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The Chair and Members of Planning  
Committee

15 April 2022

Dear Councillor,

Please attend a meeting of the PLANNING COMMITTEE to be held on MONDAY, 25 APRIL 2022 at 1.00 pm in Committee Room 1, the agenda for which is set out below.

AGENDA

Part 1(Public Information)

1. Apologies for Absence
2. Declarations of Members' and Officers' Interests Relating to Items on the Agenda
3. Minutes of Planning Committee (Pages 3 - 38)
4. Applications for Planning Permission - Plans Determined by the Committee (Pages 39 - 74)
5. Applications for Planning Permission - Plans Determined by the Development Management and Conservation Manager (P140D) (Pages 75 - 88)
6. Applications to Fell or Prune Trees (P620D) (Pages 89 - 94)
7. Appeals Report (P000) (Pages 95 - 98)

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8. Enforcement Report (P410) (Pages 99 - 102)

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Randy', written in a cursive style.

Head of Regulatory Law and Monitoring Officer

## **PLANNING COMMITTEE**

**Monday, 4th April, 2022**

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors D Collins  
Barr  
Bingham  
Brady  
Davenport

Councillors T Gilby  
Miles  
Marriott  
Borrell

\*Matters dealt with under the Delegation Scheme

### **102 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Callan, Catt, Caulfield and Falconer.

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

No declarations of interest were received.

### **104 MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 14 March, 2022 be signed by the Chair as a true record.

### **105 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/21/00570/FUL - ERECTION OF THREE, DETACHED, SPLIT LEVEL DWELLINGS WITH ASSOCIATED PARKING COURTYARDS AND LANDSCAPING AT LAND BETWEEN GEORGE STREET AND VICTORIA STREET NORTH, BROOMHILL ROAD, OLD WHITTINGTON FOR BLAIR HOLDINGS LTD

In accordance with Minute No. 299 (2001/2002) Susan Hodson (objector) addressed the meeting.

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 and documents (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).

Location Plan, drawing number 21-021-PL00 (dated 26.07.2021)

Proposed Site Layout to Account for Planning & Highways Comments - 47m Splays / 12m Separation, drawing number 21-021-PL02 Revision B (Dated 18.02.2022)

Existing Site / Topo Survey, drawing number 21-021-PL01 Revision A (Dated 24.01.2022)

Proposed Landscaping & Boundaries, drawing number 21-021-PL03 Revision A (Dated 24.01.2022)

Proposed Levels & Drainage, drawing number 21-021-PL04 Revision A (Dated 24.01.2022)

Proposed Site Containment Plan, drawing number 21-021-PL05 Revision A (Dated 24.01.2022)

Proposed House Floor Plans, drawing number 21-021-PL06 Revision A (Dated 24.01.2022)

Proposed Elevations - Front & Rear, drawing number 21-021-PL07 Revision A (Dated 24.01.2022)

Proposed Elevations – Sides, drawing number 21-021-PL08 Revision A (Dated 24.01.2022)

3. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;
- b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;
- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;
- e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';
- f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

4. Before any other operations are commenced on site a new vehicular access including associated engineering works shall be formed to Broomhill Road in accordance with the approved application drawings and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, to the extremities of the site frontage abutting the highway in both directions. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) [above ground level in case of junction] relative to adjoining nearside carriageway channel level.

5. Space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles in accordance with drawing Site Containment Plan, drawing number 21-021-PL05 Revision A, laid out, constructed and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

6. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 3 (three) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

7. The hedgerow to the full length of the south boundary of the site with 6 George Street shall be retained for the life of the development at a minimum height of 1.8 metres as measured from site ground level or a scheme for its replacement with a 1.8 metre high screen shall be submitted to the local planning authority for consideration and written approval. Only the screening/planting which receives written approval from the local planning authority shall be installed on site and thereafter retained as such in perpetuity.

On the basis that the hedge is to be retained as indicated in the application documents, a scheme for the protection of the hedgerow shall be submitted to the Local Planning Authority for written approval. The scheme shall include (not limited to) protective fencing to create an approved protection zone. The approved protective fencing shall be installed before the development is commenced and thereafter retained until such completion of the development to the satisfaction of the Local Planning Authority. There shall be no excavation, raising/lowering of existing ground level, no building or engineering operations carried out, no storage of materials or equipment within the agreed protection zone.

8. Following construction of the access and before any other works take place details of all finished floor levels and spot levels across the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the detail as approved.

9. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time 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.

10. 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<sup>i</sup> submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved surface water drainage works.

11. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

12. Precise specifications or samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

13. Prior to building works commencing above foundation level, a Biodiversity 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 and maintained thereafter. The plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

integrated bat box in one dwelling.

integrated swift box in each dwelling.

fencing gaps 130 mm x 130 mm in rear garden fences to maintain connectivity for hedgehogs.

summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

14. Notwithstanding the submitted details 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 including species and planting density. The plan shall include indications of all existing trees, hedgerows and other vegetation on the land to be retained and detail measures for the protection of retained vegetation during the course of development, including details of ecologically beneficial landscaping to provide a biodiversity enhancement.
- b. proposed hardstanding surfacing materials and shall include elevational drawings of boundary treatments including materials, types of fencing and treatment/colour.
- c. a schedule detailing sizes and numbers of all proposed trees/plants
- d. Sufficient specification to ensure successful establishment and survival of new planting.

15. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

16. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

17. The development the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking and manoeuvring of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.



18. A residential charging point shall be provided for each new 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.

19. 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) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it.

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

21. Prior to the development hereby permitted being occupied/brought into use the first floor window to the side (west) elevation of Plot 3 facing towards George Street shall be installed with obscure glazing and with no opening part being less than 1.7 metres above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington. Once installed the glazing shall be retained as such thereafter.

B. That a CIL liability notice be served for £20,692 as per section 5.13 of the officer's report.

CHE/20/00801/FUL - RESIDENTIAL DEVELOPMENT OF 9 DWELLINGS (REVISED LAYOUT AND DESCRIPTION 19.01.2022) AT LAND SOUTH OF POOLSBROOK SCHOOL, COTTAGE CLOSE, POOLSBROOK FOR ADC PROPERTIES LTD

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. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

Location Plan 20-812-12 received 20.11.2020

Amended plans received 03.08.2021 (in relation to house types A, C, D and E(b) (in relation to plots 8 and 9) only.

Site Layout Plan 20-812-01E received 23.03.2022

Street scene plan 20-812 7 Rev A

Plot 3 house type E (a) (plot 3 only) 20-812-005 received 23.03.2022

Plot 4 house type E (a) (plot 4 only) 20-812-007 received 23.03.2022

Drainage Strategy dated October 2021 received 22.10.2021

Coal Mining Risk Assessment received 20.01.2021

Ecological Appraisal received 11.01.2021

3. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

4. A residential electric vehicle charging point shall be provided for each new 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.

5. Prior to development commencing, an Employment and Training Scheme shall be submitted to the Local Planning Authority for consideration and written approval. The Scheme shall include a strategy to promote local supply chain, employment and training opportunities throughout the construction of the development.

6. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.

7. Prior to the plot 1 hereby permitted being occupied the south-eastern side of the bay to the first floor window within the front elevation gable of Plot 1 shall be installed with obscure glazing and with no opening part being less than 1.7 metres above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington - Privacy Level 4 or an equivalent product. Once installed the glazing shall be retained as such thereafter.

8. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;

b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;

c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;

e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';

f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

9. a) Prior to installation, details of a proposed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) All works shall be fully implemented in accordance with the approved scheme before first occupation.

10. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

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:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate not to exceed 3.5 litres per second.

12. No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

13. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees on the neighbouring land, 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 neighbouring retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) 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
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of any root pruning The development thereafter shall be implemented in strict accordance with the approved details.

15. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of 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:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) details of all boundary treatments to include hedgehog gaps
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
  - a) permeable paving
  - b) tree pit design
  - c) use within tree Root Protection Areas (RPAs);

- 4) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 5) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. All soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or 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. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

16. Prior to occupation of the dwellings hereby approved details of the locations of appropriate ecological enhancements in the form of bat boxes and sparrow terraces, shall be submitted to and agreed in writing by the Local Planning Authority, the agreed details shall be installed on site within one month of completion of the development and shall be retained on the dwellings repaired and replaced as necessary.

17. Before any other operations are commenced, excluding construction of any temporary access, 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, constructed and retained free from any impediment to their designated use throughout the construction period.

18. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

19. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for but not necessarily be restricted to the following as appropriate:-

Parking of vehicles of site operatives and visitors  
Routes for construction traffic, including abnormal loads/cranes etc.  
Hours of operation – with deliveries being avoided during school drop off/pick up time.  
Method of prevention of debris being carried onto highway.  
Pedestrian and cyclist protection.  
Proposed temporary traffic restrictions.  
Arrangements for turning vehicles.

20. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Cottage Close in accordance with the revised application drawing and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in both directions for the main access and fronting parking spaces and 2.4 metres x 43 metres in the non-critical direction and 2.4 metres to the bend in Cottage Close in the critical direction from the driveway to Plot 1 measured along the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1 metre in height (0.6 metre in the case of vegetation) relative to adjoining nearside carriageway channel level.

21. The 'main' access to the development, the driveway to Plot 1 and the parking spaces directly off Cottage Close shall be provided with 2m x 2m x 45° pedestrian intervisibility splays, to the rear of the highway, prior to the occupation of the dwellings. The splay areas shall be maintained throughout the life of the development clear of any object greater than 0.6 metre in height relative to the footway level.

22. No dwelling shall be occupied until space has been laid out within the site in accordance with the revised application drawing for cars to be parked (parking space 2.4m x 5.5m clear of any shared/manoeuvring area) and for vehicles to turn (including smaller service/delivery vehicles) so that they may enter and leave the site in a forward gear. Once provided, such spaces shall be maintained free from any impediment to their designated use.

23. 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 gates or other barriers installed on the access or driveways.

24. The proposed access to Cottage Close shall be no steeper than 1:20 for the first 5m from the nearside highway boundary and 1:14 thereafter. Individual drives shall be no steeper than 1:14.

25. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) there shall be no additional windows installed into the upper floor side elevations of any of the dwellings hereby approved or the ground floor side elevations of plots 1 and 2 without the grant of further specific planning permission from the Local Planning Authority.

27. Details of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

28. Prior to the occupation of the first dwelling details of the management of the shared spaces including the highway shall be submitted to and agreed in writing by the Local Planning Authority.

29. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

a. Drainage Strategy Report dated October 2021, Doc Ref: ADC-1571-01-DS-001 "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team"



b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority.

30. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.

31. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

32. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

B. That a CIL liability notice be served for £22,246 as per section 5.13 of the officer's report.

CHE/21/00446/FUL - ERECTION OF A RESIDENTIAL DWELLING - REVISED DRAWINGS RECEIVED 05.10.2021 AND 18/01/22. LAND ADJACENT 5 MARY ANN STREET, SHEEPBRIDGE, CHESTERFIELD for MR DAVE ROBERTS

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 and documents (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).

