

**PLANNING COMMITTEE****Monday, 25th April, 2022**

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors Bingham  
Brady  
Davenport  
MilesCouncillors Marriott  
Borrell  
G Falconer

\*Matters dealt with under the Delegation Scheme

**110 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Callan, Catt, Caulfield, D Collins and T Gilby.

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

No declarations of interest were received.

**112 MINUTES OF PLANNING COMMITTEE****RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 4 April, 2022 be signed by the Chair as a true record.

**113 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/22/00067/FUL - TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION. (REVISED DRAWINGS RECEIVED AND DESCRIPTION

AMENDED 09/03/22) AT 11 MOOR PARK AVENUE, WALTON,  
CHESTERFIELD

In accordance with Minute No. 299 (2001/2002) Thomas Eaton (applicant) addressed the meeting.

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. The development hereby approved shall only be carried out in full accordance with the approved plans: Site Location Plan, Existing Floor plans and Elevations, Proposed Elevations and Floor plans and biodiversity statement (01/02/22): with the exception of any approved non-material amendment.
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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) there shall be no new gates or other barriers on the existing or new access.
5. Within 2 months of the completion of the development hereby approved, the proposed biodiversity measures (1 bird box) shall be implemented on site. These measures shall be retained and maintained thereafter in accordance with the scheme so approved.
6. 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 installed prior to occupation of the side extension and retained as such and shall not be used for any purpose other than the parking or private motor vehicles associated with the residential occupation of the

properties without the grant of further specific planning permission from the Local Planning Authority.

7. Before construction works commence or 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.

8. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

9. 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.

CHE/21/00104/FUL - LOFT CONVERSION WITH REAR DORMER AND FRONT ROOFLIGHT – REVISED DRAWINGS RECEIVED 01/02/2022 AT 40 MANSFELDT ROAD, NEWBOLD, CHESTERFIELD, S41 7BW FOR MR J BEDFORD

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. 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 elevations – drawing no. 5B – 1:100 @ A3 – Revised drawings received 01/02/2022

Proposed second floor layout – drawing no. 8b – 1:50 @ A3 – Revised drawings received 01/02/2022

Proposed ground floor layout – drawing no. 6A – 1:50 @A3

3. Within 2 months of the commencement of the development hereby approved, 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as amended, or any Order revoking and re-enacting that Order), there shall be no additional windows inserted or amendments to the windows approved in this planning consent.

114 **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/21/00914/FUL	Resubmission of CHE/20/00721/FUL for single storey rear extension at 19 Spruce Close, Chesterfield S40 3FG for Mr Paul Bradshaw
CHE/21/00933/FUL	Single storey extension to side and rear of property. Revised drawings received 11.03.2022 at 29 Fernwood Close, Hasland, Chesterfield S41 0LF for Julie Hudson
CHE/22/00009/FUL	Proposed detached dwelling at Land To The East Of 140 Newbridge Lane, Old Whittington S41 9JA for Houlton Developments
CHE/22/00024/FUL	Alterations to levels, driveway and vehicle access at 20 Rose Crescent, Mastin Moor, Chesterfield S43 3AY for Mrs Jean Linfitt

- CHE/22/00027/FUL Two storey side extension and alterations at 9 Carlton Road, Chesterfield S40 2JQ for Mr Peter Johnson
- CHE/22/00029/FUL New car port attached to side of house at 18 Woodthorpe Road, Woodthorpe S43 3BZ for Mr Carl Carnell
- CHE/22/00031/FUL Hip to gable and room in roof with rear dormer at 32 Malvern Road, Brockwell, Chesterfield S40 4DY for Mr Jay Dempsey
- CHE/22/00044/FUL Erection of open timber storage racks at Sheepbridge Works, Sheepbridge Lane, Sheepbridge S41 9RX for Pinelog Ltd
- CHE/22/00049/FUL Demolition of existing conservatory and erection of single storey rear extension at 66 Norwood Avenue, Hasland S41 0NH for Mr and Mrs Hadgkiss
- CHE/22/00071/FUL Conversion of attic with small dormer to the front and large dormer to the rear at 9 Mallory Close, Sheepbridge, Chesterfield S41 9EW for Mr P Reynolds
- CHE/22/00072/COU Continuation of use of conservatory as a beauty studio at 9 Briardene Close, Holme Hall, Chesterfield S40 4XY for Mrs Kaye Cobb
- CHE/22/00086/FUL Demolition of existing car port and erection of a two storey side extension and an extension for a detached bike store at 4 Morris Drive, Newbold S41 7BB for Mr and Mrs Robert Angrave.
- CHE/22/00162/TPO T1 - Sycamore - crown lift to approximately 5m from ground level and crown clean/thin including growth from the tips to leave an even density of foliage. Reduce weight from lateral limb to the West side leaning heavily over neighbouring ground. T2 - Ash - crown lift to approximately 5m

