Planning Authority before the expiration of three years from the date of this permission.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4. 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 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 stability of the site. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

5. Details of the existing and proposed land levels and the proposed floor levels of the dwelling hereby approved shall be submitted in writing concurrently with any application for the reserved matters being submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwelling shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.

6. Concurrent with the submission of a reserved matters application, 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.

7. Unless otherwise approved in writing by the Local Planning Authority demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 1:00pm 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. The premises, the subject of the application, shall not be occupied until

space has been provided within the site curtilage for the parking of vehicles, located, designed, laid out and constructed all as agreed in writing by the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

9. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority.

10. A residential charging point shall be provided for the additional dwelling with an IP65 rated domestic 13 amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32 amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

CHE/19/00091/REM1 - PROPOSED – VARIATION OF CONDITION 2 (SUBSTITUTION OF APPROVED DRAWINGS) AND 11 (RELOCATION OF BIN COLLECTION POINT) OF CHE/17/00263/FUL - ERECTION OF 34 DWELLINGS INCLUDING PRIVATE AMENITY SPACE, CAR PARKING PROVISION, NEW ACCESS ROAD, LANDSCAPING, DRAINAGE SWALE AND ON-SITE OPEN SPACE AT THE FORMER SALTERGATE HEALTH CENTRE, SALTERGATE, CHESTERFIELD, DERBYSHIRE FOR WOODALL HOMES LTD

That the officer recommendation be upheld and the application be approved and conditions 2 and 11 be amended/agreed and condition 23 inserted 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.

C00 REV A - SITE LOCATION PLAN  
W01 REV J - SITE LAYOUT PLAN  
C02 REV C - SITE LAYOUT PLAN  
C03 REV A - PLOTS 1 AND 26 PETWORTH  
C04 REV A - PLOTS 2, 5, 6, 12 AND 24 - ROSDENE  
C05 REV A - PLOTS 3 AND 17 PETWORTH

C06 REV B - PLOT 4 LINDISFARNE  
C07 REV B - PLOTS 7 AND 15 LINDISFARNE  
W09 REV F AND P03 - PLOTS 8 – 11, 19 and 21 CLAREMONT (FLATS)  
C09 REV B - PLOT 14 - BUCKINGHAM  
C10 REV A - PLOT 16 - WYCOMBE  
P02 – PLOTS 18 AND 20 - HADDON  
C12 REV B - PLOTS 22 AND 23 - HARDWICK  
C13 REV B - PLOTS 25 AND 31 - WESTBURY  
C14 REV B - PLOT 28 - KINGSTON  
C15 REV B - PLOTS 29 AND 30 - THORNTON  
C16 REV A - PLOTS 31, 32 33 AND 34 - AFFORDABLE  
C18 - PLOT 27 - ROSEDENE  
C22 REV B - GARAGES  
C23 - GARAGE G7  
C20 REV A - BOUNDARY TREATMENTS PLAN  
C21 - BOUNDARY TREATMENTS DETAILS  
SOFT LANDSCAPE PROPOSALS (1) L9008\_03 REV F  
SOFT LANDSCAPE PROPOSALS (2) L9008\_04 REV F  
SOFT LANDSCAPE PROPOSALS (3) L9008\_05 REV E  
SOFT LANDSCAPE PROPOSALS (4) L9008\_06 REV B  
40337/001 REV A - EXPLORATORY HOLE LOCATION PLAN  
40337/012 REV B - EXTERNAL WORKS  
40337/013 REV F - PLOT DRAINAGE  
40337/014 REV C - LONGITUDINAL SECTIONS (SHEET 1 OF 2)  
40337/015 REV A - LONGITUDINAL SECTIONS (SHEET 2 OF 2)  
40337/016 REV A - MANHOLE SCHEDULES  
40337/018 REV A - S104 (DRAINAGE) LAYOUT  
40337/019 REV A - S102 (DRAINAGE) LAYOUT  
40337/020 REV A - FOUNDATION SCHEDULE PLAN 1 OF 2  
40337/021 REV A - FOUNDATION SCHEDULE PLAN 2 OF 2  
40337/022 REV A - FOUNDATION SCHEDULE TABLE  
40337/023 REV A - FLOOD ROUTING PLAN  
40337/024 REV A - DRAINAGE DETAILS SHEET 1 OF 2  
40337/026 REV A - DRAINAGE DETAILS SHEET 2 OF 2  
40337/035 REV B - S278 WORKS SPENCER STREET  
40337-/036 REV E - S278 WORKS SALTERGATE  
40337/038 REV C - HIGHWAYS LAYOUT AND SETTING OUT - 1 OF 2  
40337/039 REV C - HIGHWAYS LAYOUT AND SETTING OUT - 2 OF 2  
40337 ATR1 REV A - VEHICLE TRACKING DIAGRAM  
40337/044 REV A - PRIVATE CATCHPIT DETAIL  
SA1 INC. STORAGE 100YR+ CC  
SA2 INC. STORAGE 100YR+ CC