Site Location Plan and Site plan (submitted 18/01/22)

Proposed Floor plans (submitted 18/01/22)

Proposed Elevations (submitted 18/01/22)

3. The development hereby permitted shall not commence until a scheme which demonstrates that the development has secured a lawful right of vehicular access off Mary Ann Street in perpetuity, has been submitted to and approved in, writing by, the Local Planning Authority.

4. No development above floor-slab/D.P.C level shall take place until a scheme (including a programme of implementation and maintenance) to demonstrate a net measurable gain in biodiversity through the development, shall have been submitted to and approved in writing by the Local Planning Authority. (The agent for the scheme stated that 1 bat box and 2 bird boxes; this is not considered satisfactory for the scheme, with replacement tree and shrub planting required on site, additional details shall include:

- a) a scaled plan showing the trees and plants to be planted:
- b) a scaled plan showing the trees and plants to be removed:
- c) proposed hardstanding and boundary treatment (including details of variations to levels on site):
- d) a schedule detailing species (to encourage wildlife), sizes and numbers of all proposed trees/plants
- e) Sufficient specification to ensure successful establishment and survival of new planting.
- f) Details of the types of bird boxes, bat boxes and bee bricks that are proposed.

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 shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

The net measurable gain shall be implemented, retained and maintained thereafter in accordance with the scheme and programme so approved.

5. Prior to occupation of the development hereby approved, details of any floodlighting and uplighting shall be submitted to and approved by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. The details shall be implemented in accordance with those approved and should ensure that the light falls wholly within the curtilage of the site and does not significantly impact upon wildlife in the area.

6. 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.

7. Work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm 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.

8. A residential charging point 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 socket should be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. 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.

9. The dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

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.

11. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for but not necessarily be restricted to the following as appropriate.

Parking of vehicles of site operatives and visitors  
Routes for construction traffic, including abnormal loads/cranes etc  
Method of prevention of debris being carried onto highway  
Pedestrian and cyclist protection  
Proposed temporary traffic restrictions  
Arrangements for turning vehicles

12. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

13. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of residents' vehicles (each space measuring a minimum of 2.4m x 5.5m), 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the garage to be provided in connection with the development shall not be used other than for the parking of vehicles except with the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.

15. 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, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority.

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

17. 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.

18. The development shall not commence above floor-slab/D.P.C level until details of a sustainable drainage scheme 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. This shall any include the calculations of soakaway rates on site.

B. That a CIL liability notice be served for £14,237 as per section 6.8 of the officer's report.

CHE/21/00694/FUL – CONSTRUCTION OF 4 TWO BED APARTMENTS WITH ASSOCIATED PARKING AND AMENITY SPACE LAND ADJACENT TO 65 ST JOHNS ROAD FOR HARDWICK NOMINEES LTD

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 and documents (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 development site layout and location plans, drawing reference S-L/PLAN/ST JOHNS RD/ (received 19.12.2021)

Proposed Elevations, drawing reference ST-JOHNS RD/ELV/ (received 07.03.2022)

Proposed floor layout, drawing reference PLANS/ST JOHNS RD (received 07.03.2022)

Cross sectional elevational drawings, drawing reference CR/SEC/ST JOHNS/ (received 07.03.2022)

Cross sectional drawing showing existing levels with new development, drawing reference LEVEL'S/ST JOHN (received 16.09.2021)

3. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of

contamination and a report has been submitted to and approved in writing by the Local Planning Authority;

- b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;
- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;
- e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';
- f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

4. The development hereby permitted shall not commence until a scheme which demonstrates that the development has secured a lawful right in perpetuity to carry out works to the existing vehicular access has been submitted to and approved in writing by the Local Planning Authority.

5. Before any other operations are commenced, the existing vehicular access to St Johns Road shall be improved in accordance with the application drawing and provided with visibility sightlines extending from a point 2.4m from the carriageway edge to the extremities of the site frontage abutting the highway. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) [above ground level in case of junction] relative to adjoining nearside carriageway channel level.

6. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to

throughout the construction period. The statement shall provide for but not necessarily be restricted to the following as appropriate.

Parking of vehicles of site operatives and visitors

Routes for construction traffic, including abnormal loads/cranes etc

Method of prevention of debris being carried onto highway

Pedestrian and cyclist protection

Proposed temporary traffic restrictions

Arrangements for turning vehicles

7. At the of operations on site space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

8. Prior to development shall commence until; a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and; b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

9. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity

10. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time 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.



11. 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<sup>ii</sup> submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved surface water drainage works.

12. Precise specifications or samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

13. Prior to the occupation of the hereby approved development biodiversity enhancement measures as detailed in 'Biodiversity Enhancement Strategy' by ML-Ecology (report dated 15.12.2021) and drawing 'Land Adj 65 St Johns Road–Biodiversity Enhancement Strategy 2112/03-MLE-01' shall be implemented in full and maintained thereafter

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 including species and planting density. The plan shall include details of ecologically beneficial landscaping to provide a biodiversity enhancement.
- b. proposed hardstanding surfacing materials and shall include elevational drawings of boundary treatments including materials, types of fencing and 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.

15. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development

whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

16. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

17. The development the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking and manoeuvring of residents vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. Details of secure cycle parking and storage shall be submitted to the Local Planning Authority for written approval. The approved cycle parking shall be installed prior to the occupation of the development and thereafter retained in perpetuity.

19. A residential charging point shall be provided for each new 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.

20. There shall be no gates or other barriers on the shared access/driveway or parking area.

B. That a CIL liability notice be served for £17,810 as per section 5.13 of the officer's report.

**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/21/00208/FUL | internal alterations and external alterations including the installation of log burning flue, replacement of existing windows and creation of a new window opening and blocking up kitchen door opening at Ashton Lodge, 28 Abercrombie Street S41 7LW for Mr Andrew Bird   |
| CHE/21/00209/LBC | Listed Building Consent for internal alterations and external alterations including the installation of log burning flue, replacement of existing windows and creation of a new window opening and blocking up kitchen door opening at Ashton Lodge, 28 Abercrombie Street, Chesterfield S41 7LW For Mr Andrew Bird           |
| CHE/21/00418/FUL | Removal of existing outbuildings and construction of two storey rear extension (revised drawings received 06.09.2021) at 145 Station Road, Brimington S43 1LJ for Rob Carlin  |
| CHE/21/00438/FUL | Two-storey Urgent Care and Emergency Department extension to existing hospital at Chesterfield and North Derbyshire Royal Hospital Chesterfield Road, Calow S44 5BL for Ryan McCormack  |
| CHE/21/00484/REM | Variation of condition 2 (use of timber cladding instead of stone for garages) and removal of condition 10 as wildlife habitat already demolished) of CHE/18/00764/FUL -<br>Redevelopment of a previously developed site for 2. 'self-build' dwellings and garages at Oldfield Farm, Wetlands Lane, Brimington S43 1QG for Mr |

and Mrs Walters

- CHE/21/00732/FUL Dormer loft conversion Including raising ridge by 1m and full render of property and demolition of existing garage and erection of rendered self-contained annexe for a dependent relative. Single Storey Rear Extension (Permitted Development) at 4 Woodland Walk, Holme Hall ,Chesterfield S40 4YB for Mrs J Lankford
- CHE/21/00736/FUL Two storey extension to front of dwelling - revised drawings received 22.02.2022 at 40 St Philips Drive, Hasland, Chesterfield S41 0RG for Mr and Mrs McGuire
- CHE/21/00737/FUL External alterations to the south and east elevations of the building at Unit 1 Ravenside Retail Park, Park Road, Chesterfield S40 1TB for LS Chesterfield Limited
- CHE/21/00748/FUL Demolition of the existing bungalow, re-build retaining wall to southern boundary and erection of a new detached dwelling - Revised Drawing Received 14.11.2021, further drawing received 15.12.2021, revised drawings received 2.02.2022 Chesterfield S40 3BG for Mr David Knight
- CHE/21/00752/FUL New vehicle smart repair/photo building.at Arnold Clark Motorstore, Meltham Lane, Chesterfield S41 7LG for Arnold Clark Automobiles
- CHE/21/00820/FUL Proposed second storey side and single storey rear extension at 31 Queen Mary Road, Chesterfield S40 3LB for M Hopkinson
- CHE/21/00901/ADV Replacement illuminated and non-illuminated signage at 49 Queen Street, Chesterfield S40 4SF for Admiral Taverns
- CHE/21/00917/FUL Demolition of existing rear extensions and conservatory and erection of two storey rear/side extension and single storey side extension,

- erection of new boundary wall and entrance gates and new velux roof lights to existing roof space.at 14 Oakfield Avenue, Chesterfield S40 3LE for Mr Camm
- CHE/21/00939/FUL Single storey rear extension to dwelling at 175 Walton Road, Walton S40 3BX for Mr Geoff Foulds
- CHE/22/00002/FUL Vehicle access driveway/ramp to access garage to rear of the property at 11 Station Road, Brimington, Chesterfield S43 1JH for Mr Damion Spencer
- CHE/22/00011/FUL Removal of existing conservatory and erection of new single storey rear extension.at 73 Cotterhill Lane, Brimington S43 1NL for Mr and Mrs Marsden
- CHE/22/00013/FUL Extend front of the house living room and hallway outwards by 2 metres. Single storey only with matching tile pitched roof.at 16 Tylney Road, Walton S40 3NZ for Mr Neil Turner
- CHE/22/00014/FUL Proposed bedroom extension to turn elderly person 20 bed nursing home into 21 bed nursing home (1 unit) at Ridgewood House Residential Home, 13 Dukes Drive, Newbold S41 8QB fFor Ridgewood House Residential Home
- CHE/22/00018/FUL Detached garage at 94 St Augustines Avenue, Birdholme, S40 2SJ for Mr Johnathan Lait
- CHE/22/00019/REM Variation of condition 23 of approved CHE/20/00695/FUL to amend the boundary treatments at Unit 218, Sheffield Road, Stonegravels Chesterfield S41 7JN for Derbyshire County Council, Chesterfield Borough Council &...
- CHE/22/00023/FUL Re-submission of CHE/20/00594/FUL - Two-storey rear extension providing a new kitchen / living area on the ground floor and additional first

- floor bedrooms at 38 Brooklyn Drive, Brockwell, Chesterfield S40 4BB for Mr Ashley Winter
- CHE/22/00025/FUL Surfacing the driveway and erection of new front gates and railings at 196 Ashgate Road, Chesterfield S40 4AL for Mr M Lees
- CHE/22/00033/FUL Single storey side extension at 6 Etwall Close, Holme Hall, Chesterfield S40 4UJ for Mr and Mrs Gillott
- CHE/22/00037/FUL First floor side/rear extension at 33 Peterdale Road, Brimington, Chesterfield S43 1JA for Mrs Rosemary Waltham
- CHE/22/00059/ADV External signage at 165 Chatsworth Road, Chesterfield S40 2AU for Gotham Newco 2 Ltd
- CHE/22/00082/HER Removal of 6m length of protected hedgerow to facilitate a temporary access point for site works at Land To The West Of Dunston Lane, Newbold for William Davis Ltd
- CHE/22/00102/TPO The trees are numbered from T1 to T12 within our property boundary area, and a sketch of their locations is provided in Schedule 2 of the attached tree survey report (Page 8). The schedule of works proposed to trees T1 to T12 is contained in Schedule 1 of the attached tree survey report (Page 6). The tree numbers T1 to T12 are not the original numbers found in the Tree Preservation Order, since we understand that the TPO covers a 'group of trees' rather than individually numbered trees). We have identified them in this way for ease of reference and have matched these numbers to the descriptions of the trees on our property as requested.at 35 Pomegranate Road, Newbold S41 7BL for Ms Gemma Gregory
- CHE/22/00122/TPO Sycamore (T3) - Fell tree by sections to ground level and plant suitable replacement nearby.at 220 Handley Road, New Whittington S43 2ER for

