

## PLANNING COMMITTEE

Monday, 7th January, 2019

Present:-

Councillor Brittain (Chair)

<p>Councillors P Barr Bingham Callan Catt Davenport Dickinson</p>	<p>Councillors Hill Miles Sarvent Simmons Wall</p>
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The following site visits took place immediately before the meeting and were attended by the following Members:

**CHE/18/00622/FUL** - Provision of 1 parking space and dropped kerb at 19 Jawbones Hill, St Augustines, Chesterfield, Derbyshire S40 2EN for Mr David Cole.

Councillors Barr, Bingham, Brittain, Callan, Catt, Davenport, Dickinson, Hill, Sarvent, Simmons and Wall.

**CHE/18/00757/FUL** - Proposed two storey and one storey rear extension (amended drawing received 18.12.2018 correcting minor overhang) at 20 Franklyn Drive, Staveley S43 3YA for Mr S Barnes.

Councillors Barr, Bingham, Brittain, Callan, Catt, Davenport, Dickinson, Hill, Miles, Sarvent, Simmons and Wall.

**CHE/18/00745/FUL** - Change of use of existing ancillary coach house to become a separate dwelling with garden (see CHE/18/00512/FUL) at 13 Gladstone Road, Chesterfield for Mr John Wrehitt

Councillors Barr, Bingham, Brittain, Brunt (ward member), Callan, Catt, Davenport, Dickinson, Hill, Miles, Sarvent, Simmons and Wall.

**CHE/18/00697/OUT** - Erection of four houses with enclosed gardens, designated off road car parking and communal bin stores with new access from sydney street. (revised information received on 20.11.2018,

revised description received 18.12.2018) at St Marks Vicarage, 15 St Marks Road, Chesterfield S40 1DH for The Derby Diocesan Board Of Finance

Councillors Barr, Bingham, Brittain, Callan, Catt, Davenport, Dickinson, Hill, Miles, Sarvent, Simmons and Wall.

\*Matters dealt with under the Delegation Scheme

## 85 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brady and Caulfield.

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

Agenda item 4(1) (CHE/18/00622/FUL - Provision of 1 parking space and dropped kerb at 19 Jawbones Hill, St Augustines, Chesterfield, Derbyshire S40 2EN for Mr David Cole)

- Councillor Miles declared an interest as he assisted the applicant through the application process and would take no part in the item.
- Councillor Sarvent said she would take no part in the consideration of the item as she would be addressing the committee in support of the application as ward member.

## 87 **MINUTES OF PLANNING COMMITTEE**

### **RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 10 December, 2018 be signed by the Chair as a true record.

## 88 **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/18/00697/OUT - ERECTION OF FOUR HOUSES WITH ENCLOSED GARDENS, DESIGNATED OFF ROAD CAR PARKING AND COMMUNAL BIN STORES WITH NEW ACCESS FROM SYDNEY STREET. (REVISED INFORMATION RECEIVED ON 20.11.2018, REVISED DESCRIPTION RECEIVED 18.12.2018) AT ST MARKS VICARAGE, 15 ST MARKS ROAD, CHESTERFIELD S40 1DH FOR THE DERBY DIOCESAN BOARD OF FINANCE

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

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

1. Approval of the details of the scale, external appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. Details of the existing and proposed land levels and the proposed floor levels of the dwelling hereby approved shall be submitted in writing concurrently with any application for the reserved matters being submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwelling shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.
5. 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 unless otherwise agreed by the Local Planning Authority in writing.

6. Unless otherwise approved in writing by the Local Planning Authority demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 3:30pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

7. Before groundwork commences, the proposed vehicular [and pedestrian] access to Sydney Street (NC) shall be created in accordance with the application drawings, laid out, constructed and provided with 2.4m x 4.3m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

8. There shall be no gates or other barriers within 5m of the nearside highway boundary at the vehicular access and all gates shall open inwards only.

9. Before occupation, the area shown on the approved plans as reserved for parking, garaging, circulation and standing of vehicles shall be provided in accordance with the approved details. Thereafter the area shall be used for those purposes only and maintained free from any impediment to its designated use.

10. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority. These details shall conform to the Chesterfield Borough Council Minimum Development Control Standards for Flood Risk.

11. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include;

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works

12. The site shall be developed with separate systems of drainage for foul and surface water on and off site. (In the interest of satisfactory and sustainable drainage)

13. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to

i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and

ii) the means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.

14. As part of the reserved matters, 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:

a) a scaled plan showing trees and plants to be planted:

b) proposed hardstanding and boundary treatment:

c) a schedule detailing sizes and numbers of all proposed trees/plants

d) sufficient specification to ensure successful establishment and survival of new planting.

Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees)

which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

15. As part of the reserved matters, an ecological survey report for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall be undertaken by a suitably experienced and qualified ecologist, to not only determine the existing ecological interest of the site but to also devise a strategy that enhances the ecological interest of the site, in line with guidance within Paragraph 175d of the NPPF. This could include native landscaping, retention of existing features of ecological value (such as the hedgerow) and incorporation of bat and bird boxes into the new dwellings.

16. Electric Vehicle Charging Points shall be installed as part of the build phase and shall be retained available for use for the life of the development.

CHE/18/00745/FUL - CHANGE OF USE OF EXISTING ANCILLARY COACH HOUSE TO BECOME A SEPARATE DWELLING WITH GARDEN (SEE CHE/18/00512/FUL) AT 13 GLADSTONE ROAD, CHESTERFIELD FOR MR JOHN WREGHITT

In accordance with Minute No. 299 (2001/2002) Councillor Steve Brunt (ward member) addressed the meeting.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception on any approved non material amendment
  - Amended site location plan, drawing reference JW 281018-A
  - Drawing 03 (July 2018) (see application reference CHE/18/00512/FUL)
  - Drawing 05 (July 2018) (see application reference CHE/18/00512/FUL)
  - Site location plan

- Notes to planning application for 13 Gladstone Road, Chesterfield, Derbyshire, S40 4TE

3. An Electric Vehicle Charging Point shall be installed as part of the build phase and which shall be retained available for use for the life of the development.

CHE/18/00622/FUL - PROVISION OF 1 PARKING SPACE AND DROPPED KERB AT 19 JAWBONES HILL, ST AUGUSTINES, CHESTERFIELD, DERBYSHIRE S40 2EN FOR MR DAVID COLE

In accordance with Minute No. 299 (2001/2002) Councillor Kate Sarvent (ward member) addressed the meeting on behalf of the applicant and did not take part in the consideration of this application.

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

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans, with the exception of any approved non material amendment.
3. The parking and turning spaces shall be in a porous material or provided with a drainage grill in accordance with details which have been first agreed in writing by the local planning authority.
4. The new vehicular access shall be formed to Jawbones Hill in accordance with the revised application drawing 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 each direction. 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) relative to adjoining nearside carriageway channel level. The vehicular and pedestrian access, parking area and the manoeuvring area shall be maintained and kept available for their designated use at all times thereafter.

5. There shall be no gates or other barriers set forward of the visibility splay line specified in condition 4 above.

6. The proposed access/drive shall be no steeper than 1 in 14 over its entire length.

CHE/18/00757/FUL - PROPOSED TWO STOREY AND ONE STOREY REAR EXTENSION (AMENDED DRAWING RECEIVED 18.12.2018 CORRECTING MINOR OVERHANG) AT 20 FRANKLYN DRIVE, STAVELEY S43 3YA FOR MR S BARNES

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

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

2. All external dimensions and elevational treatments shall be as shown on the approved plan/s Drawing No 03 Revision A, with the exception of any approved non material amendment.

## 89 **BUILDING REGULATIONS (P880D)**

\*The Chief Building Control Officer reported that pursuant to the authority delegated to him he had determined the under-mentioned plans under the Building Regulations:-

### (a) Approvals

18/05949/DEXBN	Install structural support to the unsupported 1st floor wall at 31 Enfield Road Newbold Chesterfield S41 7HN
18/06093/DEXBN	Internal modifications and garage conversion at The Fold 4 Somersall Willows Chesterfield S40 3SR
18/06206/DEXBN	New single storey side extension and RSJ above patio doors at 44 Yew Tree Drive Somersall Chesterfield S40 3NB
18/06232/DEXBN	Widen internal door opening and fix new lintel for



	disabled use at 288 Newbold Road Newbold Chesterfield S41 7AJ
18/06236/DEXBN	Replacement of 6 windows and 1 door at 4 Sanforth Street Newbold Chesterfield S41 8RU
18/06291/DEXBN	Removal of a loadbearing wall between kitchen and dining room at 2 Medlock Road Walton Chesterfield S40 3NH
18/06362/DEXBN	Replacement windows x 4 and 1 door at 35 Vernon Road Chesterfield S40 1EL
18/06379/DEXBN	Single storey side and rear extension and detached single garage with store at 14 Milford Road Inkersall Chesterfield S43 3ET
18/06400/DEXBN	Upgrade of thermal element to roof at 371 Hasland Road Hasland Chesterfield S41 0AQ
18/05958/DEXFP	Ground floor rear extension, dormer to be enlarged and internal alterations at 129 Spital Lane Spital Chesterfield S41 0HL
18/06123/DEXFP	Extension and renovation including single storey rear and two storey side extension at 62 Vincent Crescent Chesterfield S40 3NP
18/06355/DEXFP	Single storey rear extension at 11 Woodvale Close Somersall Chesterfield S40 3LY
18/06195/DEXRG	Single storey extension to rear at 26 Sudbury Close Holme Hall Chesterfield S40 4RS
18/06359/DEXRG	Internal Alterations to create open plan kitchen/living area at 18 Devonshire Street Brimington Chesterfield S43 1JQ
18/06361/DEXRG	Replacement of 11 windows and 1 door at 25 Wythburn Road Newbold Chesterfield S41 8DP
18/06426/DEXRG	New solid roof on existing conservatory at 30

