

PLANNING COMMITTEE

Monday, 22nd June, 2020

Present:-

Councillor Callan (Chair)

Councillors	Barr Bingham Catt Caulfield Davenport T Gilby	Councillors	Miles Simmons Kelly Marriott Borrell G Falconer
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The following site visits took place immediately before the meeting and were attended by the following Members:

*Matters dealt with under the Delegation Scheme

134 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brady and Mann.

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

There were no declarations of interest.

136 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 18 May and 1 June, 2020 be signed by the Chair as a true record.

137 **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/20/00078/FUL - DEMOLITION OF EXISTING PUBLIC HOUSE AND RESIDENTIAL DEVELOPMENT OF 12 TWO-BEDROOM DORMER BUNGALOWS AT THE TRUMPETER INN, HAREHILL ROAD, GRANGEWOOD, CHESTERFIELD, DERBYSHIRE FOR ERICA DEVELOPMENTS LTD

In accordance with Minute No. 299 (2001/2002) Stephen Haslam (applicant's agent) addressed the meeting.

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

A. Time Limit

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.

Location Plan

Site Plan 19-755-01D

GF Plan – 19-755-02D

FF Plan – 19-755-03C

Elevations – 19-755-04A

Landscape Masterplan TPG 04

Tree Protection Plan TPG 03

Tree Constraints Plan TPG 02

Tree Survey TPG 01

Visibility Splays 2292/01 P1

Existing Drainage Plan 2292/02 P1

Proposed Drainage Plan 2292/03 P2

Proposed Drainage Areas 2292/05 P1

Drainage Details 2292/06 P2

Design and Access Statement Jan 20

Phase I SI Desk Top Study & Coal Mining Risk Assessment

Coal Mining Report

Supporting Planning Statement

Drainage

3. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
4. 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 to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- ii) evidence of existing positive drainage to public sewer and the current points of connection; and
- iii) the means of restricting the discharge to the public sewer network 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.

Land Condition

5. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
6. Where the findings of the intrusive site investigations (required by condition 05 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.
7. 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) reference to the existing Phase 1/desk study
 - b) a Phase 2/intrusive site investigation
 - c) a Remediation Strategy (if necessary) and
 - d) a Validation report

Highways

8. There shall be no gates or other barriers to prevent access to the designated turning area at all times, unless otherwise agreed in writing by the Local Planning Authority.
9. Prior to the occupation of any dwelling, the existing southern vehicular access to Harehill Road shall be permanently closed with a physical barrier 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.

10. No development shall take place until a Construction Management Plan or Construction Method Statement (CMP/CMS) has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic
- swept paths for construction vehicles expected to enter the site (largest vehicle to be demonstrated)
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

11. No part of the development hereby approved shall be occupied until space has been laid out within the site in accordance with the approved plan for cars to be parked and for vehicles to be manoeuvred such that they may enter and leave the site in forward gear. Thereafter all spaces and dedicated manoeuvring areas shall be maintained free from any impediment to their designated use in perpetuity.

Ecology

12. Prior to commencement of the demolition of the building a preliminary bat survey of the site to assess the suitability of the structure for use by roosting bats shall be submitted to the local planning authority for consideration. If the results indicate that the site is suitable for bats or evidence of a roost is found then further emergence surveys would be required during the peak bat activity season (May to August inclusive) to provide survey information compliant with current good practice guidelines. The submitted information shall include mitigation measures and the demolition shall only proceed in accordance with the mitigation measure previously agreed in writing by the local planning authority.

Landscaping

13. The landscaping scheme shown on the Landscape Masterplan shall be carried out in full during the first planting season following completion of the development hereby approved.

14. 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.

15. The details within the Tree Protection plan (TPP) reference TPG 03 by Weddle Landscape Design shall be adhered to at all times throughout any land stripping and development.

Local Labour

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

Others

17. Before occupation of plots 7, 8 and 9 the rooflights shown for plots 7, 8 and 9 shall be obscure glazed to a minimum of Pilkington level 4 and which shall thereafter be retained as such .

