

PLANNING COMMITTEE

Monday, 22nd July, 2019

Present:-

Councillor Callan (Chair)

<p>Councillors Barr Bingham Catt Miles Simmons</p>	<p>Councillors Kelly Marriott Borrell G Falconer</p>
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The following site visits took place immediately before the meeting and were attended by the following Members:

CHE/19/00297/FUL - Ground floor rear extension at 4 The Dell, Ashgate, Chesterfield for Mr and Mrs Renshaw.

Councillors Barr, Bingham, Borrell, Callan, Catt, G Falconer, Kelly, Marriott, Miles, P Niblock (ward member) and Simmons.

CHE/19/00156/FUL - Construction of 9 new detached dwellings and access road. Noise impact assesment received 20.05.2019 - coal mining report, coal mining risk assessment, geo-technical & geo environmental risk assessment, desk top study and site photographs received 03.06.19 and revised layout plan received on 03.07.2019 on land at Whitebank Close, Hasland, Derbyshire S41 0TS.

Councillors Barr, Bingham, Borrell, Callan, Catt, G Falconer, Kelly, Marriott, Miles and Simmons.

CHE/19/00216/OUT - Outline application with all matters reserved for the erection of a new dwelling-house over 2 floors at 33 Brooke Drive, Brimington, Chesterfield.

Councillors Barr, Bingham, Borrell, Callan, Catt, G Falconer, Kelly, Marriott, Miles and Simmons.

CHE/19/00116/REM - Reserved matter application for approval of layout, scale, appearance and landscaping of the office building within basin square pursuant to CHE/18/00626/REM1 on land east of A61 known as Chesterfield Waterside, Brimington Road, Tapton, Chesterfield, Derbyshire for Chesterfield Waterside Ltd.

Councillors Barr, Bingham, Borrell, Callan, Catt, G Falconer, Kelly, Marriott, Miles and Simmons.

CHE/19/00166/COU - Change of use from engineering unit to place of worship at British Telecom Telephone Exchange, Holbeck Close Chesterfield for Ikon Church.

Councillors Barr, Bingham, Borrell, Callan, Catt, G Falconer, Kelly, Marriott, Miles and Simmons.

*Matters dealt with under the Delegation Scheme

26 APOLOGIES FOR ABSENCE

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

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

No declarations of interest were received.

28 MINUTES OF PLANNING COMMITTEE

RESOLVED -

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

29 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/19/00116/REM - RESERVED MATTER APPLICATION FOR APPROVAL OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF THE OFFICE BUILDING WITHIN BASIN SQUARE PURSUANT TO CHE/18/00626/REM1 ON LAND EAST OF A61 KNOWN AS CHESTERFIELD WATERSIDE, BRIMINGTON ROAD, TAPTON, CHESTERFIELD, DERBYSHIRE FOR CHESTERFIELD WATERSIDE LTD.

In accordance with Minute No. 299 (2001/2002) Mr Peter Swallow of Chesterfield Waterside (applicant) addressed the meeting.

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

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

Site Layout

- Site Location Plan – CWD-BBA-01-ZZ-DR-A-1100 rev P01
- Floor Plans (levels 00,01,02,03) – CWD-BBA-01-ZZ-DR-A-2100 rev P01
- Floor Plans (levels 04,05,06,RF) – CWD-BBA-01-ZZ-DR-A-2101 rev P03
- Proposed Site Plan – CWD-ALA-00-XX-DR-L-0004 rev P01
- Elevations Sheet 2 - CWD-BBA-01-ZZ-DR-A-3102 rev P03
- Elevations Sheet 1 - CWD-BBA-01-ZZ-DR-A-3101 rev P03
- Site Sections - CWD-BBA-01-ZZ-DR-A-4101 rev P02
- Site Sections - CWD-BBA-01-ZZ-DR-A-4102 rev P02
- Illustrative Plan - CWD-ALA-00-XX-DR-L-0004 rev P02
- Landscaping Plan - XXX-ALA-00-XX-DR-L-0001 rev P01
- Planting Plan - CWD-ALA-00-XX-DR-L-0002 rev P01
- Proposed Highway Works A – 05/004 rev V06
- Proposed Highway Works B – 05/005 rev V05
- Access junction Swept Path Analysis – 05/006 rev V04

