

PLANNING COMMITTEE

Monday, 1st April, 2019

Present:-

Councillor Brittain (Chair)

Councillors	P Barr	Councillors	Dickinson
	Bingham		Hill
	Brady		Miles
	Catt		Sarvent
	Caulfield		Simmons

The following site visits took place immediately before the meeting and were attended by the following Members:

CHE/18/00805/REM - Reserved matter application for CHE/16/00016/OUT - Erection of 200 dwellings (phase 2 and 3) and associated landscaping (additional information received 25/02/2019, 26/02/2019 AND 28/02/2019; and revised plans received 08/03/2019 and 19/03/2019) at Land to West of Dunston Lane, Newbold, Chesterfield, Derbyshire for William Davis Ltd.

Councillors Barr, Bingham, Brady, Brittain, Catt, Caulfield, Dickinson, Hill, Miles, Sarvent and Simmons.

CHE/18/00817/REM - A reserved matters application for access, scale, layout, external appearance and landscaping relating to CHE/18/00044/OUT - residential development of 5 dwellings at Ravensdale, 26 Chesterfield Road, Brimington, Chesterfield, S43 1AD for Woodall Homes.

Councillors Barr, Bingham, Brady, Brittain, Catt, Caulfield, Dickinson, Hill, Miles and Sarvent.

CHE/18/00842/FUL - Proposed erection of a 4 bed detached bungalow with garage (CMRA received/ amended 01/02/2019, 14/02/2019, 18/02/2019 and 05/03/2019) at Land to the Rear of 203 Keswick Drive (former CBC garage site), Newbold, Derbyshire S41 8HQ for Mr D Wood

Councillors Barr, Bingham, Brady, Brittain, Catt, Caulfield, Dickinson, Hill, Miles, Sarvent and Simmons.

CHE/18/00642/FUL - Erection of two dwellings - proposal amended to one dwelling 20.11.18 - residential mining report received 23.01.19, arboricultural impact assessment received 28.02.2019 at Land to Rear of 36 Bellhouse Lane, Staveley, Derbyshire for Mr T Connor

Councillors Barr, Bingham, Brady, Brittain, Catt, Caulfield, Dickinson, Hill, Miles, Sarvent and Simmons.

*Matters dealt with under the Delegation Scheme

122 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Callan, Davenport and Wall.

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

Councillor Caulfield declared an interest in agenda item 4(2) (CHE/18/00842/FUL - Proposed erection of a 4 bed detached bungalow with garage (CMRA received/ amended 01/02/2019, 14/02/2019, 18/02/2019 and 05/03/2019) at Land To The Rear of 203 Keswick Drive (Former CBC Garage Site), Newbold, Derbyshire S41 8HQ for Mr D Wood) as she was a friend of the objector.

Agenda item 4(4) (CHE/18/00805/REM - Reserved matter application for CHE/16/00016/OUT - Erection of 200 dwellings (phase 2 and 3) and associated landscaping (additional information received 25/02/2019, 26/02/2019 and 28/02/2019; and revised plans received 08/03/2019 and 19/03/2019) at Land to West of Dunston Lane, Newbold, Chesterfield, Derbyshire for William Davis Ltd)

- Councillor Simmons declared an interest as he had publicly declared his opposition to the outline application for this development and would take no part in the item.
- Councillor Caulfield declared an interest as she had publicly declared her opposition to the outline application for this development and would take no part in the item.

124 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 11 March, 2019 be signed by the Chair as a true record.

125 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:-

Councillors Caulfield and Simmons had declared an interest in the following item and left the meeting at this point.

CHE/18/00805/REM - RESERVED MATTER APPLICATION FOR CHE/16/00016/OUT - ERECTION OF 200 DWELLINGS (PHASE 2 AND 3) AND ASSOCIATED LANDSCAPING (ADDITIONAL INFORMATION RECEIVED 25/02/2019, 26/02/2019 AND 28/02/2019; AND REVISED PLANS RECEIVED 08/03/2019 AND 19/03/2019) AT LAND TO WEST OF DUNSTON LANE, NEWBOLD, CHESTERFIELD, DERBYSHIRE FOR WILLIAM DAVIS LTD

In accordance with Minute No. 299 (2001/2002) Mr Bob Woollard (applicant's agent) addressed the meeting.