SA3 INC. STORAGE 100YR + CC  
40337/002 - REPORT ON ADDITIONAL INVESTIGATION  
08321 SITE DRAWING AND WINCAN V8 (SEWER SURVEY)  
C17 REV D - FRONT BOUNDARY WALL RE-ALIGNMENT  
C19 - SITE MANAGEMENT PLAN  
W27 REV B - SITE COMPOUND  
CONSTRUCTION METHOD STATEMENT REV A -14TH JUNE 2017 (AS  
AMENDED TO EXCLUDE CONSTRUCTION TRAFFIC TO SPENCER  
STREET - 04/08/2017)  
LTP/19 - SECTION THROUGH ROAD AND T19 & T26  
'NO DIG' CONSTRUCTION METHOD STATEMENT - 14TH JUNE 2017  
DEMOLITION AND CONSTRUCTION OF RETAINING WALL METHOD  
STATEMENT - 4TH JULY 2017  
MMA14548/001 R2 – STREET LIGHTING DESIGN  
OUTDOOR LIGHTING REPORT AND P852 SPEC  
DESIGN AND ACCESS STATEMENT (UPDATED 09/06/2017)  
PLANNING STATEMENT  
HERITAGE STATEMENT  
ECOLOGICAL APPRAISAL  
TRANSPORT STATEMENT  
STATEMENT OF COMMUNITY INVOLVEMENT  
COAL MINING RISK ASSESSMENT  
PHASE I ENVIRONMENTAL REVIEW AND PHASE II SITE  
INVESTIGATION REPORT  
FLOOD RISK ASSESSMENT  
ECUS TREE SURVEY, ARBORICULTURAL IMPACT  
ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT  
DATED JULY 2017  
ECUS JAPANESE KNOTWEED SURVEY DATED 24TH APRIL 2017  
VIABILITY APPRAISAL REV A - CONFIDENTIAL (UPDATED  
05/07/2017)  
PLOT MATERIALS SCHEDULE AND SITE PLAN WITH BRICK  
CHOICES - 20/07/2017

11. 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.

The wording to condition 11 will not change; however the amended bin

collection details shall be subsequently approved under the provisions of the above condition and DOC application CHE/18/00644/DOC.

23. Within 2 months of the date of this consent, the pedestrian access route to Brickyard Walk shall be gated as per the original approved plans with access provided exclusively to residential dwellings on the associated estate. In addition to the secure gate a light shall be installed (either a freestanding streetlight or a wall mounted fixture) to illuminate the pedestrian access route. These features shall thereafter be retained and maintained in perpetuity by the associated private management company of the estate.

