

## PLANNING COMMITTEE

Monday, 10th December, 2018

Present:-

Councillor Brittain (Chair)

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

**CHE/18/00605/FUL** - Refurbish and extend existing property and change use to residential care home facility and demolition of existing ancillary building to the rear and erection of three storey building to create assisted living facility (revised plans received 05/11/2018, 16/11/2018 and 22/11/2018) at 6 Ashgate Road, Ashgate, Chesterfield, Derbyshire S40 4AA for William May Developments Ltd.

Councillors Brady, Brittain, Callan, Catt, Davenport, Dickinson (ward member), Miles, Sarvent, Simmons and Wall.

**CHE/17/00385/OUT** - Outline application for 50 apartments at former Stagecoach Ltd, Sheffield Road, Stonegravels, Chesterfield, Derbyshire S41 7JN for Capland Properties Limited.

Councillors Barr, Brady, Brittain, Callan, Catt, Davenport, Miles, Sarvent, Simmons and Wall.

**CHE/18/00606/MA** - Material amendment to previously approved application che/15/00442/ful to incorporate changes to the design (approved plans - condition 2) - site of the former Poolsbrook Hotel, Staveley Road, Poolsbrook, Derbyshire S43 3LF for Noble D And B Ltd.

Councillors Barr, Brady, Brittain, Callan, Catt, Davenport, Miles, Sarvent, Simmons and Wall.

\*Matters dealt with under the Delegation Scheme

**76 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bingham, Caulfield, Gilby and Hill.

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

Agenda item 4(1) (CHE/18/00605/FUL - Refurbish and extend existing property and change use to residential care home facility and demolition of existing ancillary building to the rear and erection of three storey building to create assisted living facility (revised plans received 05/11/2018, 16/11/2018 and 22/11/2018) at 6 Ashgate Road, Ashgate, Chesterfield, Derbyshire S40 4AA for William May Developments Ltd)

- Councillor Barr, declared an interest as Chair of the charity Fairplay and would take no part in the item.

The following councillors, while confirming they had not discussed or expressed an opinion on the application prior to the meeting and had no interests to declare, noted as follows:

- Councillors Simmons and Catt: that they and an objector were members of the committee of Chesterfield in Bloom.
- Councillor Miles: that he and an objector were members of the Chesterfield South Health Group.
- Councillor Sarvent: that an objector was a neighbour to her, Councillor Brittain: that he had received a general email of representation from the objectors.
- Councillor Davenport: that she was a ward councillor for the area.

**78 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 19 November, 2018 be signed by the Chair as a true record.

**79 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/18/00605/FUL - REFURBISH AND EXTEND EXISTING PROPERTY AND CHANGE USE TO RESIDENTIAL CARE HOME FACILITY AND DEMOLITION OF EXISTING ANCILLARY BUILDING TO THE REAR AND ERECTION OF THREE STOREY BUILDING TO CREATE ASSISTED LIVING FACILITY (REVISED PLANS RECEIVED 05/11/2018, 16/11/2018 AND 22/11/2018) AT 6 ASHGATE ROAD, ASHGATE, CHESTERFIELD, DERBYSHIRE S40 4AA FOR WILLIAM MAY DEVELOPMENTS LTD

In accordance with Minute No. 299 (2001/2002) Simon Redding (objector), Lisa Hopkinson (objector), Steve Sansom (objector), Sean Lammiman (the applicant's architectural consultant) and Dr Ivan Bakaltchev (applicant) addressed the meeting. As agreed prior to the meeting, the three parties speaking against, and the two parties in support, of the application had the same total amount of time to address the meeting (9 minutes).

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.

WM/AR/LP1 – Site Location Plan

WM/AR/6EX – Existing Plans

WM/AR/SL1 Rev D – Proposed Site Layout (rec'd 22/11/2018)

WM/AR/AL1 Rev B – Proposed Assisted Living Elevations & Floor Plans (rec'd 22/11/2018)

WM/AR/CH1 Rev B – Proposed Care Home Elevations & Plans (rec'd 16/11/2018)

WM/AR/LEV Rev A – Proposed Site Sections (rec'd 22/11/2018)

Design and Access Statement by Carlton Design Architecture Ltd

Asbestos Management Survey by Environmental Essentials Ltd dated August 2016.