Mr Patrick Morissey

- CHE/22/00131/TPO Crown Lift Row of lime trees to approx 5.2m over road. Clear BT lines and remove epicormic growth from stems.at 38 Gladstone Road, Chesterfield S40 4TE for Mr Michael Brent
- CHE/22/00141/TPO Felling of one dangerous Horse chestnut tree reference T4 of TPO 147 At Elmwood House, 141 High Street, Old Whittington S41 9LQ for Dronfield Tree Services
- CHE/22/00161/TPO Tree number two and six in a run of 6 from the farmhouse to the gap in the trees by the pond, alongside the the B6052 High Street need to be removed. The tree stumps will be left in situ for wildlife and the replacement trees (oak and Alder) will be planted slightly further into the land/ away from the dead stumps. The trees will be removed by a tree surgeon and the usual precautions taken to protect the road users and pedestrians when this work takes place. Only two trees that are dead and are a possible risk of falling on the road will be removed.at Green Farm, 175 High Street, Old Whittington, S41 9LH for Mrs Anne Kangley
- CHE/22/00164/DOC Discharge of condition 19 (boundary Treatment) of CHE/20/00078/FUL at The Trumpeter, Harehill Road, Grangewood S40 2NG for Erica Developments Ltd
- CHE/22/00174/TPO T10 Maple - to clear telephone wires, crown lift by a maximum of 2.5m when measured from garden area. at 38 Gladstone Road, Chesterfield S40 4TE for Mr Michael Brent
- CHE/22/00179/TPO Felling of two dangerous trees - TPO 1 (1974) Remove One dead sycamore from A2 , TPO 158 (1996) Remove one Lombardy Poplar at Brampton Manor, 107 Old Road, Chesterfield S40 3QR for Mr Ross Coverdale Pearson

## (b) Refusals

CHE/21/00508/FUL	Erection of 3 detached dwellings - revised information received 07/09/2021, revised drawings received 05/11/2021.at land Adj Former St Josephs Rc Church, Chesterfield Road, Staveley, Chesterfield S43 3QF for Bellfield Construction Ltd
CHE/21/00678/FUL	Demolition of existing conservatory and erection of a single storey/two storey rear extension at 62 Storrs Road, Chesterfield S40 3PZ for Mr Tim Vice
CHE/21/00814/OUT	Outline planning for erection of B2 Industrial unitAt Unit 52 Carrwood Road, Chesterfield Trading Estate, Chesterfield for A Mason
CHE/21/00865/FUL	Dormers and gables to existing loft conversion, conversion of garage to living space, alterations to existing conservatory to an orangery, extension to side elevation to create utility room, extension to front elevation to create ensuite, and kitchen, and balcony.at 91 Hawksley Avenue, Chesterfield S40 4TJ for Cand K Smart Homes LTD
CHE/21/00870/ADV	Installation of 1 x 48 sheet freestanding digital advertising display unit, measuring 3.2m high x 6.2m wide, and comprising pressed metal frame with sealed LED screen at Proact Stadium 1866 Sheffield Road, Whittington Moor S41 8NZ for Chesterfield Football Club Ltd
CHE/22/00043/PA	Change of use and internal works to office space for conversion of property into four 2 bedroom flats - two on the first floor and two on the second floor at Storage Above, 431 - 435 Sheffield Road, Whittington Moor, Chesterfield S41 8LU for Mr Ronald Taylor

## (c) Discharge of Planning Condition



- CHE/21/00485/DOC Discharge of planning condition 12 (materials) of CHE/18/00764/FUL - Redevelopment of a previously developed site for 2no. 'self-build' dwellings and garages at Oldfield Farm, Wetlands Lane, Brimington S43 1QG for Mr and Mrs Walters
- CHE/21/00841/DOC Discharge of planning condition 17 of planning application CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington for Vistry (Yorkshire) Ltd
- CHE/21/00925/DOC Discharge of condition 8 (surface water drainage) of CHE/16/00222/FUL Refurbishment and extension of existing Bank Close House with provision of new vehicular access off Hasland Road, at Bank Close House Residential Home, Hasland Road, Hasland S41 0RZ for Vital Balance LTD
- CHE/22/00040/DOC Discharge of Condition 7 (Coal Mining) of CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington for Vistry Housebuilding (Yorkshire)
- CHE/22/00047/DOC Discharge of condition 3 (construction details) of CHE/21/00496/FUL -Two storey side extension forming enlarged kitchen at 34 Acacia Avenue, Hollingwood S43 2JE for Mrs Simone Bradbury
- CHE/22/00066/DOC Discharge of planning condition 3 of CHE/18/00765/PNCOU - change of use of existing agricultural building to class C3 (Dwellinghouse) including creation of domestic curtilage and vehicle parking area at Oldfield Farm Wetlands Lane, Brimington S43 1QG for Mr Walters
- CHE/22/00073/DOC Discharge of condition 4 (Development Framework plan) of CHE/19/00131/OUT - Outline planning permission for up to 400 dwellings and provision of an area of public open space, with

associated landscaping and access from Inkersall Road and Inkersall Green Road at Land To West Of Inkersall Road, Staveley for Barratt Homes

CHE/22/00089/DOC Discharge of planning condition 21 (site investigation) of CHE/18/00626/REM1 - Variation of conditions 31 (highway improvements) ,37 (junction improvements Holbeck Close/Brimington Road),39 (junction improvements Brewery St/Brimington Road) 41 (pedestrian crossing) and 45 (approved plans) of CHE/16/00183/REM1 at Chesterfield Waterside Development, Brimington Road, Tapton, Chesterfield for Chesterfield Waterside Ltd

(d) Partial Discharge of Conditions

CHE/22/00026/DOC Discharge of conditions 3 (materials) 5 (drainage), 6 (drainage), 7 (desk top study), 8 (soil sampling), 9 (biodiversity enhancement) and 10 (soft landscaping) of CHE/19/00514/FUL - Erection of two new three bedroom dwellings at Land At Rowsley Crescent, Staveley, Chesterfield for Chesterfield Borough Council

(e) Unconditional permission

CHE/22/00155/CA Removal of one sycamore tree which is unstable at the root plate at Junction at St Helens Close and Newbold Road, Chesterfield for Mrs Pat Maskrey

(f) Prior approval not required

CHE/22/00077/TPD Single storey rear extension at 8 Miriam Avenue, Somersall S40 3NF for Mr and Mrs Longley

CHE/22/00114/TPD Ground floor extension to the rear elevation at 16 Grove Gardens, Brimington S43 1QS for Mr James Hamley

(g) Conditional consent for non-material amendment

CHE/22/00084/NMA Non-material amendment to CHE/18/00194/FUL to add two sets of double doors instead of one single door to the south elevation and to enclose the veranda overhang at Land North Of, Bridle Road, Woodthorpe, Chesterfield for Mrs Emma Weatherall

107 **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/22/00102/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  |
| 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. Consent is also granted to prune two small roots of T9 Lime   |
| 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 attached to plant a replacement Hawthorn or Mountain Ash tree in the first planting season after felling |
| 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/22/00161/TPO

Consent is granted to the felling of two dangerous Horsechestnut tree reference T91 & T95 on the Order map for Mrs Kangley at Green Farm, 175 High Street, Old Whittington with a condition to plant one Oak and one Alder tree in the first available planting season after felling.

CHE/22/00174/TPO

Consent is granted to the pruning of one Maple tree reference T10 on the Order map for Mr Brent at 38 Gladstone Road

CHE/22/00179/TPOEXP

Consent is granted to the felling of two trees reference T19 Lombardy Poplar of TPO 158 which has decay at the base and one Sycamore within A2 of TPO 01 which is dead for Brampton Manor, Brampton with a duty to plant one Lime and one Oak tree as replacements in the first available planting season after felling.

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

CHE/22/00155/CA

The felling of one Sycamore tree at the junction of St Helens Close and Newbold Road, Chesterfield

Agreement to the felling of one Sycamore tree due to the high risk of failure. No replacement tree is required on this occasion due to no suitable planting location in the hard surfaced area.

The tree is within the Abercrombie Street Conservation Area and the applicant wishes to fell the tree due to root plate movement during the recent storms which has caused damage to the stone retaining wall and lifted the tarmac pavement.

## (c) Hedgerow Removal Notice (Regulation 5(l))

CHE/22/00082/HERM

Consent is granted to the removal of 6 metres of hedgerow. The hedgerow has been surveyed and was found to be not 'Important' under the criteria set out in the Hedgerow Regulations 1997.

The removal of 6 metres of Hedgerow on land off Dunston Road to the west of the William Davis development site grid reference SK 436891 373909 for construction access to store materials.

**108 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.

**109 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.

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# Agenda Item 4

COMMITTEE/SUB	Planning Committee
DATE OF MEETING	25 <sup>th</sup> April 2022
TITLE	DETERMINATION OF PLANNING APPLICATIONS
PUBLICITY	*For Publication
CONTENTS SUMMARY	See attached index
RECOMMENDATIONS	See attached reports
LIST OF BACKGROUND PAPERS	For each of the attached reports, the background papers consist of the file specified in the top right hand corner on the front page of the report. Those background papers on the file which do not disclose exempt or confidential information are open to public inspection at the office of the Development Management and Conservation Manager – Planning Services. Additional background papers (if any) will be separately listed in the report.

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**INDEX TO DEVELOPMENT MANAGEMENT AND CONSERVATION  
MANAGER'S REPORT ON THE 25<sup>th</sup> APRIL 2022**

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## Item 1

### **PROPOSAL: LOFT CONVERSION WITH REAR DORMER AND FRONT ROOFLIGHT – REVISED DRAWINGS RECEIVED 01/02/2022**

### **LOCATION: 40 MANSFELDT ROAD, NEWBOLD, CHESTERFIELD, S41 7BW FOR MR J BEDFORD**

Committee Date: 25<sup>th</sup> April 2022

Ward: Brockwell

Local Plan: Unallocated

#### **1.0 CONSULTATION RESPONSES**

Ward Members	No comments received
Local Highway Authority	No objection
Representations	5 representations received raising objections

#### **2.0 THE SITE**

- 2.1 The application relates to a detached two storey dwellinghouse that is located on the western side of the public highway known as Mansfeldt Road. The area is residential in nature with a mix of semi-detached and detached dwellings of a similar appearance. There is evidence of previous works to a few dwellings along the street. The architectural style of the street is of 1920 / 1930s dwellings with many being rendered and featuring bay windows.
- 2.2 The property is set back from the public highway with vehicular access to the south of the property and a garage is located to the south west corner of the plot.