Supporting Documents

- BREEAM Pre Assessment Summary report by 3 Planets dated 27/02/18

- Preliminary Energy Assessment report by SDA dated Oct 2017
- EIA Screening report by Avison Young dated Feb 2019
- Planning Statement by Avison Young dated Feb 2019
- Design and Access Statement by Bond Bryan Architects dated 17/05/2019
- Landscape Design and Access Statement by Ares Landscape Architects dated April 2018
- Technical Note – access proposal and car park strategy by Curtins dated 15/02/19
- Ecology Advice Note by Bowland Ecology Ltd dated 25/01/18

2. Before ordering of external materials takes place, precise specifications or samples of the walling, podium roofing and glazing 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.

3. Prior to any works taking place a Construction Management Plan shall be submitted showing space to be provided for storage of plant and construction 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.

4. Throughout the construction period vehicle wheel cleaning facilities shall be provided and retained within the site for use at appropriate times, in order to prevent the deposition of mud or other extraneous material on the public highway.

5. The highway works shown on Curtins drawings 05/005-V05 and 05/004-V06 as phase 1A shall have been completed prior to first occupation of the building hereby approved.

6. The onsite manoeuvring and turning spaces shown on Ares drawing CWD-ALA-00-XX-DR-L-0004 S2 REV P02 shall have been completed and be available for use prior to first occupation of the building hereby approved and shall be retained available for use thereafter.

7. 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 first occupation of the office building.

8. The soft landscape scheme detailed on drawing CWD-ALA-00-XX-DR-L-0002 S2 REVP01 shall be implemented within the first planting season following completion of the development in accord with an implementation programme which has previously been agreed in writing by the local planning authority. The implementation programme shall include a schedule of landscape maintenance for a minimum period of five years. The agreed details, or any approved amendments to those details shall be carried out in accordance with the implementation programme.

9. 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.

10. That the Principal Planner be granted delegated authority to agree the finalised wording of the condition in relation to the amount of development to take place before details of the proposed shop frontages have been submitted to and approved in writing by the Local Planning Authority.

11. That the Principal Planner be granted delegated authority to agree the finalised wording of the condition in relation to the amount of development to take place before details of the raised decorative brickwork panels and /or replacement of some spandrel panels with coloured brick panels have been submitted to and approved in writing by the Local Planning Authority.

12. Prior to the construction of the Electricity Sub Station, full details of the external appearance and materials of construction shall be submitted

to the local planning authority for consideration. The Electricity Sub Station shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority.

13. Prior to the implementation of a lighting scheme for the site, full details of the lighting scheme shall be submitted to the local planning authority for consideration. The lighting scheme shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be retained as such thereafter.

14. Prior to the construction of the cycle parking facility, full details of the proposed building shall be submitted to the local planning authority for consideration. The cycle parking facility shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be available for use concurrent with the first occupation of the office building. The cycle parking facility shall be retained available for use thereafter.

CHE/19/00297/FUL - GROUND FLOOR REAR EXTENSION AT 4 THE DELL, ASHGATE, CHESTERFIELD FOR MR AND MRS RENSHAW

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 01; 02A and 03A with the exception of any approved non material amendment.
3. The external walling materials for the extension shall match the existing dwelling unless otherwise agreed by the Local Planning Authority in writing.

CHE/19/00166/COU - CHANGE OF USE FROM ENGINEERING UNIT TO PLACE OF WORSHIP AT BRITISH TELECOM TELEPHONE EXCHANGE, HOLBECK CLOSE CHESTERFIELD FOR IKON CHURCH

In accordance with Minute No. 299 (2001/2002) Mr Peter Swallow of Chesterfield Waterside (objector) and Mr Mark Wilkins (applicant) addressed the meeting.

That the officer recommendation not be upheld and the application be refused for the following reasons:-

1. In the opinion of the Local Planning Authority the development proposals are contrary to the provisions of policy PS3 of the Chesterfield Local Plan: Core Strategy 2011 – 2031.

The development proposals seek a piecemeal permission to change the use of an existing building which lies within the Chesterfield Waterside area, which has been identified under the provisions of policy PS3 as a component to the Chesterfield Waterside Regeneration Masterplan. Acceptance of the development proposals will jeopardise and undermine the ability to deliver the specific objectives of policy PS3, which seeks to comprehensively redevelopment Chesterfield Waterside in accordance with the site's wider Masterplan.

