

PLANNING COMMITTEE

Monday, 16th May, 2022

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors D Collins
Barr
Bingham
Catt

Councillors Caulfield
Davenport
T Gilby
G Falconer

*Matters dealt with under the Delegation Scheme

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Borrell, Brady, Callan, Mann, Marriott and Miles.

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

No declarations of interest were received.

3 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 25 April, 2022 be signed by the Chair as a true record.

4 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/21/00754/REM1 - REPLAN OF APARTMENT BLOCK AREA TO BRIMINGTON ROAD TO INCLUDE REPOSITIONING AND REDUCING

TO TWO BLOCKS AND INCREASING TO 4 STOREY WITH AMENDED PARKING LAYOUT AND EXTERNAL STAIR LINK PATH FROM BRIMINGTON ROAD TO CHESTERFIELD CANAL AS PART OF CHESTERFIELD WATERSIDE DEVELOPMENT, BRIMINGTON ROAD, CHESTERFIELD FOR AVANT HOMES (CENTRAL)

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

1. All external dimensions and elevational treatments shall be as shown on the approved plans / documents (listed below) with the exception of any approved non-material amendment.

Apartment Types

Apartment Block 2 Floor Plans - n1189 APT2_01
Apartment Block 2 Elevations 1 of 2 – n1189 APT2_02
Apartment Block 2 Elevations 2 of 2 – n1189 APT2_04
Apartment Block 2 block plan - n1189 APT2_10
Apartment Block 3 SF Plan - n1189 APT3_02
Apartment Block 3 FF Plan - n1189 APT3_02
Apartment Block 3 GF Plan - n1189 APT3_02
Apartment Block 3 Basement Plan - n1189 APT3_02
Apartment Block 3 Side elevations - n1189 APT3_01
Apartment Block 3 Rear elevation - n1189 APT3_01
Apartment Block 3 Front elevation - n1189 APT3_01
Apartment Block 4 Floor plans 6050-500
Apartment Block 4 Elevations 6050-501
Apartment Re-plan Streetscene section and layout 6050-502

House Types

Applebridge floor plans and elevations - n1189 AB_03
Beckbridge elevations version 1 – n1189 BB1_01A
Beckbridge floor plans version 1 – n1189 BB1_02A
Beckbridge elevations version 2 – n1189 BB2_01B
Beckbridge floor plans version 2 – n1189 BB2_02B
Beckbridge elevations version 3 – n1189 BB3_01B
Beckbridge floor plans version 3 – n1189 BB3_02A

Beckbridge floor plans and elevations version 3 – n1189 BB3_03A
Fenbridge elevations - n1189 FB_01
Fenbridge floor plans - n1189 FB_02
FOG elevations – n1189 FOG_01A
FOG floor plans – n1189 FOG_02A
Kewbridge floor plans and elevations – n1189 KB_03A
Kewbridge special floor plans and elevations – n1189 KBS_03A
Northbridge elevations – n1189 NB1_01B
Northbridge floor plans version 1 – n1189 NB1_02A
Northbridge special floor plans and elevations – n1189 NB1S_03
Northbridge floor plans and elevations version 2 – n1189 NB2_03B
Northbridge elevations version 3 – n1189 NB3_01A
Northbridge floor plans version 3 – n1189 NB3_02
Northbridge floor plans and elevations version 3 detached – n1189
NB3_03A
Seabridge floor plans and elevations version 1 – n1189 SB1_03
Seabridge floor plans and elevations version 2 – n1189 SB2_03
Ulbridge elevations version 1 – n1189 UB1_01A
Ulbridge floor plans version 1 – n1189 UB1_02
Ulbridge floor plans and elevations version 1 – n1189 UB1_03A
Vossbridge floor plans and elevations version 1 – n1189 VB1_03C
Vossbridge special floor plans and elevations version 1 – n1189
VB1S_03B
Vossbridge floor plans and elevations version 2 – n1189 VB2_03B
Westbridge elevations version 1 – n1189 WB1_01A
Westbridge floor plans version 1 – n1189 WB1_02
Westbridge special elevations version 1 – n1189 WB1S_01A
Westbridge elevations version 2 – n1189 WB2_01A
Westbridge floor plans version 2 – n1189 WB2_02A
Westbridge elevations version 2 – n1189 WB2_04
Westbridge floor plans version 2 – n1189 WB2_05
Westbridge special elevations version 2 – n1189 WB2S_01
Westbridge special floor plans version 2 – (plots 85, 111, 113, 114) –
n1189 WB2S_02