#### **3.0 SITE HISTORY**

- 3.1 CHE/17/00617/FUL – Two storey side extension, single storey rear extension and detached garage. Revised plans received 25 September 2017.  
Conditional permission granted 16/10/2017

#### **4.0 THE PROPOSAL**

- 4.1 The application seeks planning permission for a loft conversion with a rear dormer and roof lights to be included in the east facing elevation of the roof slope.
- 4.2 The proposed dormer will extend across the west (rear) facing roof slope of the original dwelling only – meaning the previously approved two storey side extension will not be included in the footprint of the dormer.
- 4.3 The dormer will extend 7.5 metres across the rear elevation, will have a maximum height of 2.6 metres and will project 2.8 metres beyond the roof slope.
- 4.4 The proposed dormer is detailed to be finished in a plain tile hung on the walls to match the existing roof covering. The windows are to be upvc to match the existing windows at the property.

## **5.0 PLANNING POLICY**

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that, ‘applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise’. The relevant Development Plan for the area comprises of the Chesterfield Borough Local Plan 2018 – 2035.

## **5.2 Chesterfield Borough Local Plan 2018 – 2035**

CLP1 Spatial Strategy (Strategic Policy)

CLP2 Principles for Location of Development (Strategic Policy)

CLP14 A Healthy Environment

CLP16 Biodiversity, Geodiversity and the Ecological Network

CLP20 Design

CLP22 Influencing the Demand for Travel

## **5.3 National Planning Policy Framework**

Part 2. Achieving sustainable development

Part 4. Decision-making

Part 12. Achieving well-designed places

Part 14. Meeting the challenge of climate change, flooding and coastal change

Part 15. Conserving and enhancing the natural environment

## **5.4 Supplementary Planning Documents**

Successful Places Residential Design Guide

## **6.0 CONSIDERATION**

### **6.1 Principle of Development**

6.1.1 The application site is within a residential area where works to a domestic property are considered to be generally acceptable subject to policies CLP2 and CLP20 of the Local Plan, as well as the wider objectives of the NPPF.

### **6.2 Design and Appearance of the Proposal**

6.2.1 Local Plan policy CLP20 states in part; all development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials.

6.2.2 The proposed dormer loft extension is considered to be acceptable in design and appearance. Whilst it is noted the dormer may appear to be a large addition to the roof of the property, it should be highlighted that such a development would usually fall under permitted development rights and therefore be exempt from planning control. As this property has already had a two storey side extension (see site history), which has increased the roof space, the volume that can be increased under permitted development is reduced.

6.2.3 The existing two storey side extension has increased the roof space by approximately 40 cubic metres and therefore leaves approximately 10 cubic metres remaining under the permitted development rights. The proposed dormer will increase the roof space by a further 27.3 cubic metres and therefore exceeds the overall maximum volume increase of 50 cubic metres under permitted development and hence the reason for this application.

6.2.4 With this in mind, it is important to acknowledge that such development as proposed would not typically be subject to development control. The proposal can therefore be considered to be in principle acceptable. The appearance of the proposal is also considered to be acceptable when having regard to the materials proposed to be similar in appearance to the existing materials. This will assist to blend the proposed development with the existing roof. The appearance of this proposal has been amended

through the submission of revised drawings to address concerns raised by this LPA in regards to the design of the proposed dormer lacking regard for the external appearance of the dwelling overall by virtue of the window locations and proportions in the dormer relative to those in the original dwellinghouse.

6.2.5 It is also noted that the property subject of the application has, since the submission of this application to the submission of revised drawings (received on 01/02/2022), changed the roof tiles from Rosemary roof tiles to Lagan Old English Red roof tiles. It is considered, based on the appearance of the amended roof tiles, the change is acceptable. The difference between the previous roof tiles and the current are not considered to be harmful enough to warrant further action by this LPA or indeed, the need to regularise this roof covering through an application. The roof tiles are considered to be acceptable within the streetscene, as is shown in the images below. It is therefore expected that the proposed dormer will be finished in materials to match the current roof covering.



Above: The house as of 04/03/2021 Above: The house as of October 2021  
Images © Google Street View

6.2.6 Finally, it is to be acknowledged that owing to the design of the proposed dormer, it will not be visible from the streetscene and therefore will not have a negative impact on the streetscene, It is therefore considered that the proposal is appropriate to the existing building and its surroundings and would not cause significant adverse impacts on the visual amenity and character of the area. The proposal therefore accords with the provisions of policy Local Plan policy CLP20.

### **6.3 Residential Amenity**

- 6.3.1 Local Plan policy CLP14 states that development will be expected to have an acceptable impact on the amenity of users and neighbours.
- 6.3.2 It is considered the proposed development will result in acceptable amenity provisions for the occupants of the property. The proposed development will result in a fourth bedroom that is considered to be adequate in size and provide adequate light to the habitable space.
- 6.3.3 It is not considered the proposed development will result in significant harm to the neighbouring dwellings such that a refusal is warranted. The dormer will result in additional windows in the west (rear) facing elevation of the property at a level above the current windows in the property. This is accepted to result in increased opportunities for overlooking to the neighbours to the west however this is not considered to be harmful given the existing opportunities from the first floor windows at the property.
- 6.3.4 Furthermore, the dormer proposes to include windows which are considered to primarily allow light to the rooms in which they serve and do not encourage the occupier to dwell at this height and therefore increase the time spent at such a height and the sense of overlooking to the neighbouring properties. This would be the case if a Juliet balcony were to be proposed. It is therefore considered reasonable to remove permitted development rights to prohibit the windows being changed to a Juliet balcony at a later date.
- 6.3.5 On this basis and subject to the compliance with any condition imposed, the proposal is considered to accord with the provisions of policy CLP14 of the Local Plan.

#### **6.4 Highways Safety**

- 6.4.1 Local Plan policy CLP20 and CLP22 require consideration of parking provision and highway safety.
- 6.4.2 The LHA were consulted with in respect of this condition and the proposed development raised no objection from LHA. It is noted the scheme does not seek to increase the number of bedrooms at the application site owing to the loss of the existing fourth bedroom to make a landing and access area for the proposed second floor. It is therefore considered the increase in demand for off street parking spaces is not increased as a result of the proposed development. The application site is considered to provide off street parking for a minimum of no. 3 vehicles and this is considered to be acceptable for a four bedroom dwelling.

6.4.3 On this basis the proposal is considered to accord with the provisions of policies CLP20 and CLP22 of the Local Plan.

## **6.5 Biodiversity**

6.5.1 Local Plan policy CLP16 states that all development will “protect, enhance, and contribute to the management of the boroughs ecological network of habitats, protected and priority species ... and avoid or minimise adverse impacts on biodiversity and geodiversity and provide a net measurable gain in biodiversity.” The NPPF in paragraph 170 requires decisions to protect and enhance sites of biodiversity and paragraph 174 also requires plans to “pursue opportunities for securing measurable net gains for biodiversity”.

6.5.2 It is noted the proposed scheme is not accompanied by any information to detail how the proposal will result in a biodiversity enhancement at the application site. It is accepted however that the proposed development will be sited on the roof of the dwellinghouse and therefore it is considered the site will be able to demonstrate a biodiversity enhancement at the application site. This may be delivered through the provision of a bird / bat box at an appropriate location within the application site or the inclusion of appropriate planting within the application site. It is considered such measures can be required through the imposition of an appropriate planning condition and as such, a condition will be imposed on any decision granted.

6.5.3 On this basis and subject to the compliance of the planning condition imposed, the proposal is considered to accord with the provisions of policy CLP16 of the Local Plan.

## **7.0 REPRESENTATIONS**

7.1 The standard period of consultation has been carried out for this application and no. 5 representations have been received as a result. The representations received raise concerns as detailed below;

- the misleading description of the dormer proposed
- appearance of the proposed dormer
- out of context and would detract from the character and appearance of the application site and wider local area
- concerns for the replacing of the roof tiles
- no other dormers in the area and it would not be in keeping with the other properties



- overlooking concerns
- delays in previous works being completed and resulting in a patch work of various building materials
- property values for neighbouring properties
- size and scale of the dormer
- impact on feel of the openness of the area

7.2 ***The concerns raised through the consultation process are noted and it is considered many of these matters have been addressed in Section 6.2 and 6.3 of this report. It should be highlighted that matters regarding neighbouring property values are not a material planning consideration and therefore cannot be used to substantiate a refusal.***

## **8.0 HUMAN RIGHTS ACT 1998**

8.1 Under the Human Rights Act 1998, which came into force on 2<sup>nd</sup> October 2000, an Authority must be in a position to show:

- Its action is in accordance with clearly established law
- The objective is sufficiently important to justify the action taken
- The decisions taken are objective and not irrational or arbitrary
- The methods used are no more than are necessary to accomplish the legitimate objective
- The interference impairs as little as possible the right or freedom

8.2 The action in considering the application is in accordance with clearly established Planning law and the Council's Delegation scheme. It is considered that the recommendation accords with the above requirements in all respects.

## **9.0 STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT**

9.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and paragraph 38 of 2019 National Planning Policy Framework (NPPF) as the proposed development does not conflict with the NPPF or with 'up-to-date' policies of the Local Plan, it is considered to be 'sustainable development' to which the presumption in favour of the development applies.

9.2 The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant in order to achieve a positive outcome for the application.

## **10.0 CONCLUSION**

10.1 Overall the proposal is considered to be acceptable in accordance with the above identified policies of the Local Plan. It is acknowledged that owing to the previous extension at the property subject of this application, the size of the dormer that could be achieved under permitted development is limited and hence the reason for this application. It is therefore considered reasonable to acknowledge that had the dormer been carried out prior to the two storey side extension, the development would have complied with permitted development rights and therefore be exempt from control by this LPA.

10.2 It is accepted that the proposal is a large addition to the rear elevation of the property however the proposed dormer does not exceed the permitted development rights in size and scale and therefore it is considered this proposal is acceptable.

## **11.0 RECOMMENDATION**

11.1 It is therefore recommended that the application be **GRANTED** subject to the following conditions:

### **11.2 Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason** - The condition is imposed in accordance with section 51 of the Planning and Compulsory Purchase Act 2004

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

**Reason** - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.

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.

**Reason** - In the interests of achieving a net measurable gain in biodiversity in accordance with policy CLP16 of the adopted Chesterfield Borough Local Plan and to accord with paragraph 175 of the National Planning Policy Framework

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.

**Reason** – In the interests of the privacy and amenity for the neighbouring dwellings and in accordance with CLP14.

### **11.3 Informative Notes**

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant in order to achieve a positive outcome for the application.
2. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
3. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts

and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-ofmine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-ofmine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal

mine

entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such

activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this

should be reported immediately to the Coal Authority on 0345 762 6848.

