

**PLANNING COMMITTEE****Monday, 14th March, 2022**

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors Bingham  
Brady  
Catt  
Caulfield  
Davenport

Councillors T Gilby  
Miles  
Marriott  
Borrell  
G Falconer

\*Matters dealt with under the Delegation Scheme

**94 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Barr, Callan and D Collins.

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

No declarations of interest were received.

**96 MINUTES OF PLANNING COMMITTEE****RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 21 February and 28 February, 2022 be signed by the Chair as a true record.

**97 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE COMMITTEE**

\*The Committee considered the under-mentioned applications in light of reports by the Group Leader, Development Management and resolved as follows:-

CHE/21/00703/FUL - EXTENSION, ALTERATIONS AND CHANGE OF USE OF EXISTING MIXED USE RESIDENTIAL/COMMERCIAL

PROPERTY (SUI GENERIS) TO SEPARATE RESIDENTIAL UNIT AND CLASS E HAIR SALON AT 53 HEATON STREET, CHESTERFIELD, DERBYSHIRE, S40 3AF FOR MR MILLS

That consideration of this item be deferred to a future meeting of the Planning Committee.

CHE/21/00448/FUL - CONVERSION OF EXISTING PUB/ CLUB (FORMER CHURCH) TO FORM 9 RESIDENTIAL UNITS AND EXTERNAL LANDSCAPING AT THE SPORTS BAR, ADJACENT 37 HOLYWELL STREET FOR CITY REALTY LTD

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

The conversion of the former Chapel will result in residential accommodation in close proximity to existing commercial premises where there is known noise emanating from nearby premises until the early hours of the morning. In addition, the development is located in an area where air quality is of concern. These matters will result in unacceptable adverse amenity impacts to future residents which cannot be suitably mitigated. As such the proposal is considered to be contrary to policy CLP14 of the Adopted Local Plan.

CHE/20/00098/RET - RELOCATION AND RETENTION OF EXISTING NO. 3 STORAGE CONTAINERS AND ADDITION OF A FURTHER 1 NO. STORAGE CONTAINER IN A REVISED LOCATION ON THE APPLICATION SITE (REVISED DESCRIPTION 03/03/2022) AT NORTHERN TEA MERCHANTS, 193 CHATSWORTH ROAD, CHESTERFIELD, DERBYSHIRE, S40 2BA

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

1. The development hereby permitted shall be removed and the land restored to its former condition on or before 14th March 2027.
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).

Proposed site location – drawing no. PL03 Rev B – 1:200 @ A3 – dated 02/22

3. Within 3 months of the date of this decision, a scheme for biodiversity and ecological enhancement measures shall be installed/ integrated into the development site. The ecological enhancement measures shall thereafter be retained and maintained throughout the life of the development.

**98      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/20/00788/FUL	Construction of a new entrance pod, creation of a new second floor within the existing building volume, alterations to existing wall cladding / window fenestration's, creation of new off street car parking with new access onto Carrwood Road and enlargement of the existing car park to create a commercial vehicle turning area within the site curtilage. Revised drawings received 02/02/21, 23/02/21, 05/05/21, 24/05/21, 09/06/21 and 30/11/2021 At A Cottam And Co Carrwood Road Chesterfield Trading Estate, Chesterfield S41 9QB for Atlantic Pumps
CHE/21/00342/FUL	Rear two storey extension, two storey side extension, two dormer windows to front, rendering of existing dwelling and new canopy to the front, raising of the existing roof, hard surfacing and creation of additional parking to front and new terrace area to the rear.(revised drawings received 16/08/21 and 22/12/21 and description amended 22/12/21) at 157 Church Street North, Old Whittington, Chesterfield S41 9QR for Mr