Site Layout

Site Location Plan – n1189 001 rev C

Apartment re-plan Site Layout 6050-500 rev A
Apartment re-plan Boundary Treatments 6050-BT-001
Apartment re-plan Materials 6050-MP-001
Presentation layout – n1189 004B
Presentation layout (Constraints overlay) – n1189 004_01A
Presentation layout (Connectivity Plan) – n1189 004_02
Presentation layout – n1189 007P
Indicative Site Sections – n1189 011A
Topographic Survey 24th April 2017
Materials Plan – n1189 106A
Landscape Strategy Plan GL1051

Supporting Documents

Design Compliance Statement (rev C) by Nineteen47 Ltd (required by condition 3);
Visuals Pack – 8 viewpoints dated Dec 2018;
Energy Statement dated Dec 2018 by FES Group (required by condition 11);
Arboricultural Survey dated Sept 2018 by BWB;
Arboricultural Impact Assessment dated Oct 2018 by BWB;
BS5837 survey;
Ecological Management Strategy dated Nov 2018 by BWB;
Water Vole Mitigation Strategy dated Aug 2018 by BWB;
Ecological Technical Note dated Jul 2018 by BWB;
Noise Impact assessment by BWB;

2. Before ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing. – The materials specified on Apartment re-plan Materials 6050-MP-001 are accepted.

3. Prior to any works taking place a Construction Management Plan shall be submitted showing space to be provided for storage of plant and construction materials, site accommodation, loading, unloading and

manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors' vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period. – The detail accepted in connection with the development of the adjacent phases of development is acceptable.

4. Throughout the construction period vehicle wheel cleaning facilities shall be provided and retained within the site for use at appropriate times, in order to prevent the deposition of mud or other extraneous material on the public highway.

5. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. Subsequently, the carriageways and footways shall be laid out and constructed up to and including binder course level to ensure that each dwelling, prior to occupation, has a properly consolidated and surfaced carriageway and footway for residents to use, between the dwelling and the existing highway. Until final surfacing is completed, the footway binder course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

6. No dwelling shall be occupied until space has been laid out within the respective plot for the parking of residents and visitors' vehicles. The parking spaces shall thereafter remain free from any impediment to its designated use for the life of the development.

7. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off -site works, 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:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection;
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 100 year storm event, to allow for climate change; and
- d) details of either the proposed diversion of the public sewer which crosses the site and its easement protection which accords with the requirements of Yorkshire Water Services, or confirmation of a build over agreement approved with Yorkshire Water Services. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works. – The detail already provided and accepted is considered to be appropriate

8. Prior to the commencement of the development, a scheme for the protection of the retained trees, in accordance with BS 5837:2012 including a tree protection plan(s) (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Specific issues to be dealt with in the TPP include:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) a full specification for the construction of any hard landscaping and footways, including details of any no-dig specification and extent of the areas hard landscaping and footpaths to be constructed using a no-dig specification. Details shall include relevant sections through them.
- d) A specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing.
- e) a specification for scaffolding and ground protection within tree protection zones.

- f) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- g) 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 - The detail provided in respect of the apartment plots on the site is accepted.

9. No vegetation clearance works shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved. – Works already carried out are acceptable.

10. No development above any floor-slab/D.P.C level shall take place until details of two additional swift boxes to be attached to houses on the scheme and bat boxes to be included in the landscape scheme have been submitted to and approved in writing by the Local Planning Authority. The agreed details, or any approved amendments to those details, shall be carried out prior to occupation of the dwelling to which they relate and as part of the agreed landscaping programme and shall be retained thereafter.

11. Within 2 months of commencement of development full details of hard landscape works for the approved development shall be submitted to the Local Planning Authority for consideration. Hard landscaping includes proposed finished land levels or contours; means of enclosure; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.) retained historic landscape features and proposals for restoration, where relevant. These works shall be carried out as approved prior to the occupation of the dwellings.

12. Within 2 months of commencement of development details of a soft landscaping scheme for the approved development shall be submitted to the Local Planning Authority for consideration. The required soft landscape scheme shall include planting plans; written specifications

(including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers; densities where appropriate, an implementation programme and a schedule of landscape maintenance for a minimum period of five years. Those details, or any approved amendments to those details shall be carried out in accordance with the implementation programme.

13. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

14. No development above any floor-slab/D.P.C level shall take place until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall include the fill material for gabion baskets and the increase in knee rail fencing to 1.2 metres height. The agreed details, or any approved amendments to those details, shall be carried out prior to occupation of the dwelling to which they relate and shall be retained thereafter. – The detail shown on Apartment re-plan Boundary Treatments 6050-BT-001 is accepted.