Asbestos Management Report by Environmental Essentials Ltd dated January 2017.

Demolition Method Statement by WMD Limited dated July 2018

Sustainability Statement by Carlton Design Architecture Ltd

Ecological Appraisal by Encon Associates dated July 2017

Bat Survey Report by Encon Associates dated September 2017

Desk Study Report by Nicholls Colton Geotechnical dated October 2014.

Geoenvironmental Appraisal by iD GeoEnvironmental Consulting Engineers dated April 2017

Aspire Health Care Introductions

## Drainage

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.

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.

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.

## Land Condition

4. Development shall not commence until a scheme of site remedial works (informed by the Desk Study Report dated October 2014 and

prepared by Nicholls Colton Geotechnical and a Geoenvironmental Appraisal, dated April 2017 and prepared by iD GeoEnvironmental) have been submitted to and approved in writing by the Local Planning Authority. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

## Highways

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 designated use throughout the construction period.

6. 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 of 2.4m x 47m 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.

7. 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.

## Hours

8. 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.

## Local Labour

9. 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.

### Ecology and Trees

10. Prior to the installation of any external lighting a detailed lighting strategy shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter.

This is to ensure that a sensitive lighting strategy is designed in line with guidance within Paragraph 180 of the NPPF.

11. Prior to the commencement of development a biodiversity enhancement strategy that includes the provision of integral bird and bat boxes within the building and native landscaping (based on Section 5.4 of the ecology report (July 2018) should be submitted to and approved in writing by the Council. Such approved measures should be implemented in full.

12. 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 plants to be planted
- b) a schedule detailing sizes and numbers of all proposed trees/plants
- c) sufficient specification to ensure successful establishment and survival of new planting. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) or plants that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes

severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Other

13. 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.

14. Within 3 years of commencement of development the applicant shall submit a 'Percent For Art' scheme which details the commissioning and provision of public art on the application site or on the adjacent site (also in the applicants ownership). The scheme shall include the renovation and rebuilding of the feature entrance / archway of the former Goldwell Rooms / Drill Hall; or as an alternative the developer shall propose a commuted sum to be paid / pooled by the Local Planning Authority for an alternative scheme off site if the former is found to be unviable. Only the approved piece of public art shall be installed in accordance with the approved scheme and an approved timescale agreed in writing by the Local Planning Authority. The approved artwork installed shall be retained in situ as such for the life of the development associated therewith.

Councillor Callan left the meeting at this point.

CHE/18/00606/MA - MATERIAL AMENDMENT TO PREVIOUSLY APPROVED APPLICATION CHE/15/00442/FUL TO INCORPORATE CHANGES TO THE DESIGN (APPROVED PLANS - CONDITION 2) - SITE OF THE FORMER POOLSBROOK HOTEL, STAVELEY ROAD, POOLSBROOK, DERBYSHIRE S43 3LF FOR NOBLE D AND B LTD

In accordance with Minute No. 299 (2001/2002) Daniel Collins (architect for applicant) and Chris Clarke (applicant) were present to answer questions from the committee.

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

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

CHE/17/00385/OUT - OUTLINE APPLICATION FOR 50 APARTMENTS AT FORMER STAGECOACH LTD, SHEFFIELD ROAD, STONEGRAVELS, CHESTERFIELD, DERBYSHIRE S41 7JN FOR CAPLAND PROPERTIES LIMITED

In accordance with Minute No. 299 (2001/2002) Matt Davies (objector) and Jim Lomas (agent of applicant) addressed the meeting.

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

- A. 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. The reserved matters details shall include existing and proposed land levels and the proposed floor levels of the dwellings hereby approved together with 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.
5. As part of the reserved matters submission, 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.

6. As part of the reserved matters submission 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/or 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, contributing to local green infrastructure (full details to be provided in Landscape Plans).

7. As part of the reserved matters submission 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 and the agreed scheme shall be implemented as part of the development hereby agreed.

8. As part of the reserved matters submission a Demolition and Construction Management Plan shall be submitted to the Local Planning Authority for consideration and written approval. The Plan shall include measures to mitigate the impacts of the works on noise, dust and pollution.

9. Demolition and 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.

10. As part of the reserved matters submission details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall be submitted to and approved in writing by The Local Planning Authority.

