

PLANNING COMMITTEE

Monday, 13th July, 2020

Present:-

Councillor Callan (Chair)

Councillors Barr Bingham Brady Catt Caulfield Davenport	Councillors T Gilby Miles Kelly Marriott Borrell G Falconer
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*Matters dealt with under the Delegation Scheme

145 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mann and Simmons.

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

There were no declarations of interest.

147 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 22 June, 2020 be signed by the Chair as a true record.

148 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/19/00624/HAZ - APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT FOR THE STORAGE OF LIQUEFIED PETROLEUM GAS AT UNIT 53/64 M1 COMMERCE PARK, MARKHAM LANE, DUCKMANTON, CHESTERFIELD FOR AVANTIGAS LTD.

That the Hazardous Substances Consent be granted, subject to the condition advised by HSE as follows.

1. The hazardous substances shall not be kept or used other than in accordance with the particulars provided on the application forms, nor outside the areas marked for storage of the substances on the plans which formed part of the application, specifically Substance Location Plan Duckmanton Hazardous Consent Boundaries drawing number A11528.

CHE/20/00312/COU - CHANGE OF USE FROM B8 to B2 Industrial use AT UNIT 5 , PLOT 2 MARKHAM VALE INDUSTRIAL PARK, MARKHAM LANE, DUCKMANTON, CHESTERFIELD FOR ESF CHESTERFIELD LTD

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 submitted red line site location map contained within the SOL Environmental report accompanying the planning application with the exception of any approved non material amendment.

149 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

20/02433/DOMFP	Proposed rear extension at 5 Spencer Avenue Woodthorpe Chesterfield S43 3BX
20/02567/DEXFP	Single storey rear extension at 24 Whitecotes Lane

	Walton Chesterfield S40 3HL
20/01337/DEXFP	New dwelling on land adj 82 Walton Road Walton Chesterfield S40 3BY
20/02640/DEXFP	Single storey rear extension at 16 Wimborne Crescent Newbold Chesterfield S41 8PS
20/02548/DEXFP	Single storey rear extension at 11 Devon Park View Brimington Chesterfield S43 1EN
20/02551/DEXFP	Single storey side extension at 32 Purbeck Avenue Brockwell Chesterfield S40 4NP
20/02028/DEXFP	Orangery extension to dining room at 4 Mansfeldt Road Newbold Chesterfield S41 7BW
20/02705/DEXFP	Loft conversion at 9 Ralph Road Staveley Chesterfield S43 3PY
20/02159/DEXFP	Side extension at 23 Dale Crescent New Whittington Chesterfield S43 2DN

150 **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/18/00350/FUL	Proposed temporary car park (revised plans received 01.11.2018, supporting drawing showing proposed and existing levels provided 05.02.2019, revised plans received 22.07.2019, revised plan and design and access statement received 18.12.2019) at 15 Mill Street Chesterfield S41 7XA for Bank Park Ltd
CHE/20/00105/RET	Retrospective consent for retention of kitchen

- extension (amended plans received 05.05.2020)
at 23 Myrtle Grove Hollingwood Derbyshire S43
2LL for Mr Peter Catherwood
- CHE/20/00163/FUL Single storey rear extension at 51 Ashgate Road
Chesterfield Derbyshire S40 4AG for Mr Matthew
Young
- CHE/20/00204/COU Change the use from current A1 status to sui
generis - private hire function room at 6 Cannon
Court Beetwell Street Chesterfield Derbyshire S40
- CHE/20/00206/LBC LBC for internal works to facilitate change of use
of premises to private hire function room at 6
Cannon Court Beetwell Street Chesterfield
Derbyshire S40 1SH for Mrs Louise Gavan
- CHE/20/00214/FUL First floor extension over existing garage and two
storey side extension to provide accommodation
for dependant relatives at 27 Yew Tree Drive
Somersall S40 3NB for Mr and Mrs Jassim
- CHE/20/00255/FUL Ground floor extension to the rear elevation at 38
Calver Crescent Staveley Derbyshire S43 3LZ for
Mr Julian Haynes
- CHE/20/00260/FUL Modular ramping to front elevation at 28 Harvey
Road Hady S41 0BN for Mr Duffy
- CHE/20/00269/FUL Single storey rear extension and loft conversion
(including dormer to rear) (revised drawing
received 23.06.2020 demonstrating no
encroachment) at 40 Tapton View Road Newbold
S41 7JU for Mr Steinhobel
- CHE/20/00271/FUL Two storey rear extension and single storey front
porch (revised drawings provided 09/06/20) at 40
Highfield Avenue Newbold S41 7AX for Mr Allen
- CHE/20/00272/FUL Two storey side extension and conversion of
garage to bedroom (revised plans received
09.06.2020) at 14 Kennet Vale Chesterfield S40