2. Given the scale of the development proposals the operation of the building as a D1 use class will lead to an influx in unpredictable traffic movements on the nearby highway network, which is already under pressure, against the best interests of highway safety and policy CS20 of the Chesterfield Local Plan: Core Strategy 2011 – 2031.

CHE/19/00156/FUL - CONSTRUCTION OF 9 NEW DETACHED DWELLINGS AND ACCESS ROAD. NOISE IMPACT ASSESSMENT RECEIVED 20.05.2019 - COAL MINING REPORT, COAL MINING RISK ASSESSMENT, GEO-TECHNICAL & GEO ENVIRONMENTAL RISK ASSESSMENT, DESK TOP STUDY AND SITE PHOTOGRAPHS RECEIVED 03.06.19 AND REVISED LAYOUT PLAN RECEIVED ON 03.07.2019 ON LAND AT WHITEBANK CLOSE, HASLAND, DERBYSHIRE S41 0TS

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. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non material amendment.

Drawing Number - 201 P01 - Location Plan;
Drawing Number - 201 P02 Rev C (Amended Plan received on 03.07.2019) – Proposed Block Plan;
Drawing Number - 201 P11 - Dwelling Type A1 and Garage - Proposed Plans;
Drawing Number - 201 P12 - Dwelling Type A1 and Garage - Proposed Elevations;
Drawing Number - 201 P13 - Dwelling Type A2 - Proposed Plans;
Drawing Number - 201 P14 - Dwelling Type A2 - Proposed Elevations;
Drawing Number - 201 P15 Rev A (Amended Plan received on 28.03.2019) - Dwelling Type D and Garage - Proposed Plans;
Drawing Number - 201 P16 Rev A - Dwelling Type D and Garage - Proposed Elevations; Drawing Number - 201 P17 - Dwelling Type F - Proposed Plans and Elevations;
Drawing Number - 201 P18 - Dwelling Type G - Proposed Plans and Elevations, and
Drawing Number - 201 P19 - Proposed Street Scene.

3. The development hereby approved shall not be commenced until such time as the replacement car-parking facilities for the Bowling Club have been provided to the satisfaction of the Local Planning Authority.

4. No development above floor-slab/D.P.C level shall be carried out until the precise specifications or samples of the walling and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

5. Demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm in any one day on Monday to Friday, 9:00am to 5:00pm on a Saturday and at no time on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

6. Prior to the commencement of the development hereby approved (including demolition 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.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- f) a specification for scaffolding and ground protection within tree protection zones.
- g) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- h) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- i) Boundary treatments within the RPA
- j) Methodology and detailed assessment of root pruning
- k) Methods to improve the rooting environment for retained and proposed trees and landscaping

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

7. No development above floor-slab/D.P.C level shall take place until details for the 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 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.

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.

8. No development shall occur above floor-slab/D.P.C level until details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved have been submitted to, and approved in writing by the Local Planning Authority. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwellings shall be constructed at the levels approved.

9. A residential charging point shall be provided for each proposed dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. Each socket shall be located where it can later be changed to a 32amp 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.

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

11. 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. If an existing connection for surface water drainage to public sewer cannot be evidentially proven, surface water discharge to public sewer shall be restricted to a maximum of 3.5 litres a second.

12. No development above floor-slab/D.P.C level 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. These details shall conform to the Chesterfield Borough Council Minimum Development Control Standards for Flood Risk.

13. Prior to building works commencing above foundation level, a Biodiversity Mitigation and Enhancement Plan 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 2019. Such approved measures shall be implemented in full prior to occupation of any dwelling, and maintained thereafter for the life of the development.

Measures shall include (but are not limited to):

- three woodcrete (or similar) bird boxes shall be installed within the scheme, with positions/specification/numbers clearly shown on a plan.
- three integrated bat boxes shall be installed within the scheme, with positions/specification/numbers clearly shown on a plan.
- small fencing gaps (130 mm x 130 mm) in boundary treatments will be clearly shown on a plan to maintain hedgehog connectivity.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and/or re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling-house.