18. Notwithstanding the provisions of the General Permitted Development Order (or any order re-enacting that order) there shall be no additional roof windows or extensions or alterations to the boundary treatments without the prior written approval of the Local planning authority.

19. Precise details of the means of enclosure of the boundary treatment to Harehill Road shall be submitted to the local planning authority for consideration. The detail agreed in writing shall be carried out on site prior to occupation of any unit and notwithstanding the provisions of the General Permitted Development Order shall be retained as constructed thereafter for the life of the development.

20. Precise details of the means of enclosure of the bin stores shall be submitted to the local planning authority for consideration. The detail agreed in writing shall be carried out on site prior to occupation of any unit and shall be retained as constructed thereafter for the life of the development.

21. Construction work (inc. any site clearance and 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.

22. 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.

23. Electric Vehicle Charging Points (EVCPs) shall be provided in accordance with the approved site layout for at least 2 no. car parking spaces. Thereafter the EVCP's shall be retained and maintained operational for the lifetime of the development.

B. That a CIL Liability notice be served for £50,763.88 as detailed in section 5.9 of the officer's report.

CHE/20/00177/FUL - PROPOSED DEMOLITION OF EXISTING SEMI-DETACHED PROPERTY AND BUILD NEW DETACHED DORMER BUNGALOW AT WALTON VILLA, 32 MATLOCK ROAD, CHESTERFIELD, DERBYSHIRE S42 7LD for Mr JOHN SCOTT

1. A. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be implemented as per the approved plan/s (drawings labelled as Block Plan, Rev A – 1:500 @A3; Proposed elevations, Rev A – 1 :100 @A3; Proposed layout, Rev A – 1:100 @A3; Proposed floor plan, Rev A – 1:50 @A3; Proposed floor layout, Rev A, 1:50 @A3; Cross Section A, Rev A – 1:50 @A3; Cross Section D, Rev A – 1:50 @A3; Cross Section F, Rev A – 1:50 @A3; Proposed landscaping plan, Rev A – 1:200 @A3; Site compound, Rev A – 1:200 @A3; and Drainage layout, Rev A – 1:100 @A3), with the exception of any approved non-material amendment.
3. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
4. Where the findings of the intrusive site investigations (required by condition 3 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.
5. Following implementation and completion of the approved remediation scheme (required by condition 4 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.
6. Construction work shall only be carried out between the hours of 08:00 am to 6:00pm Monday to Friday and 09:00 am to 5:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term "construction work" shall include mobile and fixed plant/machinery (e.g. generators) radios and the delivery of construction materials.
7. Prior to commencement of the demolition of the building a preliminary bat survey of the site to assess the suitability of the structure for use by roosting bats shall be submitted to the local planning authority for consideration. If the results indicate that

the site is suitable for bats or evidence of a roost is found then further emergence surveys would be required during the peak bat activity season (May to August inclusive) to provide survey information compliant with current good practice guidelines. The submitted information shall include mitigation measures and the demolition shall only proceed in accordance with the mitigation measure previously agreed in writing by the local planning authority.

Reason - To safeguard against the loss of protected species and habitats in accordance with Policy CS9 and the National Planning Policy Framework.

8. A residential charging point shall be provided for the dwelling with an IPD65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the Local Planning Authority. The electric charging point shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

9. The dwelling hereby approved shall not be occupied until a minimum of no. 3 off street parking spaces have been made available for their designated use. Off street parking spaces shall each measure a minimum of 2.4 metres x 5.5 metres (unless parking in front of garage doors in which the space shall measure 2.4 metres x 6.5 metres). To be considered a parking space, the garage shall retain internal measurements of 3.0 metres x 6.0 metres minimum.

10. Prior to the ordering of materials, details of the proposed bricks to be used in the east facing gable of no. 34 Matlock Road shall be submitted to the Local Planning Authority for consideration. Only the bricks approved in writing shall be used in the east facing gable of no. 34 Matlock Road.

11. Prior to the ordering of roof materials, full details shall be submitted to the Local Planning Authority for consideration. Only the materials agreed in writing shall be used at the application site.