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.

House Types

Type B – 14-053 TyB-1 Rev A (Brick)

Type D – 14-053 TyD-1 (Brick)

Beamish – 14-053 BM-1 (Brick)

Beamish – 14-053 BM-2 (Render)

Dove – 14-053 DE-9 (Render / Gable Option)

Dove – 14-053 DE-7 (Brick / Gable Option)
Denwick – 14-053 DK-2 (Render)
Denwick – 14-053 DK-1 (Brick)
Denwick – 14-053 DK-6 (Brick / Double Gablette Option)
Dalton – 14-053 DL-8 Rev A (Brick / Soldier Course Option)
Hamble – 14-053 HB-1 Rev A (Brick)
Hamble – 14-053 HB-2 Rev A (Render)
Hamble – 14-053 HB-1(S) Rev A (Stone)
Kildale – 14-053 KD-8 Rev A (Brick / Soldier Course Option)
Lea – 14-053 LA-1 (Brick)
Lea – 14-053 LA-2 (Render)
Lydden - 14-053 LN(PC)-(S) (Stone / Chimney Option)
Lydeen - 14-053 LN(PC)-1 (Brick / Chimney Option)
Lydden - 14-053 LN-1 (Brick)
Lydden - 14-053 LN-1(S) (Stone)
Lydden – 14-053 LN(PC)-(S1) Rev B (Brick / Chimney Option) - Plots
134, 197, 206, 241 + 263
Meden - 14-053 MD-1 Rev A (Brick)
Minsmere - 14-053 MM-2 Rev A (Render)
Nene 14-053 NN-1 (Brick)
Nene 14-053 NN-2 (Render)
Nene 14-053 NN-2 – (S1) (Render) – Plot 254
Rother 14-053 RR-1 Rev A (Brick)
Seaton 14-053 SN-1 (Brick)
Seaton 14-053 SN-2 (Render)
Severn 14-053 SV-1 (Brick)
Severn 14-053 SV-2 (Render)
Severn 14-053 SV-3 (Brick / Tile Option)
Soar 14-053 SR-1 (Brick)
Soar 14-053 SR-1 – (S1) (Brick) – Plots 243, 270 + 280
Solent 14-053 ST-1 (Brick)
Solent 14-053 ST-1-PC (Brick / Chimney Option)
Solent 14-053 ST-6 (Brick / Double Gablette Option)
Solent 14-053 ST-2 (Render)
Solent 14-053 ST-1-PC – (S1) (Brick / Chimney Option) – Plots 200 + 282
Solent 14-053 ST-2-PC – (S1) Rev A (Render / Chimney Option) – Plot
290
Teme 14-053 TM-1 (Brick)
Teme 14-053 TM-2 (Render)
Thirsk 14-053 TS-8 (Brick / Soldier Course Option)
Wrelton 14-053 WR-8 Rev A (Brick / Soldier Course Option)