Further

information is available on the Coal Authority website at:

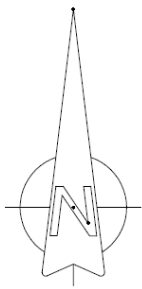
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

4. When you carry out the work, you must avoid taking, damaging or destroying the nest of any wild bird while it is being built or used, and avoid taking or destroying the egg of any wild bird. These would be offences (with certain exceptions) under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000.
5. When you carry out the work, you must not intentionally kill, injure or take a bat, or intentionally or recklessly damage, destroy or block access to any structure or place that a bat uses for shelter. These would be offences under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000.
6. In accordance with condition 3, appropriate ecological/biodiversity enhancement measures shall include but shall not be limited to:
  - bird/owl/bat boxes  
(Locating your nestbox:  
Whether fixed to a tree or a wall, the height above ground is not critical to most species of bird as long as the box is clear of inquisitive humans and prowling cats. If there is no natural shelter, it is best to mount a box facing somewhere between south-east and north to avoid strong direct sunlight and the heaviest rain. The box should be tilted slightly forwards so that the roof may deflect the rain from the entrance.  
You can use nails to attach the box directly to a tree trunk or branch; or you can use rope or wire wrapped right around the box and trunk (remembering to protect the trunk from the wire cutting into it by using a piece of rubber underneath it). Both methods are satisfactory, but annual maintenance is easier if the box is wired and can be taken down easily for cleaning.  
The number of nestboxes which can be placed in a garden depends on the species you wish to attract. Many species are fiercely territorial, such as blue tits, and will not tolerate another pair close by; about 2 to 3 pairs per

acre is the normal density for blue tits. Other species, such as the tree sparrow, which is a colonial nester, will happily nest side-by-side. Do not place your nestbox close to a birdtable or feeding area, as the regular comings and goings of other birds are likely to prevent breeding in the box.)

(Locating your bat box: Bat boxes should be positioned at least 3 metres above the ground (5 metres for noctules) in a position that receives some direct sun for part of the day, with a clear flight path to the box, but preferably also with some tree cover nearby as protection from the wind. In the roof eaves, on a wall or fixed to a tree are all suitable sites.)

- biodiversity enhancing planting and landscaping including trees, hedges and native species, wildflower planting and nectar rich planting for bees and night scented flowers for bats
- measures to enhance opportunities for invertebrates including bug hotels/log piles, stone walls including a programme of implementation and maintenance
- holes in fences and boundary treatment to allow species such as hedgehog to move across the site
- bee bricks



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## Item 2

Case Officer: Chris Wright

File No: CHE/22/00067/FUL

**PROPOSAL: TWO STOREY SIDE AND SINGLE STOREY REAR  
EXTENSION. (REVISED DRAWINGS RECEIVED AND  
DESCRIPTION AMENDED 09/03/22)**

**LOCATION: 11 MOOR PARK AVENUE, WALTON, CHESTERFIELD**

### 1.0 **CONSULTATIONS**

Ward Members: No comments received.

Local Highway Authority: No objections

Representations: 8 objections received from the residents of 7 dwellings, with 1 resident commenting twice. 7 of the comments were provided prior to the amendments to the scheme.

### 2.0 **THE SITE**

2.1 The application site is an existing detached two storey dwelling on the eastern side of the corner of Moor Park Avenue and Fulford Close. It is in a residential area and is surrounded by housing on all sides. The character of the area is for detached dwellings, with a mix of bungalows and two storey dwellings.

2.2 The existing dwelling has an attached single garage to the side and a utility room to the rear of this, as well as a porch which connects to the roof of the garage. It has parking to the front of the site for 1 vehicle and for 1 small car in the garage, as well as pedestrian access to the side of the garage. It has a fenced off rear garden and an open plan soft landscaped area to the side and front. The side garden area has an incline down towards the road and is not part of the existing private amenity space of the dwelling. The officer did not observe any frontages with walls or fences to the frontages of their dwellings.

2.3 There are several two storey side and rear extensions/sections in the surrounding area, although it is unclear how many of these

were original as they are of a very comparable design that includes large step backs. The dwellings on Moor Park Avenue are sited on an east-to-west basis.

### 3.0 **RELEVANT SITE HISTORY**

3.1 No relevant applications for the site.

### 4.0 **THE PROPOSAL**

4.1 It is proposed to demolish the existing garage and garden room and build a two storey side extension and single storey rear extension. The side garden element is no longer part of this planning application as a result of amendments proposed. The residents also propose to add additional parking to the front of the site.

4.2 The existing garage to the side has a projection of 2.6m and projects forwards of the main front elevation of the house by 0.8m, including the porch. The proposed side extension projects to the side by 3.38m, which is a 0.8m further projection than the existing building; it does retain the same forwards projection than the existing dwelling. At the 1<sup>st</sup> floor the front and rear elevations are stepped in by 0.1m. The ridge and eaves of the extension match the existing dwelling's roof. The side gable and first floor elevations of the front and rear would use matching brick. The front section would use render, although to specifications have been provided on this matter. The roof tiles on the two storey extension and front section have not been specified either, other than "concrete". The side extension would also have a triple paned window to the front and a two paned window to the rear at first floor and 2 separate slim windows at ground floor to the front.

4.3 The single storey rear extension would have a 2.9m projection along the whole of the new rear elevation, it would have a height of 3m to the top of the flat roof and use render as finish; again, no details of the render colour. It would have 2 sets of 3 paned bi-folding doors to the rear.

4.4 The ground floor would be used a study, utility room and kitchen diner space. The first floor would be used as a 4<sup>th</sup> bedroom and en-suite bathroom.

4.5 It is also proposed to insert a window into the side elevation of the kitchen and to hard surface the frontage of the dwelling to include parking spaces for 3 vehicles.

4.6 The scheme has been amended during the application, as the original proposal included some information about the plans to add a boundary fence to the entirety of the grassed area to the side of the dwelling (in line with the front corner of the dwelling) to the rear of the red line area owned by the applicant. The precise details of the height of the fence and changes to land levels were not clear at the beginning of the process, and the officer sought clarification. Initially there was detail presented showing a 2.1m plus high fence and concrete plinth which also highlighted the plans to raise the land levels. The fence was then completely removed from the scheme. The agent and applicant has been informed that any significant changes to land levels to the side and permanent enclosing of this space with plus 1m high boundary treatment such as a fence/wall/artificial hedge would require planning permission.

5.0 **CONSIDERATION**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that, 'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'. The relevant Development Plan for the area comprises of the Chesterfield Borough Local Plan 2018 – 2035.

5.2 **Chesterfield Borough Local Plan 2018 – 2035**

CLP1	Spatial Strategy (Strategic Policy)
CLP2	Principles for Location of Development (Strategic Policy)
CLP13	Managing the Water Cycle
CLP14	A Healthy Environment
CLP16	Biodiversity, Geodiversity and the Ecological Network
CLP20	Design
CLP22	Influencing the Demand for Travel

5.3 **National Planning Policy Framework (2019)**

Part 2. Achieving sustainable development

- Part 4. Decision-making
- Part 8. Promoting healthy and safe communities
- Part 9. Promoting sustainable transport
- Part 12. Achieving well-designed places
- Part 15. Conserving and enhancing the natural environment

#### 5.4 **Supplementary Planning Documents**

Successful Places' Residential Design Guide (2013)

#### 5.5 **Principle of Development**

- 5.5.1 The application site is within a residential area where works to a domestic property are considered to be generally acceptable subject to policies CLP1, CLP2 and CLP20 of the Local Plan, as well as the wider objectives of the NPPF.

#### 5.6 **Residential Impact**

- 5.6.1 Local Plan policy CLP14 states that development will be expected to have an acceptable impact on the amenity of users and neighbours. The Council's SPD 'Successful Places' provides further guidance in respect of privacy, day light and sunlight, overshadowing and external amenity space.

- 5.6.2 The comments from local objectors include the following issues:
- Reducing daylight and sunlight to neighbouring houses.
  - Overbearing to neighbouring residents.
  - Outlook/view
  - Overlooking from the new window at the side of the kitchen.

#### 5.6.3 **Overlooking**

The comments raised are in regards the potential for overlooking to occur from the new side window in the kitchen towards no.2 Fulford Close. The side gable overlooking no.2 is raised up above the height of the road and there is a 20m (approx.) gap between the side of no.11 and no.2. This window would be a secondary window for the room, as it would have bi-folding doors along the rear ground floor elevation. No.2 has a lounge window and bedroom window to the front of the house. In this case it is not considered that the overlooking caused by this window would be a significant issue. There is also the addition of windows to the front of the study room and this will also have a 20m separation with

dwelling across from this site on Moor Park Avenue. This is considered to be acceptable as the minimum separation distance between the frontages of dwellings is 12m as recommended in the Council's Design SPD.

5.6.4 Daylight/sunlight

One of the neighbour comments has raised the issue of the reduction in sunlight and daylight to the rear of no.9 Moor Park Avenue caused by the proposed development. The dwelling is sited on a hill and is sited at a lower level to the neighbouring dwelling to the east. Due to the existing relationship between the two houses and the fact that the two storey element will be nearly in line with existing rear elevation and the single storey rear extension being sited lower than the rear of no.9, this ensures that the impact of the proposal will not lead to a significant impact in terms of loss of sunlight/daylight or overshadowing.

5.6.5 Outlook/view/overbearing impact

A comment received from a local resident has commented that the proposal could lead to the rear of no.9 being surrounded by built form, with their own side garage wall to the east, the gable of no.1 Fulford Close to the south and the side wall of the gable and single storey rear extension. The side wall will introduce further built form within a close distance to the side of the conservatory at no.9, but the cumulative impact that the development will add to is not considered to be significant in this regard, partly because the garage is owned by the neighbour themselves.

5.6.6

Private amenity space – the existing house has 90 sqm of rear garden space. The proposal would lower this to approximately 60 sqm, if using the existing neighbouring boundaries. It has been proposed during this application to move the boundary to take in the entirety of the side garden area, but this part of the scheme has been removed from the proposal, after further details and clarifications were sought, that could have led to the raising of land levels and a 2.1m + high fence being sited to the edge of the site. This was not supported by the officer and the side garden is not considered part of the existing private amenity space of the residents. The scheme will reduce the rear garden area in size, but as the majority of rear extension would be permitted development if presented separately, and to the rear elevation of the original dwelling, this issue is not considered to be reasonable to pursue in this regard.

5.6.7 On the basis of the above, the proposed development would be acceptable with the requirements of Policies CLP14 and CLP20 of the Local Plan and the advice contained within the 2021 NPPF (paragraph 127) which states that planning decisions should ensure that developments have a “high standard of amenity for all existing and future users” and chapter 3.11 (Amenity) of the Council’s SPD ‘Successful Places’.

## 5.7 **Design and Visual Impact**

5.7.1 Local Plan policy CLP20 states in part; all development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials.

5.7.2 As viewed from the streetscene the main considerations of this application are the first floor raising of the side section of the building and the rear extension, as viewed from Fulford Close.

5.7.3 The boundary treatment has been removed from this application notwithstanding the fact that the impact of the change to move the garden boundary to be adjacent to pavement has been brought up in several comments from local residents. They considered that the works would not be in-keeping with the character of the area, as the area is dominated by open frontages. As the property is on a corner it has an impact on two roads, but the officer considers that the front and side of the site were both intended to be open in character, without boundaries or other permanent features. There are permitted development rights open to the applicants, in regards siting a 1m high fence on the edge of the site, but the officer considers that any such works to the side of the site would be unneighbourly and out of keeping for the local area. This area is not considered to be part of the private amenity space of the residence, as the original and existing side fence clearly demarks the separation from the private garden area.