	Highland Road New Whittington Chesterfield S43 2EZ
18/06186/IND	Single storey kitchen extension at 58A Coronation Road Brimington Chesterfield S43 1EX
18/06194/IND	Loft conversion at 14 Rhodesia Road Chesterfield S40 3AL
18/06225/IND	Single storey rear extension at 43 Balmoak Lane Tupton Chesterfield S41 0TH
18/06277/IND	Two replacement external doors at 20 Ling Road Walton Chesterfield S40 3HS
18/06315/IND	Two storey rear extension and single storey side extension at 1 Garden Close New Whittington Chesterfield S43 2DR
18/06322/IND	Conservatory roof replacement with Supa-Lite roof system at 1 The Glade Chesterfield Derbyshire S40 1NX
18/06345/IND	Attached garage extension at 12 Craglands Grove Holme Hall Chesterfield S40 4XT
18/06364/IND	Two storey side extension, single storey rear extension and removal of wall between kitchen and dining room at 8 Loundsley Court Holme Hall Chesterfield S42 7PW
18/06383/IN	Fire protection works at Post Office 20 High Street Old Whittington Chesterfield S41 9JT
18/06396/IND	Single storey rear extension at 1 Oadby Drive Hasland Chesterfield S41 0YF
18/06419/IND	Two storey front extension and single storey rear extension with structural alterations and removal of thermal break to existing dwelling only at 20 Ardsley Road Ashgate Chesterfield S40 4DG

18/06431/IN	Internal alterations and refurbishment of ground and first floor of an existing office building at former Franke Sheepbridge Industrial Estate Carrwood Road Chesterfield Derbyshire
18/06463/IND	Replacement bay windows at 49 Norbriggs Road Woodthorpe Chesterfield S43 3BT
18/06466/IND	Single storey side extension at 9 Newbold Back Lane Newbold Chesterfield S40 4HF
18/06470/IN	Internal alterations to medical secretaries office and bedroom at Derbyshire Healthcare NHS Foundation Trust Chesterfield Royal Hospital The Hartington Unit Chesterfield Road Calow

90 **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/18/00229/FUL	Residential development of 175 no. 2, 3 and 4 bed dwellings and ancillary works - revised plans received 27/07/2018 and 09/08/2018 - Proposed site layout with os plan received 22.08.18 at land south of Erin Road Junction The Grove Poolsbrook for Gleeson Regeneration Ltd
CHE/18/00626/REM	Variation of conditions 31 (highway
CHE/18/00633/FUL	Single storey side and rear extension (revised drawing 22/11/18) at 9 Newbold Back Lane Chesterfield S40 4HF for Mr Josh Whittaker
CHE/18/00650/FUL	Double ramped access to main entrance to improve accessibility at Hasland Workingmen's Club Hampton Street Hasland S41 0LH for

## Hasland Community Hub

- CHE/18/00687/FUL Two storey extension to side at 148 Langer Lane Birdholme S40 2JJ for Mr Dean Shelley
- CHE/18/00690/FUL Demolition of an attached garage and ground floor bathroom. Extension to side and rear of a residential semi-detached dwelling-house to create an attached garage, rear ground floor dining and lounge areas and 2 bedrooms and bathrooms at first floor level - revised drawings received 30.10.18 at 17 Storrs Road Chesterfield S40 3QA for Mr and Mrs Les King
- CHE/18/00699/FUL Garage and kitchen extension at Wyvern Eckington Road Staveley S43 3XZ for Mr and Mrs Rolfe
- CHE/18/00714/FUL Side extension to detached garage at 12 Craglands Grove Holme Hall Chesterfield S40 4XT for Mr and Mrs Rob Scott
- CHE/18/00717/FUL Raising of the existing roof pitch by building up the hipped gables to create additional habitable living area in the roof space at 7 Owen Falls Avenue Chesterfield S41 0FR for Mr D Marriott
- CHE/18/00719/FUL Two storey side extension to dwelling (amended plans received) at 74 Foljambe Avenue Walton Chesterfield S40 3EX for Mr and Mrs B Yates
- CHE/18/00730/TPO Ash tree - situated in front garden on boundary with School. On Friday 12 October high winds caused the tree to snap and a large part fell over the garden into the road narrowly missing a young person and a car. The tree remains unstable as it is dying of bacterial conker or knot. The tree has been infected a long time. There are very brittle looking dead branches hanging over our house, garden and the School drive. The tree is situated 27 feet approximately from the front of the house. If the tree falls it will cause devastation at Ash