Garages

Double Garage Side Gable 14-053 GB02 Rev A

Semi Side Garage 14-053 GB03 Rev A

Single Front Gable 14-053 GB06 Rev A

Site Layout

Site Location Plan 14-053 P01

Site Layout Plan 14-053 P02 Rev H

Materials Plan 14-053 P03 Rev B

Proposed Boundary Treatments Plan 14-053 P04 Rev E

Proposed Hard Landscaping Plan 14-053 P05 Rev B

Streetscene Elevations 1 - 14-053 P06 Rev C

Streetscene Elevations 2 - 14-053 P07 Rev C

Proposed Phasing Plan – 14-053 P08

Composite Site Layout Plan 14-053 P09

Soft Landscape Proposals Sheet 1 of 4 GL0123 01D

Soft Landscape Proposals Sheet 2 of 4 GL0123 02D

Soft Landscape Proposals Sheet 3 of 4 GL0123 03D

Soft Landscape Proposals Sheet 4 of 4 GL0123 04C

Tree Pit Detail GL0123 05

1800mm Timber Screen Fence 6235 L44 Rev D

Timber Knee Rail 6235 L59 Rev B

1800mm Waney Edged Panel Fencing 6235 L62 Rev B

Metal Boundary Railing 6235 L83 Rev D

Brick Screen Wall Detail 6235 L89

900mm High Metal Railings 6235 L02 Rev B

1100 Post & Rail Fencing 6235 L57 Rev A

S38 Vehicle Tracking DGI-BWB-HGN-02-DR-D-110 S1 P2

S38 General Arrangement (Sheet 1 of 2) DGI-BWB-HGN-02-DR-D-100
S1 P2

S38 Longsection (Sheet 4 of 4) DGI-BWB-HGN-02-DR-D-653 S1 P1

Supporting Documents etc

Supporting Planning Statement (P&D Group November 2018)

Ecological Assessment Rev A (Landscape Science Consultancy Ltd
November 2018)

Noise Assessment (WYG October 2018)

Landscape Management Plan Rev A – Phase 2 and 3 (Golby & Luck
Landscape Architects October 2018)

Landscape Risk Assessment (Golby & Luck Landscape Architects
October 2018)

Geo Dyne – Supporting Statements dated 21st September 2018 and 6th March 2019

William Davis Apprentice Vacancy Details – July 2018 Press Release

William Davis Recruitment Initiative Document

Landscape Science Consultancy Ltd Rebuttal to DWT dated 20th February 2019

2. Prior to the commencement of the development, details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved shall be 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.

3. Prior to any works exceeding demolition or site clearance taking place within any phase covered by this application, space shall 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.

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 streets shall be laid out in conformity with the revised plans and in accordance with a construction/build sequence program first submitted to and approved in writing by the Local Planning Authority prior to any works exceeding demolition or site clearance taking place within the application site.

6. The carriageways of the proposed estate roads within the respective phases 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.

7. No dwelling shall be occupied until space has been laid out within the respective plot for the parking of residents and visitors vehicles (including cycle parking). The parking thereafter remaining free from any impediment to its designated use for the life of the development.

8. The proposed property access drives shall be no steeper than 1 in 10 for the first 5m from the nearside highway boundary and shall be provided with sufficient vertical curvature to prevent the grounding of vehicles when traversing to and from the street.

9. Where any plot curtilage slopes towards the new street measures to capture and deal with surface water run-off from within the plot, in accordance with details first submitted to and approved in writing with the Local Planning Authority, will need to be installed. The approved details shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

10. 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.

Councillors Caulfield and Simmons returned to the meeting.

CHE/18/00817/REM - A RESERVED MATTERS APPLICATION FOR ACCESS, SCALE, LAYOUT, EXTERNAL APPEARANCE AND LANDSCAPING RELATING TO CHE/18/00044/OUT - RESIDENTIAL DEVELOPMENT OF 5 DWELLINGS AT RAVENSDALE, 26

CHESTERFIELD ROAD, BRIMINGTON, CHESTERFIELD, S43 1AD FOR
WOODALL HOMES

In accordance with Minute No. 299 (2001/2002) Mr Malcolm Cook (architect for applicant) addressed the meeting.

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.

- 18-658-P01 Site Plan rev G (including Site Location Plan, details of landscaping, plants types, electric charging points, hedgehog gaps, parking on site, levels and boundary treatments, access road details, garden sizes, bin stores)
- 18-658-P02 Claydon Plot 1 Rev D
- 18-658-P03 Hadfield Plot 2 Rev D
- 18-658-P04 Kingston Plot 3 Rev D
- 18-658-P05 Lindisfarne Plot 4 Rev B
- 18-658-P06 Danbury Plot 5 Rev D
- 18-658-P07 Street Elevations Rev B (not withstanding details of trees on site)
- 18-658-P08 Plot materials Schedule Rev B
- 18-658-P09 Visibility Splays Plan Rev A
- Design and Access Statement
- Ecological Enhancement Proposal

2. 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.