12. Prior to the rendering of the dwelling hereby agreed full details of the colour shall be submitted to the Local Planning Authority for consideration. Only the render colour agreed in writing shall be used at the application site.

13. Prior to the occupation of the development hereby approved, details of the ecological enhancement measures to be implemented at the site to provide a biodiversity net gain shall be submitted to the Local Planning Authority for consideration. Appropriate ecological enhancement measures shall include bird and/or bat boxes and the details submitted shall include the number of units proposed and the location proposed. Only the ecological enhancement measures agreed in writing shall be implemented on site prior to the development hereby approved being first occupied. The ecological enhancement measures shall remain in perpetuity.

B. That a CIL Liability notice be served for £19,498 as detailed in section 5.9 of the officer's report.

CHE/20/00250/FUL - RE-SUBMISSION OF CHE/19/00199/FUL - ERECTION OF A FREESTANDING TWO STOREY RESTAURANT WITH DRIVE-THRU (A3/A5), CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. INSTALLATION OF 2NO. COD (CUSTOMER ORDER DISPLAY) WITH ASSOCIATED CANOPIES AT LAND ADJ TO THE ROYAL MAIL DEPOT, WEST BARS, CHESTERFIELD, DERBYSHIRE FOR MCDONALDS RESTAURANTS LTD

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

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

2. 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.

5743_AEW_8172_0001 Rev A – Site Location Plan
 5743_AEW_8172_0002 – Block Plan
 5743_AEW_8172_0003 Rev A – Existing Site Plan
 5743_AEW_8172_0004 Rev C – Proposed Site Plan
 5743_AEW_8172_1005 – Proposed Elevations
 5743_AEW_8172_1006 – Proposed Floor and Roof Plan
 5743_AEW_8172_0015 – Proposed Landscape Plan
 5743_AEW_8172_0017 - Proposed Retaining Wall
 4180561- 1000 Rev P3 – Proposed Levels
 4180561- 1001 Rev P3 – Site Sections
 4180561- 1200 Rev P3 – Proposed Drainage
 4180561- 1210 Rev P1 – Drainage Detail (1 of 2)
 4180561- 1211 Rev P1 – Drainage Detail (2 of 2)
 4180561- 1212 Rev P3 – Proposed Drainage Maintenance Plan

Supporting Statement (prepared by Planware Ltd dated March 2019)
 Drainage Calcs (prepared by Glanville Consultants Ltd dated February 2019)
 Transport Assessment (prepared by ADL Traffic and Highways Engineering Ltd dated April 2020)
 Travel Plan (prepared by McDonalds dated April 2020)
 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan [7195-D-AIA] (prepared by Hayden Arboricultural Consultants dated February 2018)
 Coal Mining Risk Assessment (prepared by Pam Brown Associates dated February 2019)
 Phase I Desk Study and Phase II Geo-Environmental Site Investigation (prepared by Pam Brown Associates dated March 2019)
 Standard Patio Area – Supporting Specification
 Odour Control – Supporting Information
 Goal Post Height Restrictor and COD/Canopy – Details
 Site Flythrough Video/Illustration – rec'd 02/08/2019
 CIL Forms/Liability

McDonalds Litter Control – Standards/Guidance

Drainage

3. The development hereby approved shall be constructed in accordance with the Drainage Scheme detailed on drawing no's 4180561- 1200 Rev P3 – Proposed Drainage, 4180561- 1210 Rev P1 – Drainage Detail (1 of 2), 4180561- 1211 Rev P1 – Drainage Detail (2 of 2) and 4180561- 1212 Rev P3 – Proposed Drainage Maintenance Plan. The building shall not be occupied until sewage disposal and drainage works have been completed in accordance with the approved plans, unless any alternative is otherwise agreed in writing by the Local Planning Authority.