### 134 **BUILDING REGULATIONS (P880D)**

\*The Chief Building Control Officer reported that pursuant to the authority delegated to him he had determined the under-mentioned plans under the Building Regulations:-

#### Approvals

19/00115/OTHFFP	New enterprise centre at Holywell Cross Car Park (Donut) Chesterfield S40 1UN
19/01212/DEXFP	Removal of wall to rear to insert bi-fold doors at 41 Brearley Avenue New Whittington Chesterfield S43 2DY
19/01236/DEXFP	Removal of internal wall between kitchen and dining room and patio doors in place of window at 27 Hawksley Avenue Chesterfield S40 4TJ
19/01202/DEXFP	Front extension and new patio door to rear and replacement windows at 7 Somersall Park Road Chesterfield S40 3LD
18/06544/OTHFP	Alterations to provide disabled lift and access at Central Methodist Church 38 Saltergate Chesterfield S40 1UH
19/01199/DEXFP	Loft conversion at 36 Shaftesbury Avenue Ashgate Chesterfield S40 1HN

19/00187/OTHFP	Timber office structure with commercial shell at Unit 11 Clarence Industrial Trading Estate Eastside Road Chesterfield S41 9AT
19/01463/DEXFP	Proposed internal alterations at 50 Greenbank Drive Loundsley Green Chesterfield S40 4BX
19/00365/DEXFP	Single storey rear extension at 24 Stanley Avenue Inkersall Chesterfield S43 3SU
19/01641/DEXFP	Construction of a detached garage at Oak Tree House Markham Road Duckmanton Chesterfield S44 5HP
18/06549/DOMFP	Construction of three bedroomed dwelling at land to the rear of 115 Coniston Road Newbold Chesterfield S41 8JE

135 **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/18/00768/REM	Approval of reserved matters of CHE/15/00085/OUT - residential development of 33 dwellings - revised plans received 21/02/2019 at land to the east of Rectory Road Duckmanton for Woodall Homes Ltd
CHE/18/00829/FUL	Erection of a single-storey rear extension and associated landscaping works. Removal of masonry below existing window sill to form door access between existing building and proposed extension. Demolition of existing garage with new garage to be constructed further back on the site. - revised drawings received 7 3 2019 at Long Cottage 79 High Street Old Whittington S41 9LA

for Mr Jon Carr

- CHE/18/00830/LBC      Erection of a single-storey rear extension and associated landscaping works. Removal of masonry below existing window sill to form door access between existing building and proposed extension. Demolition of existing garage with new garage to be constructed further back on the site - revised drawings received 7/3/2019 at Long Cottage 79 High Street Old Whittington S41 9LA for Mr Jon Carr
- CHE/18/00869/FUL      Ground floor rear extension at 129 Spital Lane Spital Chesterfield S41 0HL for Mrs Sharron Sutton
- CHE/19/00019/FUL      Proposed two storey extension to rear elevation at Pottery House 21 Lancaster Road Newbold S41 8TP for Miss Kirsty Siddall
- CHE/19/00038/COU      Change of use of bedroom to treatment room/salon at 10 Romford Way Barrow Hill Derbyshire S43 2PU for Mrs Nicola Farrer
- CHE/19/00044/FUL      Existing boundary stone wall currently topped by wooden vertilap fence 35" height. Removal of fence and replacement wrought iron railing fence 10m in length by 800mm in height with steel plate fixings to coping stones at 22A Abercrombie Street Chesterfield S41 7LW for Mr Peter Neale
- CHE/19/00054/FUL      Demolition of brick outbuilding and construction of new single storey rear extension to form lounge and enlarged kitchen at 7 Barholme Close Upper Newbold S41 8AB for Mr John Riley
- CHE/19/00056/FUL      Provision of vehicular access and off road parking area and to improve pedestrian access at 96 Sycamore Road Hollingwood S43 2LP for Ms Jacqueline Marshall
- CHE/19/00061/FUL      Single storey rear extension at Stonecroft High