11. As part of the reserved matters submission a temporary access for construction purposes shall be provided in accordance with a detailed design submitted to and approved in writing by the Local Planning Authority. The access shall be retained in accordance with the approved scheme throughout the construction period, or such other period of time as may be agreed in writing by the Local Planning Authority, free from any impediment to its designated use.

12. Before any other operations are commenced, excluding construction of the temporary access referred, 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 designated use throughout the construction period.

13. Notwithstanding the submitted information a subsequent reserved matters or full application shall include design of the internal layout of the site in accordance with the guidance contained in the 6 C's Highways document.

14. As part of the reserved matters submission construction details of the residential estate road(s) and footway(s) (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

15. The carriageway(s) of the proposed estate road(s) shall be constructed in accordance with Condition 14 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the

occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

16. Before any other operations are commenced a new vehicular junction shall be formed to Sheffield Road and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in both directions measured along the nearside carriageway. The area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) above ground level.

17. No dwelling shall be occupied until space has been laid out within the site in accordance with details submitted and agreed under a reserved or full matters application for cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.

18. 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.

19. As part of the reserved matters submission details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

20. Prior to first occupation details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

21. 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 as part of the reserved matters submission. 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.

22. The development hereby approved shall include the provision of appropriate infrastructure to enable the dwellings to have high speed broadband, in accordance with details to be submitted to, and approved in writing, by the Local Planning Authority.

23. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall: a) Be based on the findings of the approved noise survey of the application site, b) Be capable of achieving the following noise levels: Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours); Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours); Other Habitable Rooms: Noise Rating Curve NR35 (0700 to 2300 hours); Bedrooms: LAFmax 45dB (2300 to 0700 hours). c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms. Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority. [Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

24. Before the use of the residential accommodation is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a) Be carried out in accordance

with an approved method statement. b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

25. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors; and
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. We confirm receiving a desk study report prepared by

Structural Soils Limited and dated 2007. It is recommended that the report is updated and rewritten to incorporate any changes which occurred since the report was issued.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

26. Prior to any part of the permitted development being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

27. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

29. As part of the reserved matters details of the proposed means of disposal of surface water drainage, including but not exclusive to:-

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ; and c) the means of restricting the discharge to public sewer to rate to be agreed with relevant authority(ies) 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.

30. A residential sprinkler system complying with the current UK or European standard shall be installed as part of the build phase.

31. An Electric Vehicle Charging Point shall be installed as part of the build phase and which shall be retained available for use for the life of the development.

B. That a Section 106 Agreement be negotiated to secure:

- 10% affordable housing.
- Percent for Art.
- Contribution to CCG of £15,977.

## 80 **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:-

### (a) Approvals

18/05785/DEXBN	Removal of structural walls and installation of patio doors at 53 Lucas Road Newbold Chesterfield S41 7DA
18/05909/OTHBN	Removal of existing rubberised roof on the church hall and replace with a new insulated rubber roof at St Andrews United Reformed Church Newbold Road Newbold Chesterfield S41 7BE
18/05954/DEXBN	Extension and change of use of garage at land to the rear of 4A Roecar Close Old Whittington Chesterfield S41 9PN
18/05959/DEXBN	Creation of bathroom at Flat 5 50 Cobden Road Chesterfield S40 4TD
18/05976/DEXBN	Replacement of 4 UPVC windows at 18 Foljambe Road Chesterfield S40 1NW
18/05977/DEXBN	Replacement of 4 UPVC windows at 44 Hazlehurst Lane Stonegravels Chesterfield S41 7LX
18/05983/DEXBN	XL External 3rd window with lintel and erection of 2 stud walls with doors at 16 Moston Walk Birdholme