3. Before any other operations are commenced, 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 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.

4. 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.

5. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Chesterfield Road 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, for a distance of 43 metres in both directions 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 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

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 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.

7. There shall be no gates or other barriers on the accesses/driveways.

8. Prior to the occupation of the dwellings on site the ecological enhancement measures including soft landscaping, tree planting, bird/bat boxes and hedgehog gates shall be implemented in full, unless the Local Planning Authority gives its written consent to any variation.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no windows, side or rear extensions, outbuildings, means of enclosure or alterations to existing means of enclosures or boundary treatments other than those hereby permitted, shall be

constructed/carried out on the site without the permission of the Local Planning Authority.

10. As stated on the approved plans, residential charging points 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.

B. That a CIL Liability notice be served for £24,100 as detailed in section 6.0 of the officer's report.

Councillor Caulfield had declared an interest in the following item and left the meeting at this point.

CHE/18/00842/FUL - PROPOSED ERECTION OF A 4 BED DETACHED BUNGALOW WITH GARAGE (CMRA RECEIVED/ AMENDED 01/02/2019, 14/02/2019, 18/02/2019 AND 05/03/2019) AT LAND TO THE REAR OF 203 KESWICK DRIVE (FORMER CBC GARAGE SITE), NEWBOLD, DERBYSHIRE S41 8HQ FOR MR D WOOD

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

Time Limit etc

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 of any approved non material amendment.

18-569-P01 REV G – Site Plan

18-569-P02 REV F – Plans & Elevations

Coal Mining Risk Assessment (received 01/02/2019)

Drainage

3. 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 1 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.

Site Investigations

4. Development shall not commence until a scheme of remedial works have been prepared and submitted in accordance with the recommendations of the Coal Mining Risk Assessment Report (dated 18 February 2019, prepared by Eastwood & Partners) for approval in writing by the Local Planning Authority. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

Contaminated Land

5. 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 the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the 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.

Highways

6. The proposed dwelling shall not be occupied until space has been laid out within the site in accordance with the application drawing for cars to

be parked. Once provided, the spaces shall be maintained free from any impediment to its designated use for the life of the development.

7. Prior to occupation of the dwelling the existing vehicular and pedestrian access to Keswick Drive shall be permanently closed and the existing vehicle crossover reinstated as footway in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Ecology

8. Prior to the commencement of development, a biodiversity enhancement strategy as outlined in the ecology report shall be submitted to and approved in writing by the Council, to ensure no net loss for biodiversity and aim for a net gain (NPPF 2018). Such approved measures should be implemented in full and maintained thereafter. Measures may include:

- details of bird and bat boxes will be clearly shown on a plan (positions/specification/numbers)
- hedgehog connectivity measures will be clearly shown on a plan, such as small fencing gaps (130 mm x 130 mm), railings or hedgerows
- summary of ecologically beneficial landscaping (full details to be provided in Soft Landscape Plans)

Others

9. Construction work (inc. demolition works) 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.

10. 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 (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

B. That a CIL Liability notice be served for £6,384 as detailed in section 5.8 of the officer's report.

Councillor Caulfield returned to the meeting.

CHE/18/00642/FUL - ERECTION OF TWO DWELLINGS - PROPOSAL AMENDED TO ONE DWELLING 20.11.18 - RESIDENTIAL MINING REPORT RECEIVED 23.01.19, ARBORICULTURAL IMPACT ASSESSMENT RECEIVED 28.02.2019 AT LAND TO REAR OF 36 BELLHOUSE LANE, STAVELEY, DERBYSHIRE FOR MR T CONNOR

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 amended plans with the exception of any approved non material amendment.
3. 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.
4. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
5. 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.
6. 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 (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved without the prior written agreement of the Local Planning Authority.