5.7.4 The proposed rear extension would be rendered and have a flat roof; this would be visible from Fulford Close. These works (as seen from Fulford Close) are in line with permitted development rights, as they’re below 4m in projection and less than 3m in

height, so although this aspect of the scheme could be better designed to be more in-keeping with the dwelling and area, it is considered to be unreasonable to pursue changes to this part of the scheme. A toned down render colour (not bright white) could help to soften this aspect of the scheme.

5.7.5 The two storey side extension will include a widening of the existing side footprint by 0.8m, but will match the existing forwards projection of the garage and porch and include a 0.1m step back to the first floor elevation. The officer requested an increased step back and/or a step down of the roof however this was declined by the agent. The 0.1m step back is considered to be a token inclusion in the design, as it will not be noticeable to the majority of people and will not serve any purpose in relation to the common purpose of stepped back/down side extensions. As the road is on a hill the existing house is already stepped down from the neighbouring dwelling to the east and on this basis this issue was not considered to be refusable on this ground alone in this case.

5.7.6 The inclusion of a rendered frontage to the study/porch area at ground floor is not considered to be in-keeping with the house or area, but the addition of some variation to the non-descript brick-finish is considered to be an improvement to the visual amenity of the dwelling.

5.7.7 Accordingly the proposed scheme would be an acceptable addition to the street scene, and acceptable to visual amenity, which is acceptable in relation to the Council's Supplementary Planning Document 'Successful Places' (section 3.16 Building Design), Policy CLP20 of the Chesterfield Borough Local Plan and the revised National Planning Policy Framework.

## 5.8 **Highways Issues**

5.8.1 Local Plan policies CLP20 and CLP22 require consideration of parking provision and highway safety. The LPA has consulted the Highways Authority for the scheme, they had no objection to the scheme.

5.8.2 The proposal includes space for 3 vehicles to park to the front of the site. These parking spaces are considered to be of an acceptable size in comparison to the Council's Design SPD (2013), as they are at least 4.8m in length and 2.4m in width.

5.8.3 In regards the comments from local objectors about the negative impact on highway and pedestrian safety, the side fence is no longer part of the scheme such that this cannot be considered in any further detail. The general concept of that aspect of the proposal was that it would have had a negative impact on the street, reducing visibility for pedestrians and vehicles, but it is still likely to have been acceptable in regards highways standards.

5.8.4 The proposal therefore is acceptable with the requirements of Policy CLP20 of the Local Plan which seeks the provision of adequate and safe vehicle access and parking (criteria g) and a safe, convenient and attractive environment for pedestrians and cyclists (criteria h), as well as CLP22.

## 5.9 **Biodiversity**

5.9.1 Local Plan policy CLP16 states that all development will “protect, enhance, and contribute to the management of the boroughs ecological network of habitats, protected and priority species ... and avoid or minimise adverse impacts on biodiversity and geodiversity and provide a net measurable gain in biodiversity.” The NPPF in paragraph 170 requires decisions to protect and enhance sites of biodiversity and paragraph 174 also requires plans to “pursue opportunities for securing measurable net gains for biodiversity”.

5.9.2 During the application the agent was asked to provide additional information in relation to biodiversity measures on site. The agent has supplied a response, stating that they’ll include 1 bird box on site. Any additional work would be completed after construction finishes on site.

5.9.3 The proposed development is considered to be a minor development and does not result in the loss of an existing species rich habitat area. Some level of biodiversity net gain is considered to be necessary to accord with policy CLP16 of the Local Plan and the NPPF, therefore a planning condition will be attached to any decision issued to ensure the application provides the agreed biodiversity net gain measures, as a result of the proposed development. On this basis the proposal is considered to accord with the provisions of policy CLP16 of the Local Plan.



## 6.0 REPRESENTATIONS

6.1 The application has been advertised via letters sent to surrounding local residents; 8 comments were received from the residents of 7 dwellings, with 1 resident commenting twice. 7 comments were provided prior to the amendments. All comments received are objections, on the grounds of:

- Overlooking from a side window towards no.2
- Highway safety issues from proposed new fence
- Pedestrian safety issues from new fence
- Proposal potentially not acceptable in relation to deeds.
- Fence could impact a lamp post to side of site
- The rear extension goes beyond the rear building line
- The development will lead to the reduction in sunlight and daylight to a conservatory and lounge window to the rear
- The scheme would leave the resident of no.9 'hemmed in' from development on all sides.
- The scheme will prevent any maintenance work to be completed on the side gable.
- The details of the boundary treatment are unclear
- The fencing off of this side garden area would be out of keeping for the character of the local area
- The amended details of the revised scheme are unclear.

6.3 ***Officer comment – Most of the above issues have been dealt with in the above report. The ability for a neighbouring resident to maintain a gable wall is a civil matter and not a material planning consideration. The lamppost to the side of the site is in the pavement area, which is not part of the red line area, and therefore not a consideration. Any issues related to the deeds (not conditions on original or amended planning permissions for the site) are not planning matters.***

## 7.0 HUMAN RIGHTS ACT 1998

7.1 Under the Human Rights Act 1998, which came into force on 2nd October 2000, an Authority must be in a position to show:

- Its action is in accordance with clearly established law
- The objective is sufficiently important to justify the action taken
- The decisions taken are objective and not irrational or arbitrary
- The methods used are no more than are necessary to

accomplish the legitimate objective

- The interference impairs as little as possible the right or freedom

7.2 The action in considering the application is in accordance with clearly established Planning law and the Council's Delegation scheme. It is considered that the recommendation accords with the above requirements in all respects.

## 8.0 **STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT**

8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the 2021 National Planning Policy Framework (NPPF) as the proposed development does not conflict with the NPPF or with 'up-to-date' policies of the Local Plan, it is considered to be 'sustainable development' to which the presumption in favour of the development applies.

8.2 The Local Planning Authority has during and prior to the consideration of this application engaged in a positive and proactive dialogue with the applicant in order to achieve a positive outcome for the application.

## 9.0 **CONCLUSION**

9.1 The proposed development is considered to sufficiently reflect the architectural characteristics and form of the existing dwelling and surrounding development. Furthermore, it is not considered that the development would result in significant injury to the amenity of nearby residential properties or lead to a negative impact upon highway safety. As such, this application is considered to comply with the requirements of policies CLP14, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and Chapter 12 of the revised National Planning Policy Framework.

## 10.0 **RECOMMENDATION**

10.1 It is therefore recommended that 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.

*Reason - The condition is imposed in accordance with section 51 of the Planning and Compulsory Purchase Act 2004*

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.

*Reason - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.*

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.

*Reason - In the interests of residential amenities.*

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.

*Reason - In the interests of highway safety in accordance with policy CLP22 of the Adopted Local Plan*

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.

*Reason - In the interests of achieving a net measurable gain in biodiversity in accordance with policy CLP16 of the adopted Chesterfield Borough Local Plan and to accord with paragraph 170 the National Planning Policy Framework.*

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.

*Reason – In the interests of highway safety and residential amenity, in relation to policies CLP16 and CLP20.*

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.

*Reason - The condition is imposed in order to ensure that the proposed materials of construction are appropriate for use on the particular development and in the particular locality.*

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.

*Reason - In the interests of the amenities of occupants of adjoining dwellings and future residents of this dwelling, in relation to policy CLP16.*

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.

Reason – To prevent the increased risk of flooding, in relation to policy CLP13.

### **Informatives**

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Street Works Act 1990 before any works are commenced to construct a dropped crossover of a footway or verge a licence will be required from Derbyshire County Council. Details can be obtained from the Council's website or Highways Hub ([highways.hub@derbyshire.gov.uk](mailto:highways.hub@derbyshire.gov.uk)) and the applicant is advised to allow at least 6 weeks in any programme of works to obtain the necessary permission to undertake the works.
2. Pursuant to Sections 149 and 151 of the Highways Act 1980 it is an offence to allow mud or other extraneous material to be carried from a development site and deposited on the highway. Measures shall be put in place to ensure that this does not occur or if it does that appropriate measures are taken to cleanse the highway. The Highway Authority reserves the right to undertake street cleansing where the developer fails to do so and to recover the costs from them.
3. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website [www.derbyshire.gov.uk](http://www.derbyshire.gov.uk), email

highways.hub@derbyshire.gov.uk or telephone 01629 533190.

4. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.

5. In accordance with condition 5, appropriate ecological/biodiversity enhancement measures shall include but shall not be limited to:

- bird/owl/bat boxes

(Locating your nestbox:

Whether fixed to a tree or a wall, the height above ground is not critical to most species of bird as long as the box is clear of inquisitive humans and prowling cats. If there is no natural shelter, it is best to mount a box facing somewhere between south-east and north to avoid strong direct sunlight and the heaviest rain. The box should be tilted slightly forwards so that the roof may deflect the rain from the entrance.

You can use nails to attach the box directly to a tree trunk or branch; or you can use rope or wire wrapped right around the box and trunk (remembering to protect the trunk from the wire cutting into it by using a piece of rubber underneath it). Both methods are satisfactory, but annual maintenance is easier if the box is wired and can be taken down easily for cleaning.

The number of nestboxes which can be placed in a garden depends on the species you wish to attract. Many species are fiercely territorial, such as blue tits, and will not tolerate another pair close by; about 2 to 3 pairs per acre is the normal density for blue tits. Other species, such as the tree sparrow, which is a colonial nester, will happily nest side-by-side.

Do not place your nestbox close to a birdtable or feeding area, as the regular comings and goings of other birds are likely to prevent breeding in the box.)

(Locating your bat box: Bat boxes should be positioned at least 3 metres above the ground (5 metres for noctules) in a position that receives some direct sun for part of the day, with a clear flight path to the box, but preferably also with some tree cover nearby as protection from the wind. In the roof eaves, on a wall or fixed to a tree are all suitable sites.)