4EW for Mr and Mrs S Fox

- CHE/20/00275/FUL Change of use from A1 shop to A Tattoo studio (sui generis) at Market Hall Shop 8 Market Place Chesterfield S40 1AR for Stixis Kostas Diamantdis
- CHE/20/00276/LBC Listed Building Consent for change of use from A1 shop to A Tattoo studio (sui generis) at Market Hall Shop 8 Market Place Chesterfield S40 1AR for Stixis Kostas Diamantdis
- CHE/20/00277/LBC Internal alterations to install a space divider to separate reception area from studio area at Market Hall Shop 8 Market Place Chesterfield S40 1AR for Stixis Kostas Diamantdis
- CHE/20/00279/FUL Erection of a single storey pitched roof rear extension, erection of gable end roof projection, insertion of a flat roof dormer in rear roof slope and insertion of Velux style roof windows in the front roof slope (revised drawing for a half hip loft conversion received 12.06.2020) at 275 Walton Road Walton S40 3BT For PjN Architecture and Planning
- CHE/20/00307/TPO Copper Beech (T19) lift the crown by removing the 4 lowest branches which face the house to balance the lower crown at 21 Hunters Walk Chesterfield S40 1GB for Miss Wendy Pinchbeck
- CHE/20/00357/TPO Oak tree - Crown lift to 3 metres, crown thin by 20% to remove dead wood, suckers and thin to the crown to allow light to filter through at 1 Bunting Close Walton Derbyshire S42 7NU for Mr Andrew Dalton
- CHE/20/00365/TPO Crown thinning of large Beech tree and large Lime tree, for crown lifting, crown thinning and a reduction of branches from around the telephone wire and those overhanging our home at Russell House 16 Gladstone Road Chesterfield S40 4TE for Mrs Sally Hawgood

- CHE/20/00369/TPO Dangerous Cherry tree at 2 Ringwood Meadows Brimington Derbyshire S43 1FE for Louise Blundell
- CHE/20/00373/TPO T29 - Beech Tree to be felled at 2 Hunters Walk Chesterfield Derbyshire S40 1GB for Rosa-Lynn Vann
- CHE/20/00416/CA T1, T2 Malus T3 Conifer - partial reduction in length of branches. These are catching their garage of number 19 at Upper Close 17 Somersall Lane Somersall Derbyshire S40 3LA for Mr John Thompson
- CHE/20/00423/TPO T3 Sycamore tree - now dead, to be felled due to close proximity to a public footpath and 10 Cragside Close at 10 Cragside Close Chesterfield Derbyshire S41 0FH for Chesterfield Borough Council
- (b) Refusals
- CHE/20/00155/FUL Dropped kerb and driveway to property at 193 Boythorpe Road Boythorpe Derbyshire S40 2NB for Mr Yashin Umerji
- CHE/20/00197/DOC Discharge of planning conditions 3 (materials) 4 (landscaping, bin storage, boundary treatments), 5 (windows and doors), 9 (employment and Training scheme), 10 (site storage provision) and 14 (Arboricultural Assessment) of CHE/17/00359/FUL (Alterations and change of use from public house to residential use comprised of 9 flats and a separate 4 bed dwelling) at Victoria Hotel Lowgates Staveley Derbyshire S43 3TR for KAT Homes
- CHE/20/00219/COU Change of use of ground floor from A1 retail to A4 Drinking establishment at 64 Jawbones Hill St Augustines Chesterfield S40 2EN for Mr Stephen Eyre