	Chesterfield S40 2HJ
18/06003/DEXBN	Replacing 8 windows and bifold doors at 11 Newhaven Close Walton Chesterfield S40 3DX
18/06040/DEXBN	Internal alterations to create opening to garage and fire door into opening. Extending bedroom, creating dressing room at 12 Blackthorn Close Hasland Chesterfield S41 0DY
18/06044/DEXBN	Single storey rear extension at 29 Highview Close Hady Chesterfield S41 0DL
18/06084/DEXBN	Removing internal doors at 16 Coppice Close Hasland Chesterfield S41 0NA
18/06093/DEXBN	Internal modifications and garage conversion at The Fold 4 Somersall Willows Chesterfield S40 3SR
18/06107/DEXBN	Re roof at 38 Clarkson Avenue Birdholme Chesterfield S40 2RS
18/06124/DEXBN	Garage conversion at 2 Bowland Drive Walton Chesterfield S42 7LZ
18/06160/DEXBN	Removal of internal wall between kitchen and living room, installation of steel beam to support, removal of brick pillar in kitchen and replace with wooden beam at 62 Hartington Road Spital Chesterfield S41 0HE
18/05759/DEXFP	Single storey rear extension to create dining/garden room at 10 Kelburn Avenue Walton Chesterfield S40 3DG
18/05808/DEXFP	Removal of internal walls between kitchen and porch and kitchen and dining room, 2m opening between living room and dining room and new pitched roof to porch at 83 Highfield Road Newbold Chesterfield S41 7HS



18/05826/DEXFP	Two storey side extension and single storey rear extension at 43 Rockingham Close Chesterfield S40 1JE
18/05975/DEXFP	Removal of ground floor internal walls at 4 Windsor Walk Hasland Chesterfield S41 0BQ
18/05964/DEXPI	Two storey side extension at 74 Foljambe Avenue Walton Chesterfield S40 3EX
18/05810/DEXRG	Insertion of beam between kitchen and dining room at 11 Purbeck Avenue Brockwell Chesterfield S40 4NP
18/05772/IND	Removal of load bearing wall between kitchen and living room at 5 Witham Close Tapton Chesterfield S41 0UH
18/05789/IND	Garage Conversion at 2 Barn Close Upper Newbold Chesterfield S41 8BD
18/05795/IND	Single storey rear extension at 55 Ashgate Road Chesterfield S40 4AG
18/05861/IND	Conservatory Roof Replacement with Supa-Lite Roof System at 35 Enfield Road Newbold Chesterfield S41 7HN
18/05863/IND	Conservatory Roof Replacement with Supa-Lite Roof System at 9 Damon Drive Brimington Chesterfield S43 1JD
18/05866/IND	Conservatory Roof Replacement with Supa-Lite Roof System at 169 Lockoford Lane Tapton Chesterfield S41 0TG
18/05887/IND	Replace existing conservatory roof with a guardian roof system to create sun room at 1 Brecon Close Loundsley Green Chesterfield S40 4QW
18/05929/IND	Internal alterations to convert existing day nursery into veterinary practice at Leyfield House Lowgates

	Staveley Chesterfield S43 3TR
18/05943/IND	Replacement conservatory roof at 7 Bevan Drive Inkersall Chesterfield S43 3HE
18/05944/IND	Replacement conservatory roof at 6 Bowland Drive Walton Chesterfield S42 7LZ
18/05946/IND	Replacement conservatory roof at 7 Spencer Avenue Woodthorpe Chesterfield S43 3BX
18/06024/IND	Replacement windows, four bedrooms, front ground floor bay window and composite front door at 39 Norbriggs Road Woodthorpe Chesterfield S43 3BT
18/06071/IN	Extension to existing commercial unit at A G W Electronics Ireland Industrial Estate Adelphi Way Staveley Chesterfield
18/06098/IND	Single Storey Side Extension at 40 Westmoor Road Brimington Chesterfield S43 1PT
18/06122/IND	Two Storey Side Extension at 4 Barnes Road Hady Chesterfield S41 0BX