7. 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

8. Details of the proposed site cross sections showing existing and proposed land levels and the proposed finished floor level of the dwelling shall be submitted to the Local Planning Authority for consideration and written approval. Only the approved details shall be incorporated as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

9. No development shall take place until full details of both hard and soft landscape works, bin storage and boundary treatments have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

10. Prior to occupation of the development hereby approved the first floor window in the North elevation shall be non-opening and obscure glazed with a minimum obscurity level of 3 as referred to in the Pilkington Texture Glass Range leaflet, or nearest equivalent as may be agreed in writing by the Local Planning Authority. The obscured glazing shall be maintained as such thereafter.

11. Infrastructure for electric charging points shall be installed as part of the build phase of this development.

12. No development shall take place until a land contamination assessment is submitted to and approved in writing by the Local Planning Authority. The assessment shall include the following:

- a) a Phase 1/desk study

- b) a Phase 2/intrusive site investigation
- c) a Remediation Strategy (if necessary) and
- d) a Validation report

13. Prior to occupation of the dwelling, new vehicular and pedestrian accesses shall be formed to Bellhouse Lane in accordance with the 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, for a distance of 43 metres in both directions 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 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

14. Prior to occupation of the dwelling, a minimum 2m wide footway shall be constructed across the site frontage. Such works will be required to be the subject of an Agreement under Section 278 of the Highways Act 1980.

15. The proposed dwelling shall not be occupied until space has been laid out within the site in accordance with the application drawing for cars to be parked. Thereafter, such spaces shall be maintained free from any impediment to their designated use for the life of the development.

16. There shall be no gates or other barriers on the accesses.

17. The proposed accesses/driveways to Bellhouse Lane shall be no steeper than 1:14 over their entire length.

18. Prior to the commencement of the development hereby approved (including demolition and all preparatory work including land clearance), the scheme for the protection of T1 Poplar of Tree Preservation Order 96 as detailed in the Arboricultural Impact Assessment by Jon Coe Tree Services Ltd reference JC/177/190218 and dated 18th February 2019 shall be implemented. The development thereafter shall be implemented in strict accordance with the approved details within the Arboricultural Impact Assessment unless otherwise agreed in writing.

19. 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:

- a) details of the landscaping methodology within the root protection area of T1 Poplar and as referred to in section 6.4 of the submitted Arboricultural Impact Assessment by Jon Coe Tree Services Ltd reference JC/177/190218 and dated 18th February 2019
- b) a scaled plan showing vegetation to be retained and trees and plants to be planted
- c) proposed hardstanding and boundary treatment
- d) a schedule detailing sizes and numbers of all proposed trees/plants
- e) sufficient specification to ensure successful establishment and survival of new planting.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained tree unless agreed in writing by the Local Planning Authority. 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).

20. Should any pruning be required, this should be undertaken outside the bird breeding season which falls between March and August inclusive or be preceded by a nesting bird check. The rot cavity in the trunk should also be avoided. If works are required to this feature, an inspection for roosting bats should be undertaken by an ecologist.

(B) That a CIL Liability notice be served as detailed in section 6.0 of the officer's report.

CHE/18/00756/OUT - OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A SINGLE DETACHED DWELLING-HOUSE ON LAND TO REAR 14 AVENUE ROAD, WHITTINGTON MOOR, CHESTERFIELD FOR MR GRANT

This item was withdrawn from the agenda, at the officer's request, to allow further discussions with the applicant to take place.