- CHE/20/00252/FUL Two storey side extension at 14 McMahon Avenue Inkersall Derbyshire S43 3HN for Miss Jenna Broomhead and Mr Johnathon Shemwell
- CHE/20/00283/FUL Two storey, part first floor extension to the front elevation, two storey extension to the rear and side, including alteration to the existing house roof at 16 Chestnut Drive Hollingwood S43 2LZ for Mr and Mrs Miller
- CHE/20/00303/PNC Conversion of first and second floor vacant offices into residential apartments (revised plans submitted 25.06.2020 reducing number of flats at first floor to 14) at Burlington House Burlington Street Chesterfield Derbyshire S40 1RX for Gape Equity Ltd
- (c) Discharge of Planning Condition
- CHE/20/00138/DOC Discharge of conditions 3 (site layout), (bin storage), 7 (storage of plant and machinery), 11 (Site Investigation), 12 (coal mining report), 13 (hard and soft landscaping), 14 (permeability tests) and 15 (Ecological Appraisal) of CHE/17/00747/FUL - Residential development. Revised drawings received 28 5 2020 at land to rear of 109 Middlecroft Road Staveley S43 3XH for MUSE
- CHE/20/00242/DOC Discharge of planning condition 3 (materials) of CHE/17/00267/FUL - Two storey front extension at 110 Broomfield Avenue Hasland Derbyshire S41 0ND for Mr and Mrs Wilson
- CHE/20/00251/DOC Discharge of planning conditions 16,18, 23 (surface water) and 24 (approved drawings) of CHE/19/00735/FUL - demolition of existing garages and erection of 6 self- contained single storey complex behavioural bungalows and 6 self -contained assisted living apartments over 2 storeys and new tarmac through road linking

Bank Street and Chester Street at Garage Sites
Bank Street Chesterfield S40 1BH

- CHE/20/00254/DOC Discharge of planning conditions 20 and 22 (Site investigation) of CHE/19/00735/FUL - demolition of existing garages and erection of 6 self-contained single storey complex behavioural bungalows and 6 self-contained assisted living apartments over 2 storeys and new tarmac through road linking Bank Street and Chester Street at Garage Sites Bank Street
- CHE/20/00262/DOC Discharge of condition 7 (boundary wall) and 8 (palisade fencing) of CHE/19/00779/REM1 - Variation of condition 2 (external dimensions of the link building) of CHE/18/00603/FUL -
- CHE/20/00267/DOC Discharge of planning conditions 3 (ground contamination), 7 (landscaping), 8 (lighting), 9 (storage of waste) and 10 (foul and surface water) of CHE/18/00152 (traveller site with 3 pitches) at Mayfields Hady Lane Hady Derbyshire S41 0DE for Mr J Cash
- CHE/20/00280/DOC Discharge condition numbers 3 - materials, 16 - Intrusive site investigation. and 17 - Land contamination of application number CHE/19/00357/FUL at land adjacent 11 Bridle Road Woodthorpe Derbyshire For Joshua Greveson
- CHE/20/00308/DOC Discharge of condition 11 (drainage) of CHE/20/00164/REM1 - Provision of artificial grass pitch; car park resurfacing and installation of 11 No flood lighting columns at Staveley Miners Welfare FC Pavillion Inkersall Road Staveley Derbyshire S43 3WL for Mr Terry Damms
- CHE/20/00331/DOC Discharge of planning conditions 3 (foul and surface water) 4 (tree protection) and 6 (electric vehicle charging points) of CHE/19/00466/FUL - Installation of a new car park development to

incorporate 25 spaces, works to include the removal of some existing vegetation and trees at Sports Ground Whitebank Close Hasland Derbyshire for Chesterfield Borough Council