Construction Management

4. No development shall take place until a Construction Management Plan or Construction Method Statement (CMP/CMS) has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic
- swept paths for construction vehicles expected to enter the site (largest vehicle to be demonstrated)
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

5. Construction 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.

Tree Protection

6. Prior to commencement of development Root Protection Area's (RPA's) shall be established to the 3 no. protected Maple trees on site in accordance with the Tree Protection Plan (drawing 7195-D-AIA) and tree protection measures shall be erected as outlined in the Tree Report, Tree Impact Assessment and Tree Protection Plan by Hayden's Arboricultural Consultants dated 11th February 2018. Throughout site clearance and construction phases the measures outlined therein shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

7. In association with the CMP/CMS (required by condition 4) details shall be submitted to and be approved in writing by the Local Planning Authority showing the proposed areas for storage of materials, site cabins, car parking and other associated plant materials and these facilities should be outside the designated RPA's of the 3

no. protected trees and shall not interfere with the rooting environment of these trees. Throughout site clearance and construction phases the layout outlined therein shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

8. There shall be no excavations for services i.e. electrical cables, inspection chambers, sewage infrastructure etc. within the designated RPA's unless these details have been exclusively submitted under the provisions of this condition for prior consideration and written approval by the Local Planning Authority.

Highways

9. Prior to the commencement of development a detailed scheme of highway improvement works for the provision of the amended access from Markham Road and amended egress onto West Bars, together with a programme for the implementation and completion of the works, shall be submitted to and approved in writing by the Local Planning Authority. These works shall include the provision of exit visibility sightlines measuring 2.4m x 46m on to West Bars; and the maximum achievable sight stopping distance from the West Bars roundabout onto Markham Road towards the site entrance of 51m. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details. The developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

10. Prior to the development, the subject of the application, being brought into use, the vehicular and pedestrian accesses shall be created/modified in accordance with the approved designs, the subject of Condition 9 above, all areas (within the development site boundary) 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.

11. Prior to installation a scheme detailing any external lighting shall be submitted to the Local Planning Authority for consideration. Only a scheme which receives approval in writing shall be implemented on site.

If within a period of 24 months from the lighting installation being implemented, any complaints are received about glare/overspill, the lights causing the effect shall be immediately turned off. Before the installation is allowed to be switched back on a night time lighting survey shall be undertaken to assess the full impact of the installation and remedial measures shall be submitted to the Local Planning Authority for consideration and written approval. Thereafter those remedial measures shall be implemented with immediate effect and retained thereafter as approved.

12. The development hereby permitted shall not be occupied until all existing vehicular and pedestrian accesses to the existing highway made redundant as a result of the proposed development shall be permanently closed with a physical barrier and the footway reinstated in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

13. No part of the development shall be taken into use until space has been provided within the site curtilage for the parking/loading and unloading manoeuvring of staff/customers service and delivery vehicles (including cycle parking), located, designed, laid out and constructed all in accordance with the approved site layout and maintained throughout the life of the development free from any impediment to its designated use.

14. The development hereby permitted shall not be occupied until details of cycle parking facilities for the visitors to the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

15. There shall be no gates or other barriers to prevent free passage of vehicles through the site, unless otherwise agreed in writing by the Local Planning Authority.

16. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Landscaping

17. 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.

18. 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

19. 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.

Opening Hours/Servicing Hours

20. Opening hours of the restaurant/drive-thru shall be restricted to between the hours of 06.00am and 24.00pm (midnight) on any individual day.

21. Deliveries to the site shall only be made between the hours of 07.00am and 22.30pm on any individual day.

Others

22. 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.

23. Electric Vehicle Charging Points (EVCPs) shall be provided in accordance with the approved site layout for at least 2 no. car parking spaces; and passive provision shall be made available for the remainder of the site so that spaces are capable of being readily converted to EVCPs in the future. Thereafter the EVCP's shall be retained and maintained operational for the lifetime of the development.

24. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.

B. That a CIL Liability notice be served in line with the calculation referred to at paragraph 5.9.1 of the officer's report.