15. Prior to the construction of the EI Sb Station, full details of the external appearance and materials of construction shall be submitted to the local planning authority for consideration. The EI Sub Station shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority. - Already complied with and implemented.

16. Prior to the implementation of a lighting scheme for the site, full details of the lighting scheme shall be submitted to the local planning authority for consideration. The lighting scheme shall only be constructed in accordance

with the details which have been agreed in writing by the Local Planning Authority and which shall be retained as such thereafter.

17. The meter boxes on the dwellings and apartments hereby approved shall be colour co-ordinated to blend with the external materials of the respective dwellings and apartments.

18. Prior to the construction of the Applebridge house type, details of brick detailing to the rear elevation shall be submitted to the local planning authority for consideration. The Applebridge house type shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority. - Already complied with.

19. Full details of the proposed textured brickwork and verges on various house types shall be submitted to the local planning authority for consideration. The agreed details shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority. - Already complied with.

20. This consent shall not relate to the parking spaces shown for plots 66 and 67. A revised plan shall be submitted showing deletion of the 2 visitor spaces and splitting the remaining 4 spaces into two pairs with tree planting between to reflect the opposite side of the street. The parking shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be available for use concurrent with first occupation of plots 66 or 67 and which shall be retained as such thereafter. - Already complied with.

21. Prior to occupation of dwellings on the site, a scheme of sound insulation shall have been submitted to and agreed in writing with the Local Planning Authority to ensure that the following levels are not exceeded:

Daytime (07:00 – 23:00hrs) LAeq, 16hr 35 dB in bedrooms and living rooms;

Daytime (07:00 – 23:00hrs) LAeq, 16hr 55 dB in gardens;

Night-time (23:00 – 07:00hrs) LAeq, 8hr 30 dB in bedrooms;

Night-time (23:00 – 07:00hrs) LAFmax levels to not regularly exceed 45 dB in bedrooms. - Already complied with.

22. Prior to the implementation of the acoustic fence along the bund, full details shall be submitted to the local planning authority for consideration. The acoustic fence shall only be constructed in accordance with the details which have been agreed in writing by the Local Planning Authority and which shall be retained as such thereafter. - Already complied with.

23. Full details of a 3 metre wide pedestrian/cycle path connection to the red line boundary north east corner of the site shall be submitted to the local planning authority for consideration. The agreed details shall be carried out in accordance with the details which have been agreed in writing by the Local Planning Authority and shall be available for use within 3 years of the date upon which construction works started on the site. - Details already agreed.

24. Internal estate street junctions shall be provided with 2.4m x 25m minimum visibility splays in each direction, measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines being laid out as an extended footway / margin, forming part of the estate street and not part of any adjoining plot or other third party land.

25. Individual driveways shall be provided with 2.4m x 25m visibility splays, or other such dimension as may be agreed in writing with the Local Planning Authority, in each direction to the new estate street - measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines remaining thereafter free from any obstructions to visibility over 1m high (750mm in the case of vegetation) relative to the nearside carriageway channel level.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any Order revoking and/or re-enacting that Order) the garages hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the

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

27. Prior to any works exceeding demolition or site clearance taking place on site 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 an agreement has been entered into under section 38 of the Highways Act 1980 or a private Management and Maintenance Company has been established for the private areas of the development. - Details already agreed.

28. The stepped footpath connection to the north of the site within the application site red line boundary shall be implemented in accordance with the Apartment re-plan site layout 6050-500 rev A and shall be available for use concurrent with the first occupation of Apartment Block 4. Details shall have been first submitted to show how the footpath connection will link to the exiting path.

29. The detail required by condition 12 shall include the removal of one of the central visitor parking spaces to the west side of the parking area and which shall be replaced with a planting area to accommodate a tree.

