

RECORD OF DECISIONS BY OFFICERS

Development Management and Conservation Manager (in consultation with the members of the Planning Committee) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision: 20.04.20
Decision/Report Title: DEMOLITION OF THE MODERN WORKSHOP BUILDING, AND ERECTION OF NEW DWELLING WITH ATTACHED 'GRANNY ANNEX' (REVISED DRAWINGS RECEIVED 07.01.2020, 24.02.2020 AND 02.04.2020)	
Key Decision: No	Delegation Reference: P000D
Report and Background papers: Public	
Record of Decision: *RESOLVED – That the application be <u>GRANTED</u> subject to the following conditions and notes: <u>Conditions</u> <u>Time scale</u> 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. <u>Approved plans</u> 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. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below). <ul style="list-style-type: none">• Revised 'Proposed New Dwelling with attached Granny Annex at Heywood Street, Brimington – South Elevation, North Elevation, East Elevation, West Elevation, Section Through Site at the eastern boundary, ground floor plan view and first floor plan view, received 24.02.2020• Revised Site Plan (including proposed fencing) received 02.04.2020• Design and Access Statement <u>Hours of operation</u> 3. Construction work shall only be carried out between the hours of 8:00 am to 6:00 pm Monday to Friday and 9:00 am to 5:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials <u>Land contamination</u> 4. A. Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.	

- I. A desktop study/Phase 1 report documenting the previous land use history of the site.
 - II. A site investigation/phase 2 report where the previous use of the site indicates contaminative use(s). The site investigation/phase 2 report shall document the ground conditions of the site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of contamination. Ground gas, ground water and chemical analysis, identified as being appropriate desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.
 - III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas or other contamination. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.
- B. If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.
- C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

Highways

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 proposed dwelling shall not be occupied until the 3 car parking spaces shown on revised 'Site Plan' (received 02.04.2020) are provided and thereafter shall be retained permanently for domestic car parking maintained free from any impediment to their designated use for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

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

Link between dwelling/business

8. The proposed premises and the builder's yard/workshop shall be maintained as one unit and one shall not be sold off, let, sub-let etc. as a separate unit.

Granny annexe to remain ancillary

9. The self-contained accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the application site, in that it shall:

- Only be occupied by persons with a familial link or demonstrable relationship to the

occupants of the main dwelling;

- not be identified or addressed as a separate postal address;
- not be occupied in the event the main dwelling is unoccupied; and
- not be occupied under any form of contract.

Materials

10. Before ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.

No extensions/additional windows

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

Drainage/surface water

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

14. 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 i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and ii) the means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.

Landscaping – hard/soft

15. 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.

Biodiversity/ecology

16. As part of the landscaping condition referred to above, suitable habitat shall be created that enhances the ecological interest of the site, in line with guidance within Paragraph 175d of the NPPF. This could include native landscaping, retention of existing features of ecological value (such as the hedgerow) and incorporation of bat and bird boxes into the new dwellings.

Windows

17. Notwithstanding the details shown on the approved plan Plans and Elevations, the windows listed below shall be installed as detailed and retained as such in perpetuity;

- The first floor bathroom window within the north elevation shall be installed obscurely glazed with a minimum of level 4 obscurity and shall only be fitted with an opening above 1.7m high (measured internally)
- The ground floor lounge/kitchen window serving the granny annexe in the north elevation at ground floor level shall be installed obscurely glazed with a minimum of level 4 obscurity and a minimum cill height of 1.7m (measured internally).
- The semi-circle windows in the east and west elevations at first floor level serving bedroom 1 and bathroom shall be installed obscurely glazed with a minimum of level 4 obscurity.

Date: 20 April 2020

Contact Officer: Charlotte Kearsey, democratic.services@chesterfield.gov.uk

Development Management and Conservation Manager (in consultation with the members of the Planning Committee) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision: 20.04.20
Decision/Report Title: DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF 3 DETACHED DWELLINGS WITH SHARED ACCESS AND PRIVATE CURTILAGES AT 15 CHAPEL LANE WEST, CHESTERFIELD, DERBYSHIRE, S40 4AG–AMENDED PLANS RECEIVED ON 12.12.2019	
Key Decision: No	Delegation Reference: P000D
Report and Background papers: Public	
<p>Record of Decision:</p> <p>*RESOLVED –</p> <p>That the application be <u>GRANTED</u> subject to the following conditions and notes:</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> 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. 3. Prior to commencement a scheme of separate foul and surface water drainage which demonstrates that sustainable techniques have been used where feasible and viable shall be submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. This shall include detailed information to show how the proposed drainage system will function. 4. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted in writing to and approved by the Local Planning Authority. This shall include infiltration rates if a soakaway is to be used. 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the parking of private motor vehicles associated with the residential occupation of the properties without the grant of further specific planning permission from the Local Planning Authority. 6. Unless otherwise approved in writing by the Local Planning Authority 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. 	