- Street Old Whittington S41 9LA for Mr and Mrs Blackbourn
- CHE/19/00062/FUL To erect an external metal staircase to the rear of the property to access the first floor at 2 Cross Street Chesterfield S40 4SS for Mrs Katy Daly
- CHE/19/00063/FUL Proposed kitchen extension at 13 Highfield Avenue Newbold S41 7AZ for Mr and Mrs Jones
- CHE/19/00071/FUL Erection of two industrial buildings ancillary to existing operations at Medway Closures Ltd. at Riverside Works Storforth Lane Chesterfield S40 2TU for Medway Closures Ltd.
- CHE/19/00072/FUL Single storey rear lean to extension at 226 Lockoford Lane Tapton S41 0TQ for Mr and Mrs S Colley
- CHE/19/00074/OUT Erection of two new dwellings in the form of a pair of semi-detached bungalows (CMRA received 11.03.2019) at 39 Station Road Brimington S43 1JU for Mr David Martin
- CHE/19/00075/FUL Conversion of garage into sitting room with shower room, access between garage and house to be filled in to form internal corridor at 83 Chantrey Avenue Newbold S41 7DJ for Mr Simon Dunne
- CHE/19/00077/FUL Proposed two storey side and rear extension - Re-submission of CHE/18/00048/FUL at 31 Somersall Park Road Chesterfield S40 3LD for Mr Jonathan Wood
- CHE/19/00079/FUL Single storey side extension at 221 Lockoford Lane Tapton Derbyshire S41 0TG for Mr Martin Brailsford
- CHE/19/00081/FUL Single storey extension to rear, demolition of existing garden out building and small new build to top of garden, conversion of existing garage to

side and small porch extension to front at 22 Tennyson Avenue Chesterfield S40 4SW for Mr and Mrs Emmerson

- CHE/19/00109/TPO T18 - Crown lift this beech tree to 3.5m, T17 Crown lift this lime tree to 3.5m, Group 2 (Silver Birch) Canopy clean removing dead wood. Group 1 - Beech Tree overhanging road crown lift to height of phones lines. Spruce tree crown lift 2 branches to 3 meters, Lawsons Cyprus crown lift branches over drive to 3 metres and cut back from car port at 668 Chatsworth Road Chesterfield Derbyshire S40 3NU for Mrs Wendy Barnet
- CHE/19/00123/TPO T14 - Horse Chestnut - permission to have the tree downsized due to the fact that now a tree close by has been downsized so it makes it very vulnerable to high winds. Reduction in height, reduction in side branches growing to the property also crown thin at 7 Hedley Drive Brimington S43 1BF for Mr Paul Smith
- CHE/19/00147/TPO Removal of two lower branches back to main stem also the removal of branches growing towards the property. Pruning back one at Hady Primary School Hady Lane Hady S41 0DF for Mrs Ann M Thomson
- CHE/19/00158/TPO Large cherry tree next to church building requires some trimming back from building (branches touching structure). Maintain headroom for mowing and to allow erection of scaffolding to facilitate high level roof repair. (Tree 1 on plan) at Rose Hill United Reform Church Rose Hill Chesterfield S40 1JW for Rose Hill United Reformed Church

(b) Refusals

- CHE/18/00811/FUL To build a concrete sectional apex garage 5.029m wide x 6.172m long on garden area (free standing) - Revised drawings received 01.03.19 at

60 Walton Drive Boythorpe Chesterfield S40 2PR  
for Mr Stanislav Priputen

CHE/19/00053/RET The retention of an automated teller machine with added security measures and retention of associated signage - resubmission of CHE/18/00370/RET at Tasty Bites Chesterfield Road Staveley S43 3RX for Cardtronics UK Ltd, Trading As Cashzone

CHE/19/00065/RET Retention of automated teller machine with additional security measures - Light, PZ and CCTV at 39 Chatsworth Road Chesterfield S40 2AH for Cardtronics UK Ltd, trading as CASHZONE

(c) Discharge of Planning Condition

CHE/16/00522/DOC Discharge of conditions of 3, 4, 5, 7, 8, 9, 11, 15, 16 and 17 of CHE/15/00611/FUL at 59 St Augustines Road Birdholme S40 2SA for Hillcare Solutions Ltd