- biodiversity enhancing planting and landscaping including trees, hedges and native species, wildflower planting and nectar rich planting for bees and night scented flowers for bats
- measures to enhance opportunities for invertebrates including bug hotels/log piles, stone walls including a programme of implementation and maintenance

6. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

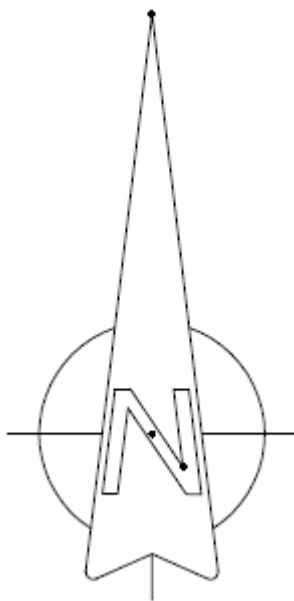
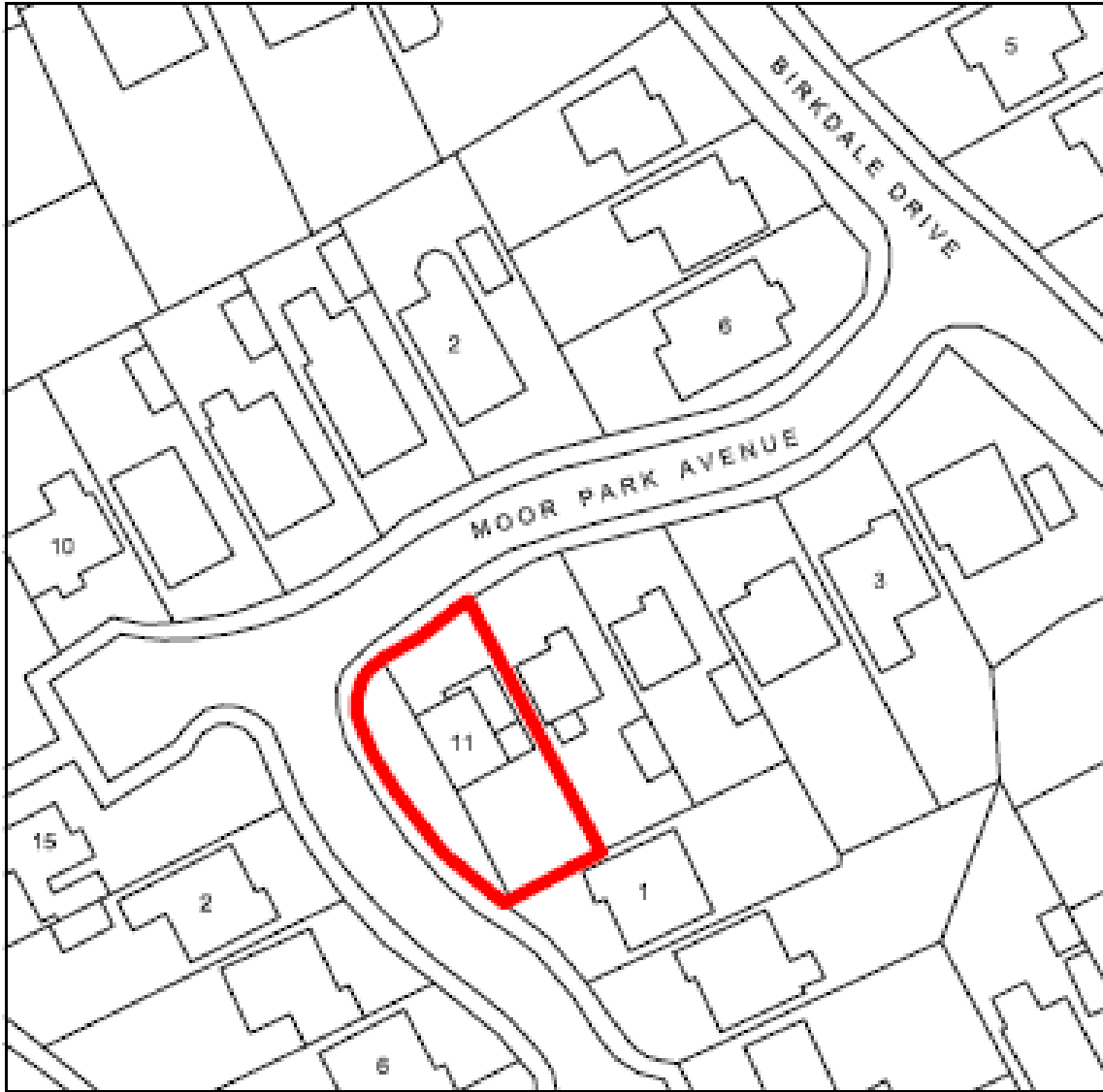
It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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# Agenda Item 5

<b>COMMITTEE/SUB</b>	Planning Committee
<b>DATE OF MEETING</b>	25 <sup>th</sup> April 2022
<b>TITLE</b>	DELEGATION
<b>PUBLICITY</b>	For Publication
<b>CONTENTS</b>	Items approved by Development Management and Conservation Manager under the following Delegation references:-  Planning Applications P020D, P200D to P250D, P270D to P320D, P350D to P370D, P390D, P420D to P440D  Agricultural and Telecommunications P330D and P340D
<b>RECOMMENDATIONS</b>	Not applicable
<b>LIST OF BACKGROUND PAPERS</b>	Relevant applications

These are reported to Planning Committee for information only.  
Anyone requiring further information on any of the matters  
contained in this report should contact:-

Planning Applications	Paul Staniforth	345781
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**Delegated List**  
**Planning Applications**

<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/20/00306/DOC	Hollingwood And Inkersall	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	DPC	28/03/2022
CHE/20/00427/FUL	Rother	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	REF	24/03/2022

<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/21/00697/HH	West	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	REF	08/04/2022
CHE/21/00762/DOC	Brimington South	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	PDOC	29/03/2022
CHE/21/00774/REM	Dunston	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	WDN	04/04/2022
CHE/21/00775/CLU	Dunston	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	WDN	04/04/2022

<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/21/00776/CLU	Dunston	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	WDN	04/04/2022
CHE/21/00844/DOC	Brimington South	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	DPC	07/04/2022
CHE/21/00902/DOC	St Leonards	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	PDOC	25/03/2022
CHE/21/00914/FUL	West	Resubmission of CHE/20/00721/FUL for single storey rear extension At 19 Spruce Close Chesterfield S40 3FG For Mr Paul Bradshaw	CP	31/03/2022

Code No FileNo	Ward	Proposal	Decision	Decision Date
CHE/21/00933/FUL	Hasland	<p>Single storey extension to side and rear of property. Revised drawings received 11.03.2022</p> <p>At 29 Fernwood Close Hasland Chesterfield S41 0LF</p> <p>For Julie Hudson</p>	CP	30/03/2022
CHE/21/00936/REM	Moor	<p>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.</p> <p>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.</p> <p>At Tesco Extra Lockoford Lane Chesterfield S41 7EW</p> <p>For Tesco Stores Limited</p>	UP	05/04/2022
CHE/22/00004/DOC	Middlecroft And Poolsbrook	<p>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</p> <p>At Land South Of Erin Road Junction The Grove Poolsbrook</p> <p>For Gleeson Regeneration Ltd</p>	REF	05/04/2022



<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/22/00009/FUL	Old Whittington	proposed detached dwelling At Land To The East Of 140 Newbridge Lane Old Whittington S41 9JA  For Houlton Developments	CP	08/04/2022
CHE/22/00015/DOC	Old Whittington	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	DPC	29/03/2022
CHE/22/00021/DOC	Old Whittington	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	DPC	29/03/2022
CHE/22/00024/FUL	Lowgates And Woodthorpe	alterations to levels, driveway and vehicle access At 20 Rose Crescent Mastin Moor Chesterfield S43 3AY  For Mrs Jean Linfitt	CP	05/04/2022
CHE/22/00027/FUL	Rother	Two storey side extension and alterations At 9 Carlton Road Chesterfield S40 2JQ  For Mr Peter Johnson	CP	29/03/2022

<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/22/00029/FUL	Lowgates And Woodthorpe	New car port attached to side of house. At 18 Woodthorpe Road Woodthorpe S43 3BZ  For Mr Carl Carnell	CP	05/04/2022
CHE/22/00031/FUL	Brockwell	Hip to gable and room in roof with rear dormer At 32 Malvern Road Brockwell Chesterfield S40 4DY For Mr Jay Dempsey	CP	30/03/2022
CHE/22/00044/FUL	Dunston	Erection of open timber storage racks At Sheepbridge Works Sheepbridge Lane Sheepbridge S41 9RX  For Pinelog Ltd	CP	25/03/2022
CHE/22/00045/FUL	St Leonards	Two storey front extension At 18 Rosedale Avenue Chesterfield S40 2UY  For Mr and Mrs Slack	REF	30/03/2022
CHE/22/00049/FUL	Hasland	Demolition of existing conservatory and erection of single storey rear extension.  At 66 Norwood Avenue Hasland S41 0NH For Mr and Mrs Hadgkiss	CP	29/03/2022
CHE/22/00061/FUL	West	Erection of a garage At York House 693 Chatsworth Road Chesterfield S40 3PE  For Mr S Hamshaw	REF	05/04/2022

Code No FileNo	Ward	Proposal	Decision	Decision Date
CHE/22/00071/FUL	Old Whittington	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	CP	08/04/2022
CHE/22/00072/COU	Linacre	Continuation of use of conservatory as a beauty studio.  At 9 Briardene Close Holme Hall Chesterfield S40 4XY  For Mrs Kaye Cobb	CP	25/03/2022
CHE/22/00086/FUL	Brockwell	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	CP	06/04/2022
CHE/22/00087/TPO	Hasland	Removal to ground level of 1 large Oak previously be reduced 5 years ago in front of properties 4 & 5  At 3 Valley View Close Hasland Chesterfield S41 0LE  For The Guinness Partnership	REF	05/04/2022
CHE/22/00088/CLO	Hasland	Single storey rear extension and single storey side extension  At 49 Eyre Street East Hasland S41 0PE  For Gemma Bannister	GR	31/03/2022

Code No FileNo	Ward	Proposal	Decision	Decision Date
CHE/22/00129/NMA	Walton	<p>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 principle elevation serving the utility room from 1700mm in width to 1100mm in width.</p> <p>At 277 Walton Road Walton Chesterfield S40 3BT</p> <p>For Mr Juris Leimanis</p>	CPNMAZ	28/03/2022
CHE/22/00134/DOC	St Helens	<p>Discharge of conditions 4 and 6 of CHE/20/00695/FUL</p> <p>At Unit 218 Sheffield Road Stonegravels Chesterfield S41 7JN</p> <p>For Pick Everard</p>	DPC	31/03/2022
CHE/22/00145/CLO	Old Whittington	<p>Installation of solar panels on one south GR facing pitched roof. Panels will be fitted below roof ridge with spacing between tiles and panels no greater than 100mm.</p> <p>At 95A High Street Old Whittington S41 9LB</p> <p>For Mr Robert Oles</p>		31/03/2022
CHE/22/00162/TPO	Brockwell	<p>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.</p> <p>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</p> <p>At 5 Hastings Close Newbold S41 8RH</p> <p>For Mrs Amanda Ollershaw</p>	CP	07/04/2022

<b>Code No FileNo</b>	<b>Ward</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CHE/22/00199/CA	Brimington South	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	UP	07/04/2022
CHE/22/00210/DOC	Rother	Discharge of condition 16 of CHE/20/00078/FUL  At Harehill Mews Harehill Road Grangewood  For Erica Developments	DPC	28/03/2022
CHE/22/00242/TPO	West	T6 (Hawthorn) - felling of tree due to decay its structural integrity  At 23 Yew Tree Drive Somersall S40 3NB  For Mr Tim Humphries	CP	08/04/2022

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## *Delegated List - Planning Applications*