15. No dwelling shall be occupied until such time as the turning head and works to Whitebank Close have been carried out as shown on the submitted plan No 201-P02 Rev C, and the access drive and the areas shown on the approved plans as reserved for parking, garaging, circulation and standing of vehicles have been provided in accordance with the approved details. Thereafter the area shall be used for those purposes only and maintained free from any impediment to its designated use.

16. There shall be no gates or other barriers within 5m of the nearside highway boundary at the vehicular access and all gates shall open inwards only. Prior to their installation, full details of the entrance gate feature shown on Plan No 210-P-02 Rev C shall be submitted to and

approved in writing by the Local Planning Authority. The entrance gates shall be constructed in accordance with the approved scheme, and thereafter retained in the agreed form.

17. Notwithstanding the provision of the Town and Country Planning (General Permitted)(England) Development Order 2015 (as amended) there shall be no extensions outbuildings or garages constructed (other than those shown on the submitted plans) to the side or rear of the dwellings on plots 4 or 5, or to the rear of dwellings on plots 1-3, without the prior written agreement of the Local Planning Authority.

(B) That a CIL Liability notice be served for £80,214.40 as detailed in section 6.0 of the officer's report.

CHE/19/00216/OUT - OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF A NEW DWELLING-HOUSE OVER 2 FLOORS AT 33 BROOKE DRIVE, BRIMINGTON, CHESTERFIELD

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

1. Approval of the details of the access, 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. 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.

5. 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.

6. Concurrent with a reserved matters application, drawings shall be provided which show the possibility of the proposed new driveway to have visibility splays of 2.4m x 43m over land the subject of the application/highway in both directions, and then agreed in writing with the Local Planning Authority. The area in advance of the sightlines shall be 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 adjoining nearside carriageway channel level.

7. The Reserved Matters submission shall include full details of the provision of 2 parking spaces each for No 33 Brooke Drive and the new dwelling and which shall be provided and be available for use concurrent with the first occupation of the new dwelling. The parking spaces shall be retained available for use thereafter.

8. The Reserved Matters submission shall include drawings which show details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works.

9. The Reserved Matters submission shall include full details of a residential electric vehicle charging point which shall be provided as part of the development prior to first occupation of the dwelling and which shall be maintained for the life of the approved development.

30 **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

19/03109/DEXFP

Structural alterations at 299 High Street, New Whittington, Chesterfield S43 2AP

19/03125/DEXFP	New structural opening with installation of beam above at 12 Caernarvon Close, Walton, Chesterfield S40 3DY
19/02780/DOMFP	Proposed new build at 23 Bridle Road, Woodthorpe, Chesterfield S43 3BY
19/02269/DEXFP	Single storey dining room extension at 52 Elliott Drive, Inkersall, Chesterfield S43 3DP
19/03237/DEXFP	Structural alterations at 11 Woodthorpe Road, Woodthorpe, Chesterfield S43 3BZ
19/02742/DEXFP	Single storey rear extension at 8 Errington Road, Chesterfield S40 3EP
19/03612/DEXFP	Attached garage at 14 Garden Close, New Whittington, Chesterfield S43 2DR
19/03658/DEXFP	Single storey kitchen extension at 82 Highfield Lane, Newbold, Chesterfield S41 8BA

31 **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/18/00721/RET	Retrospective application for enlargement of two bedroom bungalow comprising of a rear dormer loft conversion, two single storey extensions to the rear of the dwelling and a proposed storm canopy to be erected above the front door (revised drawings and materials information submitted 28/06/19) at 5 Station Road Brimington Derbyshire S43 1JH for Mr Ian Blanksby
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- CHE/19/00058/FUL Installation of a new door opening in existing window opening to provide a secondary entrance for inclusive access - revised drawings received 01.07.2019 at Halifax 6 Central Pavement Chesterfield Derbyshire S40 1PQ for Lloyds Banking Group
- CHE/19/00067/RET Erection of boundary fence (amended plans received on 04.07.2019) at 31 Roecar Close Old Whittington Derbyshire S41 9PN for Mr Colin Haslam
- CHE/19/00097/RET Retention of altered opening to west facing elevation at Leyfield House Lowgates Staveley S43 3TR for Mr Sean Brister
- CHE/19/00138/FUL Proposed parking improvements to create 10 off street parking spaces at Foxstone Close Staveley for Chesterfield Borough Council
- CHE/19/00149/FUL Refurbishment of existing unit and proposed new warehouse at Denka U.K. Ltd Broombank Road Chesterfield Trading Estate Chesterfield S41 9QJ for Denka U.K. Ltd.
- CHE/19/00168/FUL Proposed construction of site offices associated with the storage of plant and equipment at land at Sheepbridge Works Sheepbridge Lane Sheepbridge S41 9QD for Hall Plant Hire Ltd
- CHE/19/00169/RET Retrospective consent for demolition of former outbuilding and construction of new building for use as a beauty salon at 166 Kirkstone Road Newbold S41 8HF for Ms Magdalena Siekierska
- CHE/19/00176/FUL Conversion of warehouse space into office space at 24 Bridge Business Centre Beresford Way Chesterfield S41 9FG for Coolspirit
- CHE/19/00183/FUL Erection of a sectional concrete garage at the side of the dwelling at 10 Enfield Road Newbold Derbyshire S41 7HP for Mr Chris Sadler