5 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)

*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

CHE/21/00602/FUL	Demolition of existing restaurant (USe class E) and erection of a drive thru restaurant (Suit Generis), circulation road and associated works (New documents received 03.12.2021,
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CHE/21/00635/FUL	Single storey side extension and two storey rear extension and render to all elevations at 79 Manor Road, Brimington S43 1NN for Mr and Mrs Webb
CHE/21/00780/FUL	Extension to existing factory / workshop at Universal Hydraulics Ltd, Carrwood Road, Chesterfield Trading Estate, Chesterfield S41 9QB For Challenger Hydraulics Limited
CHE/21/00843/FUL	Proposed ground floor extension at 52 Curbar Curve, Inkersall S43 3HZ for Mr and Mrs Sokolowska
CHE/21/00860/FUL	Re-submission of CHE/21/00337/FUL - two storey side extension and widening front access - Revised Drawing received 03.02.2022 and 21.02.2022 at 85 Yew Tree Drive, Somersall, Chesterfield S40 3NB for Mrs Sherie Anderson
CHE/21/00913/FUL	Two storey side extension and alterations, and drop kerb to access new driveway at 8 Bridle Road, Woodthorpe S43 3BY for Paul Day
CHE/22/00006/FUL	Proposed extensions to care home at Elm Lodge Nursing Home, Stand Road, Newbold S41 8SJ for Tynefield Care Ltd
CHE/22/00068/FUL	Temporary car park at Chesterfield Hotel, Malkin Street, Chesterfield S41 7UA for Chesterfield Borough Council
CHE/22/00069/FUL	Erection of a single storey rear extension at 21 Miriam Avenue, Somersall, Chesterfield S40 3NF for Mr Michael Long
CHE/22/00074/FUL	Alterations to premises to include ram bollards to the main entrance, blocking up side entrance door, creation of new delivery entrance door at the rear, installation of ramp with hand handrails, new external bin and plant store and AC plant to the rear left of the building, at Co-Operative Stores Chesterfield Road, Staveley, Chesterfield

S43 3RX for One Stops Stores Limited

- CHE/22/00085/FUL Two storey rear extension (including revised drawing provided on 01/03/22) at 93 Salisbury Avenue, Newbold, Chesterfield S41 8PQ for Mr Andrew Paulson
- CHE/22/00095/FUL Demolition of existing garage and erection of a side extension at 211 Walton Back Lane, Walton Chesterfield S42 7LP for Mr and Mrs Haythorne
- CHE/22/00100/COU Change of use from B8 (Storage) to Class E (light industrial) at Unit 3, Stonegravels Industrial Estate Meltham Lane, Chesterfield S41 7LG for Labtech Industries Ltd
- CHE/22/00101/ADV Free standing advertisement sign at Land Adjacent Sedgemoor Close and West of Loundsley Green Road, Loundsley Green, Chesterfield for Strata
- CHE/22/00120/FUL Single storey front/side extension at 10 Oldridge Close, Holme Hall, Chesterfield S40 4UF for Mr Bruce Grinnell
- CHE/22/00123/FUL Two storey rear extension at 14 Brookside Glen Chesterfield S40 3PF for Mr and Mrs Cragg
- CHE/22/00124/FUL Erection of a single storey rear extension at 84 Highfield Lane, Newbold, S41 8BA for Mr Mark Bates
- CHE/22/00125/FUL Single storey rear extension at 11 Rushen Mount, Birdholme, Chesterfield S40 2JU for Mr and Mrs Grace
- CHE/22/00144/FUL Two storey side extension at 9 Kinder Road, Inkersall, Chesterfield S43 3HR for Mr and Mrs Brownsword
- CHE/22/00146/FUL Ground floor extension to annexe to form dining room and mower store to the garage at 34

Newbridge Lane, Brimington S43 1LY for
Mr Andrew Bellas

(b) Refusals

- CHE/22/00076/FUL Demolition of existing conservatory and erection of a side/front extension at 2 Tansley Way, Inkersall, Chesterfield S43 3DT for Georgia and Ella Smart
- CHE/22/00080/FUL Single storey side extension at 128 Brushfield Road, Holme Hall, Chesterfield S40 4XE for Mr David Cochrane
- CHE/22/00105/TPO T1 Lime of MWA Arboricultural Report Works: Remove (fell) to near ground level. Reason: Clay shrinkage subsidence damage to 108 Langer Lane, S40 2JJ. NOTE Please also see Reasons for Works document submitted with this application at 108 Langer Lane, Birdholme S40 2JJ for Sheila Balaam
- CHE/22/00154/DOC Discharge of condition 7 (Drainage) of CHE/17/00252/OUT at Land Adj 20 Harehill Road, Grangewood S40 2JA for JJK Project Services

(c) Discharge of Planning Condition

- CHE/21/00793/DOC Discharge of condition 8 (Hard and soft Landscaping) of CHE/18/00121/FUL at Land North Of 87 High Street and West Of 3 Ashleigh Close, Old Whittington for Mr Robert Smith
- CHE/22/00127/DOC Discharge of planning condition 5 (borehole investigation and remediation) of CHE/21/00281/REM1 - Erection of a 64 bed, 2 storey, residential care home for the elderly with roof space ancillary accommodation and associated external works at Care Home, 59 St Augustines Road, Birdholme, Chesterfield S40 2SA for Crown Care XIV Ltd.