138 **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:-

Approvals

20/02061/DEXFP	Extension to rear of house to create larger lounge and dining room at 2 Wilden Croft Brimington Chesterfield S43 1GT
20/02128/DEXFP	Extensions and alterations at 23 Brookside Bar Chesterfield S40 3PL

20/02218/DEXFP	Installation of one new dormer window to first floor far righthand bedroom at 176 Somersall Lane Chesterfield S40 3NA
19/05156/DEXFP	Single storey rear lounge extension and first floor extension to form bedroom with en suite above existing garage at 8 Hartfield Close Hasland Chesterfield S41 0NU
20/02022/DEXFP	Single storey extension at 48 Foxbrook Drive Walton Chesterfield S40 3JR
20/01643/DEXFP	Single storey rear extension and front porch at 151 Brockwell Lane Brockwell Chesterfield S40 4EP
20/02123/OTHFP	The creation of a charity hub retail unit within the hospital main entrance concourse area at Chesterfield and North Derbyshire Royal Hospital Chesterfield Road Calow Chesterfield S44 5BL
20/01690/DCC	Single storey rear extension at 1 Cornwall Close Brimington Chesterfield S43 1EG
20/01904/DEXFP	Front and rear extension at 27 Clarkson Avenue Birdholme Chesterfield S40 2RS
20/02432/DEXFP	Single/two storey rear extension at 20 Enfield Road Newbold Chesterfield S41 7HN

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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/19/00598/COU	Change of use from car showroom to fitness and martial arts club at The Service Centre Brimington Road North Chesterfield S41 9BH for Mr Steven McPhail
CHE/19/00774/ADV	1 single sided LED illuminated pole sign. (Revised drawings submitted 18/03/20 and additional information added 02/04/20 regarding sign details and 28/05/20 regarding sign angle) at Chesterfield Skoda 1 Discovery Way Whittington Moor Derbyshire S41 9EG for Digital Showrooms Limited

CHE/19/00811/FUL	Demolition of existing conservatory and erection of a replacement rear extension and replacement window to the front of the premises - revised plan received 30 01 2020. Revised drawings received 18.02.2020. Email received 19/05/20 regarding parking at 11 Church Street Staveley S43 3TL for Spire Funeral Services
CHE/19/00812/COU	Retrospective consent for change of use from A1 (shop) to D1 (training establishment and beauty salon) (clarification email in regards the business received on19/02/20) at Cavendish House 590A Chatsworth Road Chesterfield
CHE/20/00065/FUL	Two storey rear extension at 20 Enfield Road Chesterfield Derbyshire S41 7HN for Mr Daniel Wedge
CHE/20/00113/REM1	Variation of condition 2 - approved plans in relation to application number CHE/18/00648/FUL - To amend the list of approved plans to just reflect the weir removal at Breck Farm Watermeadows Breck Lane Barrow Hill Derbyshire for Miss Rachel Walker
CHE/20/00119/FUL	Single storey side, rear and front extension at 24 Ashgate Avenue Ashgate Chesterfield S40 1JB for Mr and Mrs Goodwin
CHE/20/00124/FUL	External works to existing public house including new free standing pergola, new and refurbished furniture, repairs to existing fences and planters and installation of new festoon lighting at Devonshire Arms 3A Mansfield Road Hasland S41 0JB for Star Pubs and Bars
CHE/20/00183/FUL	Demolition of existing conservatory and erection of a single storey rear extension at 17 Hazel Drive Walton Derbyshire S40 3EN for Lisa Sutton
CHE/20/00190/LBC	Listed Building Consent to repair defective stone cill, re-point affected brickwork, clean and re-paint cast iron window frame, make good internal plaster and re-configure internal partition walls to improve toilet facilities at 10A Marsden Street Chesterfield Derbyshire S40 1JY for Mr Mahroof Saddique
CHE/20/00196/REM1	Variation of condition 1 (approved drawings) of CHE/18/00867/REM (redevelopment of site for residential use) to allow for removal of low brickwork front wall at land at Middlecroft Road Staveley Derbyshire for TGN Construction Ltd

CHE/20/00202/FUL	Extension and conversion of garage at front of property together with a first floor extension above to provide dependant relatives accommodation at 11 Selby Close Walton Derbyshire S40