### Key to Decisions

<b>Code</b>	<b>Description</b>
AC	Historic
AP	Historic
APPRET	Application returned to applicant
CI	Called in by secretary of state
CIRNO	Circular 18/84 no objection
CNOCO	Circular 18/84 no objs but conditions
CONCOM	Confirmation Compliance with Conditions
CP	Conditional permission
CPEOTZ	Conditional Permission Extension of Time
CPMAZ	Conditional consent for material amendment
CPRE1Z	Conditional Permission Vary Conditions
CPRET	Conditional Approval Retrospective
DPC	Discharge of Planning Conditions
FDO	Finally Disposed Of
GR CLOPUD	CLOPUD Granted
GRANT CLUD	CLUD Granted
GRNTEX	Permission Granted with Exemption
ND	Non Development
OBJ	Other Council objection
OC	Other Council no obj with comments
OW	Other Council no obj without comments
PA	Prior Notification Approval
PADEM	Prior Notification Demolition Approve
PD	Found to be Permitted Development
PR	Prior Notification Refusal
RAP	Retrospective Application Refused
RARETZ	Retrospective Application Approved
RC	Application Refused
REF	Refused
RETAP	DO NOT USE
RETRFZ	Retrospective Application Refused
RF CLODUP	CLOPUD Refused
RTN	Invalid Application Returned
S106	S106 Approved pending planning obligation
SC	Split decision with conditions
SU	Split decision - approval unconditional
UP	Unconditional permission
UPRET	Unconditional Approval Retrospective
WDN	Withdrawn
XXXXXX	Recommendation Pending

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<b>COMMITTEE/SUB</b>	Planning Committee
<b>DATE OF MEETING</b>	25 <sup>th</sup> April 2022
<b>TITLE</b>	DELEGATION
<b>PUBLICITY</b>	For Publication
<b>CONTENTS</b>	Items approved by the Development Management and Conservation Manager under the following Delegation references:-  Felling and Pruning of Trees P100D, P120D, P130D
<b>RECOMMENDATIONS</b>	Not applicable
<b>LIST OF BACKGROUND PAPERS</b>	Relevant applications

These are reported to Planning Committee for information only. Anyone requiring further information on any of the matters contained in this report should contact:-

Applications to Fell or Prune Trees	Steve Perry	345791
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**SECTION 1****APPLICATION TO FELL OR PRUNE TREES**

<b><u>CODE NO</u></b>	<b><u>DESCRIPTION OF PROPOSAL</u></b>	<b><u>TERMS OF DECISION</u></b>
CHE/22/00087/TPO TPO 4901.110 05/04/22	The felling of one Oak tree reference T1 on the Order map at 3 Valley View Close, Hasland.	Consent is refused to the felling of one Oak tree. No reasons or justification for the felling was provided with the application. The tree is in a good condition with no visible defects. It was recommended to the applicant that a further application to crown lift, crown thin and selectively reduce branches growing towards the property should be submitted.
CHE/22/00162/TPO TPO 4901.194 07/04/22	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 granted to the pruning of two trees to crown lift to 4.5m from ground level and to crown thin to allow more light into the garden area. Consent is also granted to the reduction of branches on one lower limb growing over the grounds of Eyre Chapel of the Sycamore tree to reduce the weight load.
CHE/22/00242/TPOEXP TPO 4901.155 08/04/22	The felling of one Hawthorn tree reference T6 on the Order map for Mr Humphries of 23 Yew Tree Drive Somersall. The tree has decay in the main stem and a split on one of the lower limbs.	Consent is granted to fell one Hawthorn tree with a condition to plant one new Hawthorn 'Paul's Scarlet' in the first available planting season after felling.



**SECTION 2****NOTIFICATION OF INTENT TO AFFECT TREES IN A CONSERVATION AREA**

<b><u>CONTENTS OF NOTICE</u></b>	<b><u>SUMMARY OF CONSIDERATIONS</u></b>	<b><u>TERMS OF DECISION</u></b>	<b><u>DATE OF DECISION</u></b>
CHE/22/00199/CA The felling of one Rowan tree to the frontage of 8 Grove Farm Close, Brimington, Chesterfield.	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.	Agreement to the felling of one Rowan tree. The felling of the tree will have no adverse effect on the character and amenity of the area.	07/04/22

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## APPEALS REPORT

**MEETING:** PLANNING COMMITTEE  
**DATE:** 25<sup>th</sup> April 2022  
**REPORT BY:** DEVELOPMENT MANAGEMENT AND  
CONSERVATION MANAGER

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### FOR PUBLICATION

### BACKGROUND PAPERS FOR PUBLIC REPORTS

<u>TITLE</u>	<u>LOCATION</u>
Non exempt papers on files referred to in report	Development Management Section Planning Service Town Hall Chesterfield

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#### 1.0 PURPOSE OF REPORT

- 1.1 To inform Members regarding the current status of appeals being dealt with by the Council.

**PAUL STANIFORTH**  
**DEVELOPMENT MANAGEMENT AND CONSERVATION**  
**MANAGER**

These are reported to Planning Committee for information only. Anyone requiring further information on any of the matters contained in this report should contact Paul Staniforth on 01246 345781.

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**APPEALS**

<b><u>FILE NO.</u></b>	<b><u>WARD</u></b>	<b><u>APPELLANT</u></b>	<b><u>CASE</u></b>	<b><u>MEMBER OFFICER</u></b>	<b><u>DATE REC</u></b>	<b><u>TYPE AND DATE</u></b>	<b><u>DECISION AND DATE</u></b>
2/1675	West ward	Dr C J Martin	CHE/21/00527/TPO – Felling of Lime T1 at 2 Somersall Lane Refusal	Officer delegation	20/9/21	Written Reps (fast track)	
2/69	St Leonards ward	Mr F Casey	CHE/21/00314/PA Prior Approval for Raising roof to create an additional storey at 35 Spital Lane	Officer delegation	29/9/21	Written Reps	
2/5885	Hasland ward	Mr J Toulson	CHE/21/00546/FUL driveway at 142 Mansfield Road Refusal	Officer delegation	25/1/22	Written Reps	
2/1698	Middlecroft and Poolsbrook ward	Mrs Sheila Blankley	CHE/21/00761/OUT 3 eco single storey dwellings at The Dumbles, Inkersall Green Road Refusal	Officer delegation	09/02/22	Written Reps	
2/4351	West ward	Mr I Hooper	CHE/21/00909/FUL Garage at 1 Oakfield Avenue Refusal	Officer delegation	28/03/22	Written Reps	

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# FOR PUBLICATION Agenda Item 8

## ENFORCEMENT REPORT

**MEETING:** PLANNING COMMITTEE  
**DATE:** 25<sup>TH</sup> APRIL 2022  
**REPORT BY:** HEAD OF REGULATORY LAW  
DEVELOPMENT MANAGEMENT & CONSERVATION MANAGER  
**WARD:** As listed in the report

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### **FOR PUBLICATION**

TITLE: Non-exempt papers (if any) on relevant files

### **BACKGROUND PAPERS**

LOCATION: LEGAL SERVICES

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#### **1.0 PURPOSE OF REPORT**

1.1 For non-exempt information about current formal enforcement progress.

#### **2.0 BACKGROUND**

2.1 The table summarises formal planning enforcement by the Council.

#### **3.0 INFORMAL ACTION**

3.1 Formal enforcement is a last resort, with most planning problems resolved without formal action (in accordance with government guidance). More information on informal enforcement is available from the Enforcement team.

#### **4.0 MORE INFORMATION ABOUT THE TABLE**

4.1 A summary of the main types of planning enforcement action available to the Council and penalties for non-compliance is available from Legal Services.

#### **5.0 RECOMMENDATION**

5.1 That the report be noted.

GERARD ROGERS  
HEAD OF REGULATORY LAW

PAUL STANIFORTH  
DEVELOPMENT MANAGEMENT  
& CONSERVATION MANAGER

Further information on this report from Gerard Rogers, Regulatory Law  
Tel 01246 936471 or email [gerard.rogers@chesterfield.gov.uk](mailto:gerard.rogers@chesterfield.gov.uk)

Enforcements currently Authorised: 6

## ENFORCEMENT REPORT

08 April 2022

Address	Authorised <i>days from</i>	Breach	CHE/	Issued <i>days to issue</i>	Effective <i>days to (-) /from</i>	Comply <i>days to (-) /from</i>	Notes	update <i>last update</i>	Ward
<b>Breach of Condition Notice</b>		<i>Total currently Authorised: 1</i>		<i>Authorised to Issue Average: 540 days</i>					
York Street	2 23/09/19 928	balcony, canopy and french door	17/00800/FUL	16/03/21 540	16/03/21 388	16/04/21 357	Issued. One month to submit details. Then 6 months after approval to carry out works. Not complied. Prosecute - awaiting instructions.	<input type="checkbox"/> 18/03/21	Ha

<b>Enforcement Notice</b>		<i>Total currently Authorised: 3</i>		<i>Authorised to Issue Average: 31 days</i>					
Markham Road	Markham House 18/02/08 5,163	storage of commercial vehicles		20/03/08 31	18/04/08 5103	20/10/08 4918	Complied by 2009. Unauthorised use has started again. Prosecute - awaiting instructions.	<input type="checkbox"/> 14/11/19	HI

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Address		Authorised <i>days from</i>	Breach	CHE/	Issued <i>days to issue</i>	Effective <i>days to (-) /from</i>	Comply <i>days to (-) /from</i>	Notes	update <i>last update</i>	Ward
Pottery Lane West	10	06/01/20 823	two unauthorised metal structures.		06/02/20 31	15/10/20 540	12/11/20 512	Action against one structure approved 12/11/19, then two structures approved 06/01/20. Appeal dismissed. Non- compliance. Prosecuted, structures moved before hearing on 07/04/22. Guilty plea, £80 fine, £34 victim surcharge and £1,784 costs.	<input checked="" type="checkbox"/> 20/01/22	Mo
York Street	2	09/10/17 1,642	conversion and extension of roof space	17/00800/FUL				Flat conversion approved 03/04/18, conditions requiring removal of balcony, canopy, french windows appealed, but dismissed 18/12/18. Not complied with conditions. BCN served - see separate entry.	<input type="checkbox"/> 19/12/18	Ha

**Section 215 Amenity Notice**

*Total currently Authorised: 2 Authorised to Issue Average: days*

Address		Authorised <i>days from</i>	Breach	CHE/	Issued <i>days to issue</i>	Effective <i>days to (-) /from</i>	Comply <i>days to (-) /from</i>	Notes	update <i>last update</i>	Ward
Highfield Road	80	05/10/20 <i>550</i>	Removal of debris and waste					Update report 15/02/21. Working with occupier and representative with view to progress without formal action.	<input type="checkbox"/> 15/02/21	SH
Tapton Terrace	26	05/10/20 <i>550</i>	removal of Heras fencing and erection of new boundary fence, removal of vans, debris and waste					Update report 15/02/21. Progressing without formal action.	<input type="checkbox"/> 15/02/21	SL

Action authorised by Committee except Breach of Condition, Planning Contravention, Section 215 Notices, Advertisement Discontinuance, prosecutions and urgent action which are authorised by officers

Key to Ward abbreviations: BNW Barrow Hill and New Whittington • BN Brimington North • BS Brimington South • B Brockwell • D Dunston • Ha Hasland • Hb Holmebrook • HI Holtingwood and Inkersall • L Linacre • LG Loundsley Green • LW Lowgates and Woodthorpe • MP Middlecroft and Poolsbrook • Mo Moor • N Newbold • OW Old Whittington • R Romer • SH St Helens • SL St Leonards • Wa Walton • We West

SJP - single justice procedure: prosecutions dealt with by the Magistrates Court on paper without a hearing in open court  
CV-19 - coronavirus implications for enforcement or compliance