(d) **PANRZ**

CHE/20/00243/PNC Change of use of former off licence to coffee shop (A3) (description amended 28/04/2020 following email with applicant) at The Birdcage Chesterfield Ltd 35 Derby Road Chesterfield Derbyshire S40 2EF for The Birdcage Chesterfield Ltd

(e) Prior notification approval not required

CHE/20/00311/TPD Single storey rear extension at 126 Broomfield Avenue Hasland Derbyshire S41 0ND for James and Claire Bentley

(f) Split decision with conditions

CHE/20/00338/TPO T1 horse chestnut - general maintenance to prolong life of tree, T2 lime- dead wood and crossing branches, raise over road as lower branches are getting damaged by larger lorries/van and reduce branches encroaching on building. T3 silver birch - crossing and dead branches. Slight raise of lower branches/epicormic growth to maintain tree shape. Slight reduction to top just to maintain long life of tree and safety. T4 sorbus - crossing and dead branches. Slight raise for pedestrians and cars slight re-shape due to broken limb and misshapen tree at 1 Broadoaks Close Spital Chesterfield S41 0EW for Mr Alex Smith

CHE/20/00351/TPO Crown reduce and remove low hanging branches number 19's garage and Somersall Willows at Green Gables 19 Somersall Lane Somersall Derbyshire S40 3LA for Mr John Thompson

(g) Other Council no objection with comments

CHE/20/00352/CPO Change of use from B2 use to end of life processing for vehicles (sui generis use) at Bay 10 Whittington Engineering Complex South Street North New Whittington Derbyshire S43 2BP for Messrs Lucasz, Ernest Gawrych and Wisniewski

151 **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/20/00369/TPOEXP Consent granted to the felling of one Cherry tree reference T18 on the order map for Louise Blundell of 2 Ringwood Meadows, Brimington, with a condition to plant a Rowan tree as a replacement in the first available planting season after felling.

CHE/20/00307/TPO Consent is granted to the pruning of one Beech tree reference T19 on the Order map for Wendy Pinchbeck of 21 Hunters Walk, Chesterfield.

CHE/20/00373/TPOEXP Consent is granted to the The felling of one Beech tree reference T29 on the Order map for Mrs Rosa-Lynn Vann on behalf of Lime Tree Park No. 1 Management Company at Hunters Walk, Chesterfield, with a condition to plant a new Lime tree as a replacement near to the original tree.

CHE/20/00357/TPO Consent is granted to the pruning of one Oak tree reference T9 on the Order map for Mr Dalton of 48 Foxbrook Drive, Walton. The tree is located on the boundary of 1 Bunting Close and 48 Foxbrook Drive.

CHE/20/00351/TPO Consent is granted to the pruning of 10 trees

reference T22, T24, T27 and T29 Holly, T23, T26, T30, T32 and T35 Purple Plum and T31 Ash on the Order Map and which are situated adjacent to 19 Somersall Lane and along the south side of Somersall Willows between 19 Somersall Lane and 4 Somersall Willows.

- CHE/20/00338/TPO Consent is granted to the pruning of 4 trees within G1 on the Order Map and which are situated in the grounds of 1 Broadoaks Close, Piccadilly.
- CHE/20/00365/TPO Consent is granted to the pruning of two trees reference T1 and T2 on the Order map for Mrs Hawgood of 16 Gladstone Road, Chesterfield.
- CHE/20/00423/TPOEXP Consent is granted to the felling of one Sycamore tree reference T3 on the Order map for Ted Firth on behalf of Chesterfield Borough Council. The tree is located along the banking of the River Rother at Piccadilly adjacent to 10 Cragside Close and is dead, with a condition to plant a replacement Rowan in the first available planting season after felling.

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

- CHE/20/00245/CA The felling of one small Holly and one dead Purple Plum tree. Agreement to the felling of 2 trees. The felling will have no adverse effect on the amenity value of the area.
- The trees are within the Somersall Conservation Area and the applicant wishes to remove the trees to maintain the general appearance of the area and remove a hazard with the dead tree.

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.

153 **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.