## Galligan

CHE/21/00712/FUL	Continuation of use of two rooms as dog daycare for 12 dogs originally approved under CHE/19/00435/COU at The Chantry, 39 High Street, Staveley S43 3UU for Mrs Nadia Rogers
CHE/21/00725/FUL	Removal of existing shed and greenhouse and erect new greenhouse at 49 Newbold Back Lane, Chesterfield S40 4HF for Mrs Elaine Smith
CHE/21/00822/FUL	Increase existing roof height by 0.9m for proposed loft conversion, incorporating dormer windows to the front and rear and balcony window to the rear and alter flat roof to pitch roof on existing porch at 82 Church Street North, Old Whittington S41 9QP for Mr Carl Rayner
CHE/21/00825/FUL	Extension to garage and conversion to form study work space (revised drawings submitted 10/12/21) at 53 Windermere Road, Newbold, Chesterfield S41 8DT for Mr Anthony Cresswell
CHE/21/00859/FUL	Single storey extension to rear of property to replace conservatory, enlargement and conversion of existing garage and new garden access and garden store and provision of terrace area for the provision of disability adaptations (revised plans received 15.02.2022 showing privacy screen to northern boundary) at 18 Peak View Road, Brockwell, Chesterfield S40 4NW for Mr and Mrs Peace
CHE/21/00863/OUT	Outline application for a single detached 1.5 storey dwelling, with access off Central Avenue at Land To The Rear 6 Walton Walk, Boythorpe S40 2QQ for Mrs Vikki Hadfield
CHE/21/00864/FUL	Two storey front/side extension and bay window to front at 88 Moorland View Road, Walton, Chesterfield S40 3DF for Mr P Cope

CHE/21/00883/FUL	Re submission of CHE /21/00078/FUL for demolition of existing bungalow and detached garage and erection of a 2 bed bungalow at 4 Woodthorpe Road, Woodthorpe, Chesterfield S43 3BZ for Mr Kevin Hodgetts
CHE/21/00887/FUL	Construction of a new mental health facility and energy centre, associated landscaping, groundworks, parking, and access arrangements.at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow S44 5BL for Derbyshire Healthcare NHS Foundation Trust
CHE/21/00888/FUL	Single storey side extension at 10 Stanford Way, Walton S42 7NH for Mr Anthony Frisby
CHE/21/00891/LBC	Listed Building Consent for alterations to convert existing two cottages into one dwelling including new doors and windows, chimney flue and air source heat pump to Coach House.at Newbold Fields House, Dunston Road, Chesterfield S41 9RW for Mr and Mrs Shorter
CHE/21/00903/ADV	1 illuminated fascia sign and 1 illuminated projecting sign at 35 Holywell Street, Chesterfield S41 7SH for Mr Chris Smith
CHE/21/00904/FUL	Single storey side and rear extension at 175 Handley Road, New Whittington, Chesterfield S43 2EP for Julie Allen
CHE/21/00905/ADV	Illuminated fascia sign at Unit 2, Eastside Park, Eastside Road, Chesterfield S41 9BU for C/O Technical Signs
CHE/21/00912/FUL	Replacement of five first floor and five second floor windows on Rose Hill elevation.at 32 - 36 Rose Hill, Chesterfield S40 1LR for Lloyds Banking Group
CHE/21/00929/FUL	Demolition of existing double garage and erection

of triple garage with side store at 19 Greenways, Walton, Chesterfield S40 3HF for Mr and Mrs Paul Gadsby