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no windows, side or rear extensions, outbuildings, means of enclosure or alterations to existing means of enclosures, boundary treatments or privacy screens other than those hereby permitted, shall be constructed/carried out or removed on the site without the permission of the Local Planning Authority.
8. Prior to the building of the dwellings, 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 designed use throughout the construction period.
9. Residential charging points shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This sockets shall be located where they 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. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Chapel Lane West.
11. The vehicular access shall be provided, prior to the first occupation of the new dwellings, with 2m x 2m x 45° pedestrian intervisibility splays with the area in advance of these sightlines being kept clear of objects greater than 1m in height (0.6m in the case of vegetation) relative to nearside carriageway channel level.
12. There shall be no gates within 5m of the nearside highway boundary and any gates shall open inwards only.
13. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of vehicles, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.
14. 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.

15. As part of the landscaping condition (condition 14), suitable habitat shall be created that enhances the ecological interest of the site, in line with guidance within Paragraph 175d of the NPPF. This could include native landscaping, retention of existing features of ecological value (such as the hedgerow) and incorporation of bat and bird boxes into the new dwellings and hedgehog gaps in the fences. These shall be installed prior to the occupation of the development hereby approved in accordance with details to have been submitted to and approved by the Local Planning Authority beforehand. These features shall be maintained in accordance with the approved details.
16. The development shall include a scheme for the provision of surface water run-off on site, either via the use of a SUDs channel or permeable block paving. If this is not possible the applicant is required to contact the Local Planning Authority to discuss alternative options; and then not complete works until an alternative solution has been agreed in writing by the LPA. The scheme shall incorporate sustainable drainage principles and shall be implemented in full as part of the scheme.
17. The development shall include at least 2 bird/bat boxes on site, these shall be installed prior to the occupation of the development hereby approved in accordance with details to have been submitted to and approved by the Local Planning Authority beforehand. The boxes shall be maintained in accordance with the approved details.
18. The development shall be carried out in accordance with the submitted flood risk assessment For Demolition of Bungalow & Erection of 3 Houses – Chapel Lane West, completed by The Planning and Environment Studio and dated November 2019 and the following mitigation measures it details:
 - Lower ground floor, finished floor levels to be set no lower than 92.550m above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

19. Development shall not commence until intrusive site investigations have been carried out by the developer to establish the exact situation regarding coal mining legacy issues on the site and approval for commencement of development given in writing by the Local Planning Authority. The investigation and conclusions shall include any remedial works and mitigation measures required/proposed for the stability of the site. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.
20. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - o Risk assessment of potentially damaging construction activities.
 - o Identification of "biodiversity protection zones".
 - o Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

- o The location and timing of sensitive works to avoid harm to biodiversity features.
- o The times during construction when specialist ecologists need to be present on site to oversee works.
- o Responsible persons and lines of communication.
- o The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- o Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

21. Prior to the commencement of development, a lighting strategy shall be submitted to and approved in writing by the Council. Such approved measures must be implemented in full and maintained thereafter.
22. Obscure glazing to a Pilkington Scale level 4 shall be utilised on the windows of the eastern elevations of the proposed dwellings. These windows only, shall be installed and retained obscurely glazed thereafter unless otherwise agreed in writing by the Local Planning Authority.