81 **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/18/00141/COU	Change of use of existing pavement to allow external seating. Amended plans received 3.10.2018 at 1 Market Place Chesterfield S40 1JW for Loungers Ltd
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- CHE/18/00368/COU Change of use from B1 (offices) to D1 (clinic) and D1/D2 (clinic/gym) at 388 Brimington Road Tapton Derbyshire S41 0TF for Mrs Theresa Goldsmith
- CHE/18/00442/FUL Proposed demolition of existing garage and erection of two storey side extension and replacement roof over existing rear conservatory for a 3 bedroom house (revised drawings received 31/08/18, 02/10/2018 and 26/10/18) at 18 Welwyn Close Chesterfield S40 1HH for Mr and Mrs Richard Holmes
- CHE/18/00487/FUL Two storey rear and side extension (revised description and drawing no. 18-004:001C received on 24.10.18) at 18 Hady Crescent Hady S41 0EA for Ms J Barnes
- CHE/18/00540/FUL Conversion of the former car sales showroom into A1 (sui generis) use class to A4 drinking establishment with ancillary food use class - revised plans received 19/9/2018 and revised drawing nos. GAS-PO36 and GAS-PO15 REV F received on 24.09.2018. Revised drawings received 08.10.18 and 06.11.18 and Flood Risk at Woodleigh Motor Sales Ltd 34 Chatsworth Road Chesterfield Derbyshire S40 2AQ for G.A.S Bars Limited
- CHE/18/00541/ADV 1 fascia sign located over the Clarence Street main entrance and 1 fascia sign located over the Chatsworth Road elevation access. Other manifestation signs to windows on the Chatsworth Road elevation. 1 Mural on the eastern elevation (drawings received 08/10/18) 3 no. other internally-illuminated poster box signs on the Clarence Road Elevation at Woodleigh Motor Sales Ltd 34 Chatsworth Road Chesterfield Derbyshire S40 2AQ for G.A.S Bars Limited
- CHE/18/00548/FUL Change of use from offices to residential, extensions to dwelling and demolition of existing

- conservatory and erection of new conservatory and demolition of existing stables and erection of new 4 car garage. Heritage Statement received 15.10.2018, Bat Survey received 16.10.2018 at Dunston Hole Farm Unnamed Road Accessing Dunston Hall and Hole Farm Chesterfield S41 9RL for Mr and Mrs Heppenstall
- CHE/18/00562/FUL 2 Storey rear extension, bedroom, bathroom and family room - revised drawing received 31.10.18 t 2 New Houses Piccadilly Road Chesterfield S41 0EJ for Miss Jackie Slater
- CHE/18/00575/REM Reserved matters application for CHE/15/00291 - construction of a Use Class B8 unit with ancillary B1(a) offices, a sub-station with associated access; parking; servicing area; engineering, landscaping; and, drainage works (revised drawings received 14.09.18, 11.10.18 and 19.11.18) at Markham Employment Growth Zone Markham Lane Duckmanton Derbyshire S44 5HS for Henry Boot Developments Ltd
- CHE/18/00578/FUL Installation of prefabricated office at Croft Yard Staveley Road New Whittington S43 2BZ for Mr John Owen
- CHE/18/00582/ADV Customer Parking Notices at B&Q Spire Walk Business Park Spire Walk Chesterfield Derbyshire for Miss Sarah Nash
- CHE/18/00625/FUL Installation of 2 electric vehicle charging points alongside 2 existing car parking spaces, with ancillary bollards, signage posts and power feeder pillar at The Little Castle Enterprise Way Duckmanton Derbyshire S44 5FD for Engenie Ltd
- CHE/18/00629/FUL Two storey side extension and single/two storey rear extension at 17 Grasmere Close Newbold Derbyshire S41 8EG for Mrs Natalie Murphy
- CHE/18/00634/FUL Ground floor front extension to existing detached

- dwelling-house at 6 St Davids Rise Walton  
Derbyshire S40 3HD for Mr Maunder
- CHE/18/00638/FUL Two storey extension to rear at 1 Garden Close  
New Whittington Derbyshire S43 2DR for Mr  
Andrew Hemingway
- CHE/18/00639/FUL Ground floor side extension to dwelling at 40  
Westmoor Road Brimington Derbyshire S43 1PT  
for Mrs Jane Conneely
- CHE/18/00645/FUL First floor extension over existing ground floor rear  
extension at 489 Newbold Road Newbold  
Derbyshire S41 8AE for Mr and Mrs Cotton
- CHE/18/00647/FUL Removal of chimney stack from vestry roof and  
making good to roof slope at St Michael And All  
Angels Church Street Brimington Chesterfield for  
St Michael and All Angels
- CHE/18/00649/FUL Double storey rear extension, single storey rear  
side extension and pitched roof to existing garage  
at 14 Bridle Road Woodthorpe Derbyshire S43  
3BY for Mr Mick Street
- CHE/18/00651/FUL Single storey rear extension at 95 Manor Road  
Brampton Derbyshire S40 1HZ for Mr D Arthur
- CHE/18/00652/TPO T1 - Oak. Crown reduce by 1.5-2m all round and  
check for structural weaknesses and further signs  
of infection (WITHDRAWN). (Revised tree works  
Crown lift and crown thin to include the removal of  
dead at 42 Wythburn Road Newbold S41 8DR for  
Mr Jonathan Syer
- CHE/18/00656/FUL Single and two storey extensions at 19 Bellhouse  
Lane Staveley Derbyshire S43 3UA for Mrs  
Rebecca Smith
- CHE/18/00658/FUL Conversion of loft to provide additional bedroom  
and bathroom and new gable end to front at 141  
Handley Road New Whittington Derbyshire S43