- CHE/19/00186/FUL Construction of a dropped kerb at 7 Wallsend Cottages Newbold Road Newbold Derbyshire S41 7AE for Mr Thomas Jolley
- CHE/19/00203/LBC Listed Building Consent for replacement of single glazed wooden frame windows on rear elevation with upvc glazed units at 98 Saltergate Chesterfield Derbyshire S40 1LG for Mr James Wright
- CHE/19/00204/FUL Two storey front extension, loft conversion and alterations to previously approved side extension (Revised Elevations received on 27.06.2019 and revised floor plans received on 01.07.2019) at 177 Old Road Chesterfield Derbyshire S40 3QL for Mr Richard Maris
- CHE/19/00206/FUL Change of use from retail (Class A1) to hot food takeaway (Class A5); installation of extraction and ventilation equipment; and external alterations. Revised Plans received on 12.04.2019 and noise assessment received on 24.05.2019 at 22-24 Station Road Whittington Moor S41 9AQ for DPSK Ltd
- CHE/19/00212/FUL Proposed ground floor garage, utility room, porch, driveway and dormers to first floor. Revised drawings received 12.06.2019 at 41 Lichfield Road Walton Derbyshire S40 3EZ for Mr Darren Ashmore
- CHE/19/00223/FUL Second chimney stack from firing urnace through building roof (approx 4m external height) at Heraeus Electro-Nite (UK) Ltd Carlisle Close Sheepbridge S41 9ED for Heraeus Electro-Nite (UK) Ltd
- CHE/19/00225/FUL Demolition of existing porch and construction of conservatory at 2A Hartington Road Spital Chesterfield S41 0HE for Mr Paul Stanley
- CHE/19/00231/FUL Construction of a rear, side infill conversion with roof lights. removal of side window to bathroom and replacement with roof light. - Revised elevations,

- floor plans and site layout received 06.06.19 at 178 Old Road Chesterfield S40 3QP for Mr Dan Kimpton
- CHE/19/00234/FUL Drop kerbs for vehicle access at 27 Dorset Drive Brimington S43 1DP for Mr Charles Cupitt
- CHE/19/00238/ADV 1 internally illuminated fascia sign (4000 x 800mm) and 1 internally illuminated projecting sign (900 x 550mm) at Mansfield Building Society 91 New Square Chesterfield S40 1AH for Mansfield Building Society
- CHE/19/00248/FUL Front porch extension at 8 Ashgate Avenue Ashgate Chesterfield S40 1JB for Mr R Boston
- CHE/19/00249/FUL Dropped kerb for access at 101 Station Road Hollingwood Derbyshire S43 2HW for Mr Steven Herring
- CHE/19/00250/RET Retrospective consent for two storey side extension with front ground floor projection at Wyvern Eckington Road Staveley Derbyshire S43 3XZ for Mr and Mrs G Rolfe
- CHE/19/00255/COU Change of use to dwelling-house in multiple occupancy at 29 and 29A Sheffield Road Stonegravels Chesterfield S41 7LR for Marlow Richards Ltd
- CHE/19/00257/FUL Installation of front dormer window at 51 Foljambe Road Chesterfield Derbyshire S40 1NN for Dr Emma Cantrill
- CHE/19/00260/FUL Installation of new "Fast Forward" booth, with a 48 sqm extension and associated works to the site at Markham Vale Services, Mcdonalds Restaurants Ltd Markham Lane Duckmanton S44 5HB for McDonald's Restaurants Ltd
- CHE/19/00261/ADV Reconfiguration of the fascia signage suite to accommodate the extension - 8 fascia signs including 1 new sign at Markham Vale Services,