Date: 20 April 2020

Contact Officer: Charlotte Kearsey, democratic.services@chesterfield.gov.uk

Development Management and Conservation Manager (in consultation with the members of the Planning Committee) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision: 20.04.20
Decision/Report Title: DEMOLITION OF EXISTING GARAGE AND ERECTION OF ONE DETACHED DWELLING ON LAND TO THE SIDE (REVISED DRAWINGS RECEIVED 31.01.2020, 02.03.2020 AND 30.03.2020) 3 QUARRY BANK ROAD, SPITAL, CHESTERFIELD, S41 0HH	
Key Decision: No	Delegation Reference: P000D
Report and Background papers: Public	
<p>Record of Decision:</p> <p>*RESOLVED –</p> <p>That the application be <u>GRANTED</u> subject to the following conditions:</p> <p><u>Time scale</u></p> <p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Approved plans</u></p> <p>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. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).</p> <ul style="list-style-type: none"> • Application form • Supporting planning statement • Proposed Dwelling Floor Plans & Elevations, drawing number QBR/PD/01C Revision C (dated 27.03.2020, received 30.03.2020) • Site Layout, drawing number JL/QBR/SL/01C Revision C (dated 27.03.2020, received 30.03.2020) • Quarry Bank Road Street Scenes, drawing number QBR/SS/01B Revision B (Dated 27.03.2020, received 30.03.2020) • Quarry Bank Road Sections, drawing number QBR/PS/01A Revision A (Dated 27.03.2020, received 30.03.2020) • Geotechnical, Geo-Environmental & Coal Mining Risk Assessment, produced by groundsmiths, project reference GUK-0519-04 prepared by A Spooner (dated 09.06.2019) <ul style="list-style-type: none"> ○ Appendix A GeoInsight Report ○ Appendix B EnvironInsight Report ○ Appendix C Historical Ordnance Survey Plans ○ Appendix D Coal Authority Consultants Report ○ Appendix E Coal Authority ‘Guidance for Developers’ ○ Plates <p><u>Hours of operation</u></p> <p>18. Construction work shall only be carried out between the hours of 8:00 am to 6:00 pm Monday to Friday and 9:00 am to 5:00 pm on a Saturday. Construction work shall not be</p>	

carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials

Land stability/Coal Mining Legacy

19. Development shall not commence until a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity has been submitted to the Local Planning Authority for written approval. The submission shall include a report of findings arising from the intrusive site investigations and a scheme of proposed remedial works/mitigation measures required to ensure the stability of the site. Only those remedial works/mitigation measures which receive the written approval of the Local Planning Authority shall be implemented on site

Highways

20. The proposed dwelling shall not be occupied until space has been laid out within the site in accordance with the application drawing 'Site Layout, drawing number JL/QBR/SL/01C Revision C (dated 27.03.2020, received 30.03.2020)' for both the parking of a vehicle for the existing and proposed dwelling. Once provided, the spaces shall be maintained free from any impediment their designated use for the life of the development.

21. There shall be no gates or other barriers on the access/driveway.

22. The proposed access/driveway to Quarry Bank Road shall be no steeper than 1:12 over its entire length

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

Materials

24. Before ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.

No extensions/additional windows

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

Drainage/surface water

26. 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.

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

28. 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

- i. evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii. the means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.

Landscaping – hard/soft

29. 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 including measures to prevent surface water discharge to the highway:
- 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.

Biodiversity/ecology

30. As part of the landscaping condition referred to above, suitable habitat shall be created that enhances the ecological interest of the site, in line with guidance within Paragraph 175d of the NPPF. This could include native landscaping, retention of existing features of ecological value (such as the hedgerow) and incorporation of bat and bird boxes into the new dwellings.

Windows

31. Notwithstanding the details shown on the approved plan Plans and Elevations, the windows listed below shall be installed as detailed and retained as such in perpetuity;
- The first floor bathroom window within the north elevation shall be installed obscurely glazed with a minimum of level 4 obscurity and shall only be fitted with an opening above 1.7m high (measured internally)
 - The first floor landing window within the south elevation shall be installed obscurely glazed with a minimum of level 4 obscurity and shall only be fitted with an opening above 1.7m high (measured internally)

Date: 20 April 2020

Contact Officer: Charlotte Kearsey, democratic.services@chesterfield.gov.uk

Principal Planner (in consultation with the members of the Planning Committee) pursuant to emergency delegations approved by Standards and Audit Committee on 19 March, 2020	Date of Decision: 20.04.20
Decision/Report Title: APPROVAL OF RESERVED MATTERS FOR ACCESS ROAD ON LAND AT THE BRUSHES, SHEFFIELD ROAD, CHESTERFIELD FOR BIRCHALL PROPERTIES LTD.	
Key Decision: No	Delegation Reference: P000D
Report and Background papers: Public	
Record of Decision: *RESOLVED – That consideration of the application be deferred until Friday 24 April, 2020.	

Date: 20 April 2020

Contact Officer: Charlotte Kearsley, democratic.services@chesterfield.gov.uk