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|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHE/21/00930/TPO | Large Sycamore with split crown at ground level 6 trunks. Request crown pruning of 4m plus removal of horizontal stem obstructing street furniture. Crown pruning requested to remedy blocking of light to the gardens of 30 and 32 plus to aid growth of adjacent Ash (also TPO) at 30 Hillside Drive, Walton S40 2DB for Ms Mary Senneck                                          |
| CHE/21/00931/FUL | Modification of previous permission of lean-to extension to the rear and proposed further ground floor extension - Amended description 28/02/22 at 30 Manor Avenue, Brimington S43 1NQ for Mrs Viv Swift                                                                                                                                                                            |
| CHE/22/00003/FUL | Demolition of existing conservatory and erection of a ground floor rear extension at 22 Rhodes Avenue, Newbold S41 7AY for Mr D Ward                                                                                                                                                                                                                                                |
| CHE/22/00012/TPO | There is only one tree we are proposing to have work carried out on and it is an ash tree - Ash (T1). We propose the tree has a crown reduction because it is shading our garden and our neighbours' gardens. We also want to ensure the continued health of the tree and that it is safe, and any dead wood is removed at 19 Foxbrook Court, Walton, S40 3SS for Mr Oliver Morison |
| CHE/22/00016/TPO | T1 - beech tree - to be reduced in height and width by up to 3m creating a better balanced crown. T1 -- beech tree - crown clean and deadwood at 2 Ashleigh Close, Old Whittington S41 9NA for DW Tree Services                                                                                                                                                                     |
| CHE/22/00030/ADV | New fascia signage at Unit 218, Sheffield Road, Stonegraves, Chesterfield S41 7JN for Jewson                                                                                                                                                                                                                                                                                        |
| CHE/22/00035/TPO | Large Lime Tree at front of property: Crown Lift to five metres. Thin crown by 20% cleaning out                                                                                                                                                                                                                                                                                     |

epicormic growth. Remove problem deadwood.

Very Large Oak tree at the front of property:  
Reduce lower portion of south-east facing canopy to clear away from structures by 3 metres. Crown lift to 5 metres by removing lower branches up to 100mm in diameter. Reduce two large lower limbs over driveways by up to 3 metres to improve light into properties. Remove problem deadwood at 23 Gladstone Road, Chesterfield S40 4TE for Mr Ed Mollon

CHE/22/00060/TPO

Weeping Ash - Tree located within grounds of Children First Day Nursery. Currently exhibiting symptoms consistent with minor infection of ash dieback (approximately 10%): undersized leaves in upper crown & discoloured shoots throughout. At time of inspection approximately half the crown has green leaves still attached, whilst the other half has completely shed leaves (i.e. abscised without colour change). No lesions evident, although clustered drooping form makes observation difficult. Large open cavity at approximately 3m at scaffold union. Deadwood removed (2020). - Reduce crown by approximately 1-2m, extent informed by aerial inspection. Remove deadwood 2 x Horse chestnuts - Two chestnuts immediately behind cabin both appear in reduced physiological condition, with evidence of historic ground works (smaller tree: historic failure of central leader; larger: stem exudation). - Fell to ground level at Chesterfield And North Derbyshire Royal Hospital At Chesterfield Road, Calow S44 5BL for Emma Morten

CHE/22/00064/TPO

Crown Thin, crown lift 4 metres, pruning back to suitable replacement branches.at 17 Hucknall Avenue, Loundsley Green, Chesterfield S40 4BY for Mrs Linda Riley

CHE/22/00097/TPO

LA notice due to trees blocking light column,

cutback 1 no sycamore to clear light column by 1.5m. at Tesco Express, High Street, Old Whittington, Chesterfield S41 9LQ for Tesco Express

CHE/22/00108/TPO

Application to fell tree T2 beech tree (*Fagus sylvatica*) at 3 Ashleigh Close, Old Whittington, Derbyshire S41 9NA for Mr Neil Smith

(b) Refusals

CHE/21/00460/NMA

Non material amendment to CHE/20/00441/FUL ( Single storey rear extension and detached annex for dependant relative ) to amend the size of the rear extension at 171 Boythorpe Road, Boythorpe Chesterfield S40 2NB for Mr & Mrs Dowson

CHE/21/00642/FUL

Proposed new spa with outdoor pools within disused garden area at Ringwood Hall, Ringwood Road, Brimington S43 1DQ for Charan Chauhan

CHE/21/00759/FUL

Two storey side extension and single storey rear extension at 107 Windermere Road, Newbold S41 8DS for Mr Schofield

CHE/21/00928/PNC

Prior notification for change of use to dwelling at 1A - 1B South Street North, New Whittington S43 2AA for Baxters Retail Stores Ltd