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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/18/00432/FUL | Erection of ten dwellings (Revised Drawings Received 13.08.2018, 05.12.2018, 10.12.2018 and 04.02.2019) Revised Drainage and Tree Root details received at land adjacent Trinity Court Newbold Road Newbold S41 7PS for Genus Design Homes Ltd |
| CHE/18/00736/FUL | Rear single storey flat roof extension, loft conversion with 3 front facing small dormer windows and conversion of garage at 257 Hasland Road Hasland S41 0AA for Mr Liam Gavan |
| CHE/18/00773/FUL | Proposed vehicle and implement store at Oak Tree House Markham Road Duckmanton S44 5HP for Mr W Bennett |
| CHE/18/00776/FUL | Walk in bay on the front of the house at 137 Ringwood Road Brimington S43 1DF for Mr Matthew Wesson |

- CHE/18/00798/FUL Construction of extension to existing factory unit and the erection of a tower for silo construction. (Revised Information received 09.01.2019 - 04.02.2019) at Units 1 - 4 Highlands Place Foxwood Road Sheepbridge S41 9RN for Direct Engineering Ltd.
- CHE/18/00806/FUL Extension of 1068sqm (GEA) to an
- CHE/18/00813/ADV 5 panels to arched window heads, panel with lettering to 1 arched window head, projecting sign, 2 sets of letting to portico faces, high level sign and internal window at 16 - 18 Steeplegate Chesterfield S40 1SA for Iceland Foods Ltd
- CHE/18/00823/FUL Single storey side/rear extension at 19 Hampton Street Hasland S41 0LH for Mr David Coleman
- CHE/18/00828/FUL Ground floor rear extension at 88 Moorland View Road Walton S40 3DF for Mr Paul Coope
- CHE/18/00840/COU Change of use from remote taxi booking office A1 to a micropub D4 and retention of new shop frontage. (Photographs received 21.02.2019) at 439 Sheffield Road Whittington Moor S41 8LT for Mr Stephen Savage
- CHE/18/00847/FUL Ground floor extension to side and rear at 224 Tipton View Road Newbold S41 7LB for Mrs Chris Lawton
- CHE/18/00848/FUL Proposed side and rear extension and front gable at 27A Ashgate Road Chesterfield S40 4AG for Mr Neil Caton
- CHE/18/00851/FUL Installation of four LED lanterns mounted on 4m high columns in the car park at St Thomas Church Chatsworth Road Chesterfield S40 3AW for Rev Matthew Barnes
- CHE/18/00855/FUL Single storey rear extension and front porch at 44 Roecar Close Old Whittington S41 9PN for Mr

Gary Lee

- CHE/18/00856/FUL Telecom upgrade and associated works at Winding Wheel 13 Holywell Street Chesterfield S41 7SA for CTIL and Telefonica UK Ltd
- CHE/18/00857/LBC Listed Building Consent for Telecom upgrade and associated works at Winding Wheel 13 Holywell Street Chesterfield S41 7SA for CTIL and Telefonica UK Ltd
- CHE/18/00860/FUL Alterations to provide a new disabled access door including the provision of a new access ramp and balustrade at Central Methodist Church 38 Saltergate Chesterfield for Mr B McKittrick
- CHE/18/00861/FUL Installation of underground gas pipe to serve Reserve Power Plant at land at Foxwood Road Sheepbridge for EcoDev Group Ltd
- CHE/18/00871/FUL Two storey side and single storey rear extension (revised drawings received 25.02.2019) at 7 Park Hall Gardens Walton S42 7NQ for Mr and Mrs Fletcher
- CHE/19/00008/FUL Proposed two storey side extension and single storey rear extension. Re-submission of previously approved application at 43 Rockingham Close Chesterfield S40 1JE for Mr D Wake
- CHE/19/00009/REM Retrospective consent for the installation of an ATM installed through a steel security panel to the left hand side of the shop entrance at 381 - 385 Sheffield Road Whittington Moor S41 for Notemachine UK Ltd
- CHE/19/00020/FUL Proposed 1st Floor Extension over existing ground floor extension at 28 Hillside Drive Walton S40 2DB for Mr Garvey
- CHE/19/00023/FUL Side two storey and single storey extension to domestic dwelling (with revised drawings received