House 4 Helmsley Close Upper Newbold  
Derbyshire S41 8BG for Mrs Nadine Wilford

- CHE/18/00731/FUL Single storey rear extension at 228 Brimington Road Tapton Derbyshire S41 0ST for Mr and Mrs Brundrett
- CHE/18/00752/REM Variation of approved plans (Condition 1) to revise the siting of units 1 and 2 on the site frontage - Planning Application CHE/17/00375/REM at Hady Miners Welfare Club Houldsworth Drive Hady S41 0BS for Mr Mark Noakes
- CHE/18/00774/NMA Non material amendment on application CHE/17/00894/FUL for alteration of pitched roof to single storey extension to flat roof with lantern light at 255 Walton Road Walton S40 3BT for Mr John Fox
- CHE/18/00801/TPO Works to damaged TPO 320 (Ash) a Chesterfield Model Engineering Society The Clubhouse Hady Hill Hady Derbyshire S41 0EE for Mr Michael Holmes
- CHE/18/00814/TPO Removal of one storm damaged Ash tree (W3 of TPO 189) at 50 Highland Road New Whittington Derbyshire S43 2EZ

(b) Discharge of Planning Condition

- CHE/18/00680/DOC Discharge of planning conditions 3 (Phase 1 and Phase 2 Geo technical reports), 4 ( Drainage), 5 (Contractors compound) and 11(CMRA) of CHE/15/00462/FUL - Erection of 5 industrial units and associated car parking and service at development land to the south of Broombank Road and west of Broombank Park Broombank Road Chesterfield Trading Estate Chesterfield for Mr M Jones
- CHE/18/00698/DOC Discharge of condition 3 (materials) of application CHE/18/00412/FUL - Two storey front extension

at 1 Rodsley Close Holme Hall Chesterfield for Mr Tim Booker

- CHE/18/00705/DOC Discharge of conditions (lighting) of CHE/18/00518/RET - retention of an ATM installed through a composite security panel to the left side of the entrance door at The Cricketers Inn Stand Road Newbold S41 8SJ for Notemachine UK Ltd
- CHE/18/00720/DOC Discharge of conditions 4 (drainage) and 7 (site investigation) of CHE/16/00369/FUL - Construction of extension to existing factory unit to provide an expanded production at A G W Electronics Ireland Industrial Estate Adelphi Way Staveley Derbyshire S43 3LS for AGW Holdings Ltd
- CHE/18/00732/DOC Discharge of planning conditions 4 (materials) 8 (site investigation) and 9 (boundary treatments) of CHE/18/00349/FUL - residential development for 2 three bedroom detached dwellings at 12 Cavendish Street North Old Whittington Derbyshire S41 for Mr Paul Kitchen
- CHE/18/00750/ DOC Discharge of planning conditions of CHE/16/00518/FUL - Erection of residential development comprising 55 dwellings, access, landscaping and associated works at site of former Newbold Community School Newbold Road Newbold S41 8RJ for Miller Homes (Yorkshire)
- CHE/18/00761/DOC Discharge condition 3 (Gas Protection Measures) on application CHE/17/00572/REM at Plot 6 Markham Vale Enterprise Way Duckmanton for Henry Boot Developments
- (c) Prior notification approval not required
- CHE/18/00706/TP Proposed conservatory at 3A Shaw Street Whittington Moor Derbyshire S41 9AY for Mrs Kay

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## (d) Conditional Permission Vary Conditions

CHE/18/00711/RE      Variation of condition 2 of CHE/17/00437/FUL (Erection of 3 bungalows) to allow for alterations to the elevations of the bungalows at Q House The Green Hasland S41 0LJ for Mr Richard Palfreyman

**91      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 the felling and pruning of trees:-

CHE/18/00801/TPO      Consent is granted to the root pruning of damaged roots on T320 Ash on the Order map at the Chesterfield and District Model Engineering Society, Hady Hill, Hady.

CHE/18/00814/TPOEXP      Consent is granted to the felling or reduction of one storm damaged Ash tree within W1 to the rear of 50 Highland Road, New Whittington.

If the tree is removed in total a replacement Oak tree is required in the first available planting season.

CHE/18/00730/TPO      Consent is granted to the felling of one Ash tree reference T26 on the Order map for Mrs Nadine Wilford of 4 Helmsley Close, Newbold.

A condition is attached to plant a new tree in the first available planting season.

**92      APPEALS REPORT (P000)**

Councillor Hill left the meeting at this point and did not return.

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.

**93      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.