from ground level and crown clean/thin including growth from the tips to leave an even density of foliage at 5 Hastings Close, Newbold S41 8RH for Mrs Amanda Ollerenshaw

CHE/22/00242/TPO T6 (Hawthorn) - felling of tree due to decay and its structural integrity at 23 Yew Tree Drive, Somersall S40 3NB for Mr Tim Humphries

(b) Refusals

CHE/20/00427/FUL Re-submission for CHE/20/00155/FUL -Lowering of kerb and construction of new drive at 193 Boythorpe Road, Boythorpe S40 2NB for Mr Yashin Umerji

CHE/21/00697/HH Reduction in height of hedge on boundary between 79 Storrs Road and 338 Old Road at 338 Old Road, Chesterfield S40 3QH for Mr Michael McDermott

CHE/22/00004/DOC Discharge of conditions 3 and 4 (surface water and drainage) of CHE18/00229/FUL - Residential development of 175 no. 2, 3 and 4 bed dwellings and ancillary works at Land South Of Erin Road Junction, The Grove, Poolsbrook for Gleeson Regeneration Ltd

CHE/22/00045/FUL Two storey front extension at 18 Rosedale Avenue, Chesterfield S40 2UY for Mr and Mrs Slack

CHE/22/00061/FUL Erection of a garage at York House, 693 Chatsworth Road, Chesterfield S40 3PE for Mr S Hamshaw

CHE/22/00087/TPO Removal to ground level of 1 large Oak previously reduced 5 years ago in front of properties 4 & 5 at 3 Valley View Close, Hasland, Chesterfield S41 0LE for The Guinness Partnership

(c) Discharge of Planning Condition

- CHE/20/00306/DOC Discharge of condition 33 (Design Framework) of CHE/15/00291/REM1 (Variation of conditions 6, 7, 9, 13, 18, 20, 21, 31, 32, 34, 37 and 39 of CHE/13/00781/EOT - Commercial (not major retail) office, industrial and warehouse development new and altered roads (including a motorway junction) land reclamation, ground re-modelling, drainage landscaping and re-use of railheads on 360 hectares of land in Bolsover, Staveley and Sutton-cum-Duckmanton on both sides of the M1 in the vicinity of the former Markham Colliery A632 (Chesterfield Road) Erin Road, Lowgates, Eckington Road, Hall Lane and the A619 south of Staveley and land off, Chesterfield Road, Erin Road, Lowgates, Eckington Road) at Markham Employment Growth Zone Markham Lane, Duckmanton S44 5HS for Derbyshire County Council
- CHE/21/00844/DOC Discharge of planning conditions 2 (surface water design, management and maintenance) and 4 (SUDS Attenuation Pond) for application CHE/20/00869/REM at Land To The North Of Northmoor View, Brimington for Vistry (Yorkshire) Ltd
- CHE/22/00015/DOC Discharge of conditions 3, 7, 8, 11, 15, 17, 18, 19 and 20 of CHE/21/00598/REM1 at Development Site at Eastside Park, Eastside Road, Chesterfield for Pendragon PLC
- CHE/22/00021/DOC Discharge of conditions 3 (lighting), 7 and 8 (drainage), 11 (materials), 15 (external works), 17 and 18 (Network Rail) and 19 (Intruder alarm) of CHE/17/00645/FUL - Proposed Bodyshop, wash and valet buildings at Development Site at Eastside Park, Eastside Road, Chesterfield for Pendragon PLC
- CHE/22/00134/DOC Discharge of conditions 4 and 6 of CHE/20/00695/FUL at Unit 218, Sheffield Road,

Stonegravels, Chesterfield S41 7JN for Pick Everard

CHE/22/00210/DOC Discharge of condition 16 of CHE/20/00078/FUL at Harehill Mews, Harehill Road, Grangewood for Erica Developments