CHE/19/00004/DOC Discharge of condition 7 (windows and doors), condition 8 (shop front), condition 9 (security shutters and alarms), condition 10 (materials), condition 13 (hard landscaping), condition 14 (soft landscaping) and condition 15 (treatment of upper facade) of CHE/15/00676/FUL - change of use and internal refurbishment of former department store to hotel (C1), independent ground floor units (a1/A3/A4) and basement gym (D2) including new external courtyard and alterations to servicing, demolition of bridge, fire escape stair tower and single storey link block and erection of a single storey rear extension at former Department Store Knifemithgate Chesterfield Derbyshire for Jomast Developments

CHE/19/00057/DOC Discharge of planning conditions 3 (drainage), 5 (site investigation), 6 (desk top study), 7 (bin storage), 8 (site storage), 9 (vehicular and

pedestrian access), 10 (vehicular access), 14 (materials), 17 (fencing), 18 (tree planting), 19 (hard landscaping), 20 (stone boundary walls), 21 (Ecological Mitigation) and 24 (External Lighting) of CHE/16/00053/FUL - residential development of 6 dwellings and a modified access from Lancaster Road at Apple Trees Lancaster Road Newbold S41 8TP for Dr Sanghera

CHE/19/00066/DOC Discharge of Conditions Application - Conditions 25 and 26 (Replacement conditions for conditions 32 and 33 on previous planning consent CHE/13/00781/EOT) at Markham Employment Growth Zone Markham Lane Duckmanton S44 5HS for Derbyshire County Council

(d) Split decision with conditions

CHE/19/00070/TPO Crown reduction including cutting through the main stem to reduce height, ivy removal, crown thinning and uplifting at woodland to rear of 30-34 Highview Close Hady S41 0DL for Mr David Miller and Mr James Briggs

CHE/19/00110/TPO Crown lift, removal of dead wood and cross rubbing snapped branches and 25% thin and reduction to Maples T2 and T3 - Crown lift - Removal of dead wood and cross rubbing snapped branches - 25% thin and reduction.

The above works to be carried out to improve health and longevity of afore-mentioned trees.

Cross running and snapped branches to be removed for the safety of those in our garden and using public footpath #76  
At 8 Westfield Close Chesterfield S40 3RS for Mrs Lucy Davies

(e) Other Council no objection without comments

CHE/19/00142/CPO Proposed replacement of the timber windows and



doors with double glazed aluminium units to the residential wings of Holly House School. Work to include replacement of fascia and rainwater goods at Holly House School Church Street North Old Whittington S41 9QR for Derbyshire County Council

## 136 **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 the felling and pruning of trees:-

CHE/19/00070/TPO	Consent is refused to the pruning of six trees within W1 on the order map for Mr Briggs of 30 High View Close and Mr Miller of 34 High View Close, Hady.
CHE/19/00147/TPO	Consent is granted to the pruning of one Sycamore tree within W1 on the order map for Mrs Thomson of 32 High View Close, Hady.
CHE/19/00158/TPO	Consent is granted to the pruning of one Cherry tree reference T1 on the order map for Mr Frear of The Rose Hill United Reformed Church, Rose Hill.
CHE/19/00109/TPO	Consent is granted to the pruning of 6 trees reference T17 Beech, T18 Lime, 1 Beech, 1 Cypress and 1 Spruce within G1 and 1 Birch within G2 on the Order map for Mr Stout at 668 Chatsworth Road.
CHE/19/00110/TPO	Consent is refused to the pruning of 2 Maple trees reference T2 and T3 on the Order map for Mrs Davies of 8 Westfield Close, Brampton.
CHE/19/00123/TPO	Consent is granted to the pruning of 1 Horsechestnut tree reference T14 on the Order map for Mr Smith of 7 Hedley Drive,

Brimington. The tree is one sided after the adjacent tree was pollarded.

**137 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.

**138 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.