25/02/19) at 49 Highfield Avenue Newbold S41 7AU for Mr and Mrs Martyn Ryan

- CHE/19/00024/FUL Proposed classroom extension to existing primary school at Christ Church C Of E Primary School Tapton View Road Newbold S41 7JS for Christchurch C Of E Primary School
- CHE/19/00028/FUL Demolition of part of existing garage and construction of new single-storey extension to side and rear at 204 Hady Lane Hady S41 0DE for Mr and Mrs Gareth James
- CHE/19/00032/FUL Proposed rear extension of garage - revised drawings received 21 02 at 79 Thornbridge Crescent Birdholme S40 2JH for Callender
- CHE/19/00037/FUL Two story rear extension, replacement and enlarged front conservatory, alterations and new roof to utility room to rear, Juliet balcony to front bedroom at Four Poplars Rectory Road Duckmanton S44 5JS for Mrs Michelle Wheelwright
- CHE/19/00040/FUL Proposed first floor office above existing ground floor office area at D O R Electrical Carrwood Road Chesterfield Trading Estate Chesterfield S41 9QB for DOR Electrical
- CHE/19/00056/FUL Provision of vehicular access and off road parking area and to improve pedestrian access at 96 Sycamore Road Hollingwood Derbyshire S43 2LP for Ms Jacqueline Marshall
- CHE/19/00059/CA Weeping willow - 2-3m crown reduction (15% reduction) - due to the overgrown nature of the tree within its location. Aiding in the reduction of leverage and the sprawling over neighbouring gardens at 550 Chatsworth Road Chesterfield S40 3AY for RammSanderson
- CHE/19/00080/TPO Removal of two dead trees and dead branch

removal from further trees from Brierley Wood (W1) at Brierley Wood land to the rear of 15 Sylvia Road Unstone for Mr David Black

(b) Refusal

- CHE/19/00029/COU Re-submission of CHE/18/00306/RET to change of use to beauty clinic and bar available to guests and members of the public at 42 Sheffield Road Stonegravels Chesterfield S41 7LL for Facefit Aesthetics Beauty Ltd
- CHE/19/00034/FUL Single storey extension creating 5 bedrooms and lounge area - revised plan received 05/03/2019 at Brookholme Croft Nursing Home Woodstock Drive Hasland S41 0EU for Dr Andrew Matthews
- CHE/19/00053/RET The retention of an automated teller machine with added security measures and retention of associated signage - resubmission of CHE/18/00370/RET at Tasty Bites Chesterfield Road Staveley S43 3RX for Cardtronics UK Ltd, Trading As Cashzone

(c) Discharge of Planning Condition

- CHE/19/00084/DOC Discharge of condition 10 (Boundary and Landscape Details) of CHE/18/00477/FUL - Mixed Use B1, B2 and B8 Units with car parking at Unit 1 Turnoaks Industrial Estate Turnoaks Lane Birdholme for The Trustees of the Asprey Pension Scheme

(d) Prior notification approval not required

- CHE/18/00808/PN Change of use from A1 (Shop) to A3 sandwich/deli bar (Received amended drawings 18.12.2018) Amended extraction confirmed at 2 Compton Street Chesterfield S40 4SZ for Mr Robert Feek
- CHE/19/00099/TPD Demolish conservatory and erect single storey

rear extension at 15 Aspley Close Chesterfield
S40 4HG for Mr Dermot O'Neill

127 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/19/00080/TPO	Consent is granted to the felling of two dead trees and the removal of dead wood from trees within a small section of woodland to the rear of 15 Sylvia Road, Unstone within W1 on the order map for Mr Black of 15 Sylvia Road, Unstone.
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The duty to plant two replacement trees has been dispensed with on this occasion due to the natural regeneration within the woodland.

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

CHE/19/00059/CA The pruning of one Willow tree for Mr Black of 550 Chatsworth Road	Agreement to the pruning of one Willow tree by the reduction of the crown by 2-3 metres reducing its size by 15%. The pruning will have no adverse effect on the amenity value of the area.
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The tree is within the Chatsworth Road Conservation Area and the applicant wishes to prune the tree which is located in the rear garden and has outgrown its location.

128 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.

129 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.