CHE/22/00055/DOC

Discharge of conditions 3 (external materials), 6 (Hard/soft landscaping), 8 (drainage details), 9 (site investigation reports), 13 (Bat Box Location) of CHE/18/00767/FUL - Proposed self-build dormer bungalow with drive for on-site car parking Bamford Road, Inkersall for Mr Simon Whittam

(c) Discharge of Planning Condition

CHE/21/00698/DOC

Discharge of conditions 9 (bin storage) 11 (lighting), 13 (retaining wall), 21 (sub station details), 23 (hard and soft landscaping) and 24 (kerbs and levels) of CHE/21/00424/DOC of



CHE/20/00695/FUL - New warehouse unit with trade counter, staff facilities, external materials yard, surface car parking for staff and customers, new vehicular entrances onto highway and the provision of a substation with associated works. (Amended information received 18.11.2021) at Development Land Opposite Hazlehurst Avenue Stonegravels, Chesterfield for Pick Everard

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| CHE/21/00869/DOC | Discharge of conditions 6 and 18 of approved planning consent CHE/20/00305/FUL to updated street lighting design to reflect arrangement amended during S38 process at Land South Of Walton Hospital, Harehill Road, Grangewood for Vistry Partnerships                                               |
| CHE/22/00020/DOC | Discharge of condition 11 of CHE/18/00672/FUL at Holywell Cross Car Park, Holywell Street, Chesterfield for Robert Woodhead Ltd                                                                                                                                                                      |
| CHE/22/00022/DOC | Discharge of condition 18 (street lighting) of CHE/20/00305/FUL - Erection of new residential dwellings at the sites off Whitecotes Lane and Harehill Road with associated access, parking and open space at Land South of Walton Hospital, Harehill Road, Grangewood for Modus Partnerships Limited |

(d) Partial Discharge of Conditions

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| CHE/21/00894/DOC | Discharge of planning conditions 6 (hard and soft landscaping), 12 (external materials) and 28 (water calculations) of CHE/20/00305/FUL - Erection of new residential dwellings at the sites off Whitecotes Lane and Harehill Road with associated access, parking and open space at Land South of Walton Hospital, Harehill Road, Grangewood for Modus Partnerships Limited |
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(e) Conditional Consent for Non-Material Amendment

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| CHE/21/00722/NMA | Non-material amendment to CHE/13/00675/OUT |
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(Redevelopment of land for employment uses (Use Classes B1, B2 and B8) to amend highway drainage as part of the discharge of condition 13 (phase 1 access road) at land accessed from Farndale Road, Staveley for Mr Roger Caisley

(f) CLOPUD granted

CHE/21/00923/CLO      Completion of garden room outbuilding at 6 Netherfield Road, Somersall, Chesterfield S40 3LS for Mr and Mrs Wood

(g) Split Decision with Conditions

CHE/22/00054/TPO      Crown thinning by 25% of GRP 1 and 2 (hawthorne), T1, 2 and 3 (alder) at 10 Staunton Close, Chesterfield S40 2FE for Mrs Lisa Such

CHE/22/00075/TPO      T1 - Sycamore (Acer Pseudoplatanus) to be Pollarded to the size dictated by its previous pollard. T2 - Silver Birch (Betula Pendula) to be crown reduced in order to balance the weight in the crown as it is leaning heavily over a public footpath.at 8 Ash Tree Close, Ashgate, Chesterfield S40 1RZ for Mr Neil Hall

CHE/22/00132/TPO      Felling of ash tree at 44 Hedley Drive, Brimington S43 1BF

(h) Prior Approval Telecom Refused

CHE/21/00847/PA      Prior approval for - Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works at Land At Foljambe Avenue Junction, Matlock Road, Chesterfield for CK Hutchison Networks (UK) Ltd

(i) Withdrawn

CHE/22/00057/FUL      Change of use of dwelling (C3) to a solo care home (C2) at 26 Trevorow Crescent, Chesterfield for Esland Group