- Mcdonalds Restaurants Ltd Markham Lane
Duckmanton S44 5HB for McDonald's Restaurants
Ltd
- CHE/19/00264/FUL Ground floor front and rear extension at 437
Newbold Road Newbold S41 8AE for Mr Joe
Bradley
- CHE/19/00265/FUL Provision of new link road, gardeners Store building,
additional staff parking and relocation of
recycling/refuse area at Walton Hospital Whitecotes
Lane Walton S41 for Derbyshire Community Health
Service
- CHE/19/00266/FUL Removal of existing telecommunications mast and
associated apparatus and installation of new 20
metre mast including 6 antennas, 4 . 600 millimetre
dish antennas and associated apparatus, removal of
6 equipment cabinets at ground level and installation
of 9 equipment cabinets and associated ancillary
works. at T Mobile 96008 Telecommunications Mast
Fan Road Staveley for MBNL Limited
- CHE/19/00269/RET Erection of an industrial building ancillary to existing
operations at Silversteel Manor Carrwood Road
Chesterfield Trading Estate Chesterfield S41 9QB
for I Grunweg Ltd.
- CHE/19/00271/FUL Alterations and extensions to bungalow at 155
Church Street North Old Whittington S41 9QR for Mr
Craig Pygall
- CHE/19/00276/FUL Two storey side and two storey rear extension at 7
Park Hall Gardens Walton S42 7NQ for Mr and Mrs
Lisa Fletcher
- CHE/19/00283/FUL Two storey side and rear extension at 267 Hasland
Road Hasland Derbyshire S41 0AA for Mrs Manuela
Major
- CHE/19/00287/FUL Installation of a drug dispense unit into the existing
shop front, to include downlighter and dome CCTV

at Ashgate Manor Pharmacy Ashgate Road
Chesterfield S40 4AA for PCT Healthcare Ltd

- CHE/19/00291/FUL Construction of new equestrian ménage at Dunston Hole Farm Unnamed Road Accessing Dunston Hall and Hole Farm Chesterfield S41 9RL for Mr and Mrs Heppenstall
- CHE/19/00309/NMA Non material amendment to CHE/17/00351/REM - re Visitor spaces adjacent to plots 19 and 21 allocated to respective plots at land to the west of Dunston Lane Newbold Derbyshire for William Davis Ltd
- CHE/19/00330/CA Fell two elms and crown lift by 4.5m and crown thin 25% of one lime at St Thomas' Church Chatsworth Road Chesterfield S40 3AW for Mr Ian Eaton
- CHE/19/00333/TPO Removal of large limb growing over neighbouring property, reduce lateral limb growing over garden of remaining tree by 6m to reduction point and remaining lateral branches by 1.5 - 2m and removal of dead wood throughout crown at 15 Woodland Walk Holme Hall Chesterfield S40 4YB for Mrs Roland
- CHE/19/00338/TPO T1 Sycamore - Crown thin by 30% to reduce excessive shading to property and reduce limbs/branches that protrude out of crown. T2 Ash - Crown thin by 20% to reduce shading on the property and reduce lateral branches back away from property by 2.5 to 3m at 98 Boythorpe Road Boythorpe S40 2LR for Mr Andy Turner
- CHE/19/00370/TPO 1 x Ash tree to be pollarded due to excessive shading at The Hawthornes 8 Lancaster Road Newbold Derbyshire S41 8TR for Mr Gary Fearnhough
- (b) Refusal
- CHE/19/00263/FUL Erection of a car port at lower ground floor level

with deck and garden room over at ground floor level- amended drawings received 19/06/2019 due to scale issues at 180 Handley Road New Whittington S43 2ER for Mr Ian Milliken

CHE/19/00306/DOC Discharge of condition 5 (archaeological investigation) of CHE/18/00672/FUL - 32 office enterprise centre including hard and soft landscaping works and alterations to the remaining car park layout at Holywell Cross Car Park Holywell Street Chesterfield Derbyshire for Chesterfield Borough Council

