

PLANNING COMMITTEE

Monday, 11th March, 2019

Present:-

Councillor Brittain (Chair)

Councillors P Barr Bingham Brady Callan Catt Caulfield	Councillors Davenport Dickinson T Gilby Hill Sarvent Simmons
---	---

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

CHE/18/00772/FUL - Proposed change of use to community café/pizzeria and alterations to front elevations at former garage and premises, New Queen Street, Chesterfield for Mr C De Girolamo.

Councillors Barr, Bingham, Brittain, Callan, Catt, Caulfield, Davenport, Dickinson, Terry Gilby, Hill, Tom Murphy (ward member), Sarvent and Simmons.

*Matters dealt with under the Delegation Scheme

113 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Miles and Wall.

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

Councillor Brady declared an interest as his daughter was related to the applicant through marriage.

115 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 18 February, 2019 be signed by the Chair as a true record.

116 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/18/00772/FUL - PROPOSED CHANGE OF USE TO COMMUNITY CAFÉ/PIZZERIA AND ALTERATIONS TO FRONT ELEVATIONS AT FORMER GARAGE AND PREMISES, NEW QUEEN STREET, CHESTERFIELD FOR MR C DE GIROLAMO

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

1. In the opinion of the local planning authority the proposal is not acceptable having regard to the limited local parking opportunities available for staff and customers and which is likely to result in indiscriminate parking in the area contrary to the best interest of highway safety and residential amenity. The proposal is therefore considered to be in conflict with policy CS2 and CS18 of the Chesterfield Local Plan Core Strategy 2011 – 31 and the wider National Planning Policy Framework 2019.

117 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

19/00167/DEXFP	Loft conversion at 602 Chatsworth Road Chesterfield
18/06532/DEXFP	Single storey extension to the rear at 9 Cranleigh Road Woodthorpe Chesterfield
19/00098/DEXFP	Extension to rear elevation at Pottery House 21

Lancaster Road Newbold Chesterfield

19/00590/DEXFP	Single storey rear extension, installation of stud wall between sitting room and dining room and formation of cloakroom at 95 Manor Road Brampton Chesterfield
19/00658/DEXFP	Single storey rear extension with pitched roof at 7 Craglands Grove Holme Hall Chesterfield
19/00660/DEXFP	Internal alterations at 13 Somersall Lane Somersall Chesterfield
19/00538/DEXFP	Single storey extension to rear, two extensions to side, loft conversion and porch at 4 Miriam Avenue Somersall Chesterfield
18/05964/DEXPI	Two storey side extension at 74 Foljambe Avenue Walton Chesterfield
19/00814/DEXFP	Single storey extension at the rear at 665 Chatsworth Road Chesterfield
19/00961/DEXFP	Removal of loadbearing wall between kitchen and dining room and single storey entrance hallway extension at 1 Cedar Avenue Brockwell Chesterfield
19/00473/DEXFP	Loft conversion at 6 Farnsworth Street Hasland Chesterfield
19/01011/DEXFP	Single storey extension with internal alterations at 78 Hady Crescent Hady Chesterfield
18/03039/OTHFP/1	Fit out of bespoke shell building to form distribution warehouse and associated film preparation and offices at land off Dunston Way Chesterfield

118 **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/18/00387/FUL	Removal of existing roof structure and formation of new first floor and pitch roof residential extension forming two flats - Revised drawing received 15.06.2018, noise and odour assessments received at 15 Lowgates Staveley Chesterfield S43 3TT for Mr Yakup and U Akyuz and Baris
CHE/18/00630/RET	Timber patio cover over decking at 18 Harehill Road Grangewood Chesterfield S40 2JA for Mr Noel Marsh
CHE/18/00695/FUL	Construction of new 3 bedroom detached house to land at side of 45 Wythburn Road - Revised information received 22.11.18 and as agreed on 31.01.19 at 45 Wythburn Road Newbold Chesterfield S41 8DP for Mrs J Quinn
CHE/18/00736/FUL	Rear single storey flat roof extension, loft conversion with 3 front facing small dormer windows and conversion of garage at 257 Hasland Road Hasland Chesterfield S41 0AA for Mr Liam Gavan
CHE/18/00739/LBC	Proposed internal alterations to ground and basement floors to accommodate new Coroners Courts. Internal non loadbearing metal stud partitions erected to create separation between two court rooms, and separation between Coroners accommodation and third party accommodation at Town Hall Rose Hill Chesterfield S40 1LP for Derbyshire County Council
CHE/18/00755/RET	Retention application - To renew and extend original garage with pitched roof - revised

drawings received 21/01/2019 at L Etacq 37
Belvedere Avenue Walton Chesterfield Derbyshire
S40 3HY for Mr Christopher McHale

CHE/18/00781/COU	Change of use to accommodate Coroners Court on part of the ground floor and basement within the Town Hall at Town Hall Rose Hill Chesterfield S40 1LP for Derbyshire County Council
CHE/18/00818/FUL	Erection of front porch at 14 Carsington Close Holme Hall Chesterfield S40 4RH for Mr and Mrs P and T Barnett
CHE/18/00823/FUL	Single storey side/rear extension at 19 Hampton Street Hasland Chesterfield S41 0LH for Mr David Coleman
CHE/18/00834/RET	Retention of the amendments made to CHE/14/00141/FUL (two storey extension to dwelling) to include reduction in ridge height of extension, reduction in width of extension and insertion of 2 additional velux windows in side and rear at 76 Storrs Road Chesterfield Derbyshire S40 3PZ for Mr Andrew Barlow
CHE/18/00837/FUL	Single storey extension to rear at 8 Brookfield Avenue Chesterfield S40 3NX for Mr and Mrs Hicken
CHE/18/00844/FUL	Installation of temporary QUBE spray booth and associated works to the site at Fiat Professional Vanworld Station Road Old Whittington Chesterfield S41 9EG for Stoneacre
CHE/18/00865/FUL	Single storey extension to rear of existing dwelling together with widening driveway width to rear northern site boundary at 593 Newbold Road Newbold Chesterfield S41 8AA for Mr and Mrs France
CHE/18/00870/FUL	Proposed two storey extension to rear of existing dwelling at 99 Ringwood Road Brimington

	Chesterfield S43 1DF for Mr and Mrs Parker
CHE/18/00875/FUL	Single storey rear extension at 2 Stanford Way Walton Chesterfield Derbyshire S42 7NH for Mr Adrian Hall
CHE/19/00002/FUL	Extension to front of dwelling at 12 Oakley Avenue Brockwell Chesterfield Derbyshire for Mr S Randall
CHE/19/00003/FUL	Proposed two storey front and side extension at 7 Somersall Park Road Chesterfield Derbyshire S40 3LD for A Holmes
CHE/19/00050/TPO	Beech (T2) 30% reduction of entire crown and a further 10% reduction to every other branch below the original reduction to allow a secondary level of regrowth at 3 Ashleigh Close Old Whittington Chesterfield Derbyshire S41 9NA for Mr Neil Smith

(b) Refusal

CHE/18/00873/FUL	Re-configuration of car park entrance at Tennyson Avenue, creation of a new car park access to east boundary; and re-arrangement of parking layout at Avenue House Surgery 109 Saltergate Chesterfield Derbyshire for Avenue House and Hasland Partnership
------------------	---

119 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 application in respect of the felling and pruning of trees:-

CHE/19/00050/TPO	Consent is granted to the pruning of one Beech tree reference T2 on the order map for Mr Smith of 3 Ashleigh Close, Old Whittington.
------------------	---

120 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.

121 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.