## 99 **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/22/00064/TPO	Consent is granted to the pruning of one Oak tree reference T2 on the Order map for Mrs L Riley of 10 Dorothy Vale, Ashgate.
CHE/22/00012/TPO	Consent is granted to the pruning of one Ash tree reference T23 on the Order map for Mr Morison of 19 Foxbrook Court, Walton
CHE/21/00930/TPO	Consent is granted to the pruning of one multi stemmed Sycamore tree reference T5 on the Order map. Consent is also granted to the removal of one small basal stem growing towards Walton Road for Ms Senneck at 30 Hillside Drive, Walton
CHE/22/00010/TPO	Consent is granted to the felling of 1 Lombardy Poplar tree and the pruning of 6 Lombardy Poplar trees within G1 on the Order Map for Mrs Plemper of 33 Pomegranate Road, Newbold, with a condition to plant a replacement Hazel in the first planting season after removal and the pruning of 6 Poplar trees
CHE/22/00016/TPO	Consent is granted to the pruning of one Beech tree reference T1 on the Order map for DW Tree Services at 2 Ashleigh Close, Old Whittington
CHE/22/00035/TPO	Consent is granted to the pruning of one Lime tree reference T3 and one Oak tree reference T4 on the Order map for Commonwealth

Trees at 23 Gladstone Road.

CHE/22/00060/TPO

Consent is granted to the felling of two Horsechestnut trees within G1 and the pruning of one Weeping Ash tree reference T7 on the Order map.

Consent is also granted to the crown reduction of one Weeping Ash for Thompson Tree Services at Dryhurst Nursery, Chesterfield Royal Hospital. The duty to plant 2 new trees has been dispensed with on this occasion due to the existing tree cover.

CHE/22/00108/TPO

Consent is granted to the felling of one Beech tree reference T2 on the Order map for Mr Smith of 2 Ashleigh Close, Old Whittington.

CHE/22/00097/TPO

Consent is granted to the pruning of one Sycamore tree reference T118 on the Order map at Tesco Express, High Street, Old Whittington.

CHE/22/00140/TPOEXP

Consent is granted to the felling of one storm damaged Oak tree within W1 on the Order map at Brierley Wood, Birchall Estate, Sheffield Road, Unstone and to the rear of 37 Cheetham Avenue.  
The duty to plant a replacement tree has been dispensed with on this occasion due to the natural regeneration within the woodland.

CHE/22/00132/TPOEXP

Consent is granted to the felling of one dangerous Horsechestnut tree reference T4 on the Order map for Dronfield Tree Services at Elmwood House, High Street, Old Whittington, with a condition to plant a replacement Maple tree in the first available planting season after felling.

CHE/22/00102/TPO

Consent is granted to the felling of 2 Lombardy Poplar trees and the pruning of 7

Lombardy Poplar trees within G1 on the Order Map for Ms Gregory of 35 Pomegranate Road, Newbold, with a condition to plant one Hawthorn replacement tree in the first planting season after removal

CHE/22/00122/TPO	Consent is granted to the felling of 1 Sycamore tree within A2 on the Order Map for Underwood Tree Services at 220 Handley Road, New Whittington, with a condition to plant a replacement Hawthorn tree in the first planting season after felling
CHE/22/00131/TPO	Consent is granted to the pruning of five Lime trees reference T6-T9 & T11 on the Order map for Mr Brent at 38 Gladstone Road
CHE/22/00054/TPO	Consent is refused to the crown thinning of 3 Alder trees and 2 groups of Hawthorns with W1 on the Order map for Mrs Such of 10 Staunton Close.
CHE/22/00132/TPOEXP	Consent is refused to the felling of one allegedly dead Ash tree reference T26 on the Order map for Sharon Upton at 44 Hedley Drive, Brimington
	Consent is granted to remove dead wood and for a pollard at 6m high to retain and make safe the mature Ash tree
CHE/22/00075/TPO	Consent is refused to the pruning of one Maple tree and one Birch tree within Area 1 on the Order map for Darren James Tree Services at 8 Ash Tree Close, Brampton
	Consent is granted to crown reduce one stem by a maximum of 2m on the Birch 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.

**101     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.