2EP for Dianne Foulds

- CHE/18/00659/FUL Rear extension storage building and extended drive and parking at front of property at 44 Amber Crescent Walton Derbyshire S40 3DH for Mr and Mrs Goodwin and Pennington
- CHE/18/00661/RET Retention of existing block work garden shed to rear of garden at 10 Lodge Walk Inkersall S43 3DY for Mr Garry Nicholls
- CHE/18/00664/TPO Reduction of branch to the boundary line, overhanging onto No 31 Bentham Road, also removal of dead branches. Branch overhangs the conservatory and is touching the conifer tree resulting in further overhang and concern over safety of low hanging branch at 29 Bentham Road Chesterfield Derbyshire S40 4EZ for Mr Neil Gregory
- CHE/18/00670/RET Retrospective consent for erection of a conservatory at 6 Treeneuk Gardens Chesterfield Derbyshire S40 3FH for Mr Adrian Coles
- CHE/18/00671/TPO Reduction in crown width and height removal of limbs growing towards property, removal of the limb and/or branches which are on the opposite side of the tree near to neighbour and complete removal of any dead wood and branches affected by bleeding canker at 9 Hedley Drive Brimington S43 1BF for Mr Christopher Wells-Jackson
- CHE/18/00675/TPO 2 Lime trees - request for both raising to the main limbs. Allowing 5m above the Road, 20% thin and clean. A reduction of canopy where branches are beyond the crown drip line. Remove epicormic growth at 27 Gladstone Road Chesterfield Derbyshire S40 4TE for Mr Joe Durrant
- CHE/18/00685/FUL Single storey rear extension at 20 Rhodes Avenue Newbold S41 7AY for Mr John Carter

- CHE/18/00693/TPO Crown lift and crown clean T1 Silver Birch, T2 and T3 Sycamore and trees within G1. Also the felling of two dead Rowans and one leaning Silver Birch within G1 of TPO 241 at St Hughs Church 135 Littlemoor at 135 Littlemoor Newbold Derbyshire S41 8QP for Chesterfield Gospel Hall Trust
- CHE/18/00712/TPO 1 Lime tree T3 - crown lift and crown clean and light crown thin at 36 Gladstone Road Chesterfield Derbyshire S40 4TE for Mrs Margaret Hill
- CHE/18/00713/TPO 5 x Lime trees - T6, T7, T8, T9 and T11. Crown lift and crown clean and clear telephone wire. 1 x Oak tree T4 - 3 lower branches remove 1 x Red Maple T10 - lower branches remove 1 x Horsechestnut T5 - crown lift and crown clean at 38 Gladstone Road Chesterfield Derbyshire S40 4TE for Mr Michael Brent
- CHE/18/00722/NMA Non material amendment to CHE/17/00326/REM for substitution of some of the approved drawings at Cammac Coal Dunston Road Chesterfield Derbyshire for Strata Homes Yorkshire Ltd
- CHE/18/00734/CA Horsechestnut - re-pollard and shorten limb over conservatory. Ash - re-pollard. Magnolia - crown lift. Lawson Cypress - remove. 6 x Limes - re-pollard at 25 Porter Street Staveley Derbyshire S43 3UY for Mr Miles Prentice
- CHE/18/00748/TPO General maintenance to T1, T2 and T3 15% Crown thin/clean, 4.5m crown lift and deadwood removal and prune lower branches back from the house at The Old Rectory Chatsworth Road Chesterfield Derbyshire S40 3BQ for Mr Dominic Fallon
- CHE/18/00749/TPO Beech T1 and Large Beech in G2 - fell both trees - Dangerous Fungal Infection at Netherleigh 34 Netherleigh Road Ashgate Chesterfield Derbyshire S40 3QJ for Mr Ashley Kirk
- CHE/18/00778/TPO Beech Trees within Group 2 - crown lift to 3.5m

from ground level, crown thin by 25% throughout the crown and selectively removing and reducing branches growing over the garden area of 6 Park Hall Gardens thus leaving a natural appearance to the tree line and crown at 6 Park Hall Gardens Walton Derbyshire S42 7NQ for Mr John Wilcockson