(d) Partial Discharge of Conditions

CHE/21/00762/DOC Discharge of conditions 6 (water consumption), 11 (affordable housing) and 18 (bin storage) of CHE/20/00869/REM - Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington for Vistry (Yorkshire) Ltd

CHE/21/00902/DOC Discharge of planning conditions 4 (materials), 6 (tree protection), 7 (landscaping), 8 (external works and site section), 9 (EV Charging)10, 11, 12 (drainage) and, 13 - (BMP) of CHE/21/00382/REM1 - Construction of 9 new detached dwellings and access road at Land Adjacent To 1A Whitebank Close, Hasland for Arncliffe Homes Ltd

(e) Unconditional Permission

CHE/21/00936/REM Removal of condition 1 (CHP) of CHE/09/00127/FUL - Variation of condition 14 of approved application CHE/08/00230/FUL relating to the redevelopment of former Dema Glass site for a new football stadium, food store, petrol filling station, a mix of office and/or hotel, and/or restaurant, and/or car showroom with associated access, parking and landscaping. Condition Number(s): 1 - Conditions(s) Removal: The removal of the condition is required to enable Tesco to remove the CHP unit. Tesco do not seek to amend any other existing restrictions relating to the operation of the store. The removal of the condition is sought at Tesco Extra, Lockoford Lane, Chesterfield S41 7EW for Tesco Stores



## Limited

CHE/22/00199/CA Tree no.1 (shown in attached plan) to be removed due to being close to property, concerned regarding roots and tree also leaning slightly. Tree species is unknown at 8 Grove Farm Close, Brimington S43 1QA for Mrs Janet Turner

## (f) CLOPUD granted

CHE/22/00088/CLO Single storey rear extension and single storey side extension at 49 Eyre Street East, Hasland S41 0PE for Gemma Bannister

CHE/22/00145/CLO Installation of solar panels on one south facing pitched roof. Panels will be fitted below roof ridge with spacing between tiles and panels no greater than 100mm at 95A High Street, Old Whittington S41 9LB for Mr Robert Oles

## (g) Conditional Consent for Non-material Amendment

CHE/22/00129/NMA Non-material amendment to CHE/21/00437/FUL - Single storey side extension to replace existing garage to reduce the size of the window opening on the principal elevation serving the utility room from 1700mm in width to 1100mm in width at 277 Walton Road, Walton, Chesterfield S40 3BT for Mr Juris Leimanis

## (h) Withdrawn

CHE/21/00774/REM Removal of condition 8 (Permitted development rights) of CHE/18/00548/FUL - Change of use from offices to residential, extensions to dwelling and demolition of existing conservatory and erection of new conservatory and demolition of existing stables and erection of new 4 car garage at Dunston Hole Farm, Unnamed Road Accessing Dunston Hole Farm, Chesterfield S41 9RL for Mr and Mrs K. Heppenstall

- CHE/21/00775/CLU Certificate for lawful use of building as office at Dunston Hole Farm, Unnamed Road Accessing Dunston Hole Farm, Chesterfield S41 9RL for Mr and Mrs K. Heppenstall
- CHE/21/00776/CLU Certificate of lawfulness for the erection of conservatory at Dunston Hole Farm, Unnamed Road Accessing Dunston Hole Farm, Chesterfield S41 9RL for Mr and Mrs K. Heppenstall

## 115 **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/22/00162/TPO Consent is granted to the pruning of one Sycamore reference T5 and one Ash tree reference T6 on the Order map for Jake Eville Tree Care at 5 Hastings Close, Newbold Village.  
Consent is also granted to the reduction of branches on one lower limb growing over the grounds of Eyre Chapel of the Sycamore tree
- CHE/22/00242/TPOEXP Consent is granted to the felling of one Hawthorn tree reference T6 on the Order map for Mr Humphries of 23 Yew Tree Drive Somersall with a condition to plant one new Hawthorn 'Paul's Scarlet' in the first available planting season after felling.
- CHE/22/00087/TPO Consent is refused to the felling of one Oak tree reference T1 on the Order map at 3 Valley View Close, Hasland.

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

- CHE/22/00199/CA Agreement to the felling of one

The felling of one Rowan tree to the frontage of 8 Grove Farm Close, Brimington, Chesterfield

Rowan tree. The felling of the tree will have no adverse effect on the character and amenity of the area.

The tree is within the Brimington Conservation Area and the applicant wishes to fell the tree due to root plate movement and how close it is to the property

**116 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.

**117 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.