(d) Partial Discharge of Conditions

- CHE/21/00899/DOC Discharge of planning conditions 4 (Site Drainage), 8 (Bin Storage), 13 (Hard and Soft Landscaping) of CHE/19/00083/FUL - Conversion of existing pub (6-one bed flats), new 3 storey building to front (6-one bed flats) two new single storey blocks arranged parallel to the east and west site boundaries (2-one bed flats) and 1.5 storey block to north of site (2-one bed flats) at All Inn, Lowgates, Staveley S43 3TX for A-Rock Construction
- CHE/21/00921/DOC Discharge of conditions 5, 7, 8 and 9 of CHE/17/00252/OUT at Land Adj 20 Harehill Road Grangewood S40 2JA for JJK Project Services
- 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
- CHE/22/00056/DOC Discharge of planning conditions 10 (surface water drainage) 11 (biodiversity gain), 13 (surface water run off) and 14 (Remediation Method statement) of CHE/19/00518/FUL - Erection of two new two bedroom houses at 8 Court Place, Staveley, Chesterfield S43 3RJ for Chesterfield Borough Council
- CHE/22/00079/DOC Discharge of planning conditions 3 (surface water), 11 (travel plan) and 16 (landscaping) of CHE/21/00281/REM1 - Erection of a 64 bed, 2 storey, residential care home for the elderly with roof space ancillary accommodation and associated external works at Land Adj 59 St Augustines Road, Birdholme S40 2SA for Andrew Puttello

(e) CLUD granted

CHE/22/00052/CLU Converted from house to ground floor shop with a one bedroom flat upstairs at The Works, 391 Sheffield Road, Whittington Moor S41 8LS for Mr Roy Walsh

(f) Conditional Consent for Non-material Amendment

CHE/22/00170/NMA The amendment seeks to alter the Finished Floor Levels and ground levels of the plots of approved application CHE/19/00076/FUL. This is demonstrated on the attached plan DS-1406-02-EW-001 P1 'External Works' at Apple Trees, Lancaster Road, Newbold, Chesterfield S41 8TP for Dr Sanghera

(g) Unconditional Permission

CHE/22/00263/CA Cypress Leylandii (T1) - Remove due to excessive shading, low amenity value and to prevent potential damage to the telephone lines that pass through the middle of the tree at 626 Chatsworth Road, Chesterfield S40 3JX for Mr Darren Herbert

6 **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/22/00105/TPO Consent is refused to the felling of one Lime tree reference T53 on the Order map in the grass verge to the frontage of 108 Langer Lane due to alleged subsidence damage to the property.

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

CHE/22/00249/CA

The felling of one Willow tree at the Gas Sub-station, Boythorpe Road adjacent to West Bars Roundabout, Chesterfield.

Agreement to the felling of one Willow tree due to its poor condition and safety issues next to a gas Sub-station. The felling of the tree will have no adverse effect on the character and amenity of the area and a replacement Rowan tree is to be planted in the same location.

The tree is within the Queens Park Conservation Area and the applicant wishes to fell the tree due to the poor condition and decay of the tree.

CHE/22/00263/CA

The felling of one Leylandii conifer tree in the rear garden of 626 Chatsworth Road, Chesterfield.

Agreement to the felling of one conifer tree. The felling of the tree will have no adverse effect on the character and amenity of the area due to its location in the rear garden.

The tree is within the Chatsworth Road Conservation Area and the applicant wishes to fell the tree due to light issues, growing through telephone wires and lack of amenity value.

7 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.

8 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.

9 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC

***RESOLVED –**

That under Section 100(A)(4) of the Local Government Act, 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 6 of Part I of Schedule 12A of the Act.

10 VEHICLE ACCESS AT 2 INKERSALL FARM COTTAGES

The Development Management and Conservation Manager submitted a report to inform members of the creation of an unauthorised vehicular access at 2 Inkersall Farm Cottages, Inkersall Road, Chesterfield and requested authority to take enforcement action.

***RESOLVED –**

That authority be granted for the service of an enforcement notice requiring the permanent closure of the unauthorised vehicular access along the boundary with the highway at 2 Inkersall Farm Cottages, Inkersall Road, Chesterfield.