(b) Refusals

CHE/18/00550/FUL New equestrian ménage at Dunston Hole Farm Unnamed Road Accessing Dunston Hall and Hole Farm Chesterfield S41 9RL for Mr and Mrs Heppenstall

CHE/18/00598/ADV One non-illuminated sign at land at Worksop Road Woodthorpe Derbyshire for Avant Homes (Central)

(c) Discharge of Planning Condition

CHE/18/00750/DOC Discharge of planning conditions of CHE/16/00518/FUL - erection of residential development comprising 55 dwellings, access, landscaping and associated works at site of former Newbold Community School Newbold Road Newbold S41 8RJ for Miller Homes (Yorkshire)

CHE/18/00761/DOC Discharge condition 3 (Gas Protection Measures) on application CHE/17/00572/REM at Plot 6 Markham Vale Enterprise Way Duckmanton for Henry Boot Developments

(d) Other Council no objection without comments

CHE/18/00729/CPO Creation of all-weather games area within existing school field at Woodthorpe C of E Primary School Seymour Lane Woodthorpe Derbyshire S43 3DA for Derbyshire County Council

(d) Other Council objection

CHE/18/00743/CPO Erection of a replacement two classroom block at



Ashgate Croft School Ashgate Road Chesterfield  
Derbyshire S40 4BN for Derbyshire County  
Council

## 82 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/18/00675/TPO	Consent is granted to the pruning of two Lime trees reference T1 and T2 on the Order map for Heathscapes on behalf of 27 Gladstone Road.
CHE/18/00712/TPO	Consent is granted to the pruning of one Lime tree reference T3 on the Order map for Mrs M Hill of 36 Gladstone Road.
CHE/18/00713/TPO	Consent is granted to the pruning of one Oak T4, one Horsechestnut T5, five Lime trees reference T6-T9 and T11 and one Maple reference T10 on the Order map for Mr M Brent of 38 Gladstone Road.
CHE/18/00693/TPO	Consent is granted to the felling of 2 dead Rowan trees and one leaning Silver Birch tree within G1 and the pruning of T1 Silver Birch, T2 and T3 Sycamore and 12 Silver Birch trees, 6 Alder, 4 Sycamores, 1 Rowan and 1 Oak within G1 on the Order map for Instor Group on behalf of Chesterfield Gospel Hall Trust at the former St Hugh's Church, Littlemoor.
CHE/18/00652/TPO	Consent is granted to the pruning of one Oak tree reference T31 on the Order map for Arborist Tree Care Ltd on behalf of 42 Wythburn Road, Newbold.
CHE/18/00671/TPO	Consent is granted to the pruning of one Horsechestnut tree reference T7 on the Order

map for Mr C Wells-Jackson of 9 Hedley Drive, Brimington.

CHE/18/00778/TPO

Consent is granted to the pruning of 5 Beech trees reference G2 on the Order map for Mr Wilcockson of 6 Park Hall Gardens, Walton.

CHE/18/00800/TPO

Consent is granted to the pruning of 3 Beech trees reference T1-T3 on the Order map for Mr Dominic Fallon of The Old Rectory, 408 Chatsworth Road.

CHE/18/00759/TPO

Consent is granted to the pruning of trees along the north west boundary of Rookery Plantation, Old Whittington reference W1 on the Order map for Mr David Short of 25 Coupland Close, Old Whittington.

CHE/18/00735/TPO

Consent is granted to the pruning of 8 Holly trees on the boundary of 25 Coupland Close, Old Whittington reference G4 on the Order map for Mr David Short of 25 Coupland Close, Old Whittington.

### 83 **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.

### 84 **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.