CHE/19/00312/TPO Felling of oak tree at 37 Bentham Road Chesterfield S40 4EZ for Mr Andrew Brough

(c) Discharge of Planning Condition

CHE/19/00259/DOC Discharge of planning condition 23 (Highway Works) on application CHE/16/00016/OUT at land to the west of Dunston Lane Newbold Derbyshire for William Davis Ltd

CHE/19/00274/DOC Discharge of planning condition 11 (landscaping treatments etc) of CHE/18/00136/FUL - New multi-storey car park providing at Saltergate Multi Storey Car Park Saltergate Chesterfield for Chesterfield Borough Council

(d) Other Council objection

CHE/19/00268/CPO Construction of new building to provide 2 additional classrooms, with associated group and toilet accommodation spaces at Highfield Hall Primary School Highfield Lane Newbold S41 8AZ for Mike Ashworth

(e) CLOPUD Granted

CHE/19/00331/CLO Garage conversion, alterations to window configuration and enlarged drive at 2 Healaugh Way Chesterfield S40 2UU for Mr Briggs

(f) Split decision with conditions

CHE/19/00328/TPO Crown thin GRP 1 X3 and GRP 2 X2 Hawthorne by 25-30% and GRP 3 Elder - Coppice on a 5 year rotation T1 Alder - crown thin by 30% & crown lift to 4.5m, T2 Apple tree - fell and replace with a fruit tree, T3 and T4 Alder - crown thin by 30%, T5 Ash - crown thin by 30% at 10 Staunton Close Chesterfield Derbyshire S40 2FE for Mrs Lisa Such

(g) Prior Notification Approval

CHE/19/00343/TPD Single storey extension to rear at 4 Ashton Close Walton Derbyshire S40 3RD for Mr Paul Else

(g) Withdrawn

CHE/18/00852/FUL Erection of 3-storey 4 bedroomed dwelling, with remote parking, culverting of water-course to provide garden; erection of close-boarded fence and associated bin-store/ cycle shed - revised plans received 11/02/2019 - Ecological Appraisal received 04.06.19 - Revised drawing received 10.04.19 at land at Upper King Street Brimington for Nicholas James Homes Limited

32 APPLICATIONS TO FELL OR PRUNE TREES (P620D)

*The Development Management and Conservation Manager reported that pursuant to the powers delegated to him he had determined the under-mentioned applications in respect of:-

(a) The felling and pruning of trees:-

CHE/19/00312/TPO Consent is refused to the felling of one Oak tree reference T9 on the order map for Mr Brough of 37 Bentham Road.

CHE/19/00328/TPO Consent is granted to the pruning of 5 Hawthorns, 3 Alder, and a small group of Elder tree within W1 on the order map for Mrs

Lisa Such of 10 Staunton Close.

Consent is also granted to the felling of one Apple tree with a replacement native fruit tree such as Hazel, Wild Cherry or Sloe Berry to be planted as the replacement tree in the next available planting season after felling.

CHE/19/00333/TPO

Consent is granted to the pruning of one Ash tree reference T3 on the Order Map for AA Tree Services on behalf of Mrs Roland of 15 Woodland Walk, Holme Hall.

CHE/19/00338/TPO

Consent is granted to the pruning of one Sycamore tree reference T2 and one Ash tree reference T3 on the Order Map for Mr Andy Turner of 98 Boythorpe Road.

CHE/19/00370/TPO

Consent is granted to the pruning of one Ash tree reference T43 on the Order Map for Mr Fearnough of 8 Lancaster Road, Newbold.

CHE/19/00381/TPO

Consent is granted to the felling of one Horsechestnut tree reference T20 on the Order map for Mr Edward Fletcher of 5 Old Sycamore Place, Stonegravels.

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

CHE/19/00330/CA

The felling of 2 Elm trees (1 dead) and the pruning of one Lime tree for Mr Eaton of 69 Heaton Street, Brampton.

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

The trees are within the Chatsworth Road Conservation Area and the applicant wishes to fell/prune the trees which are within the grounds of St Thomas's Church but overhang and block out light to the rear garden of his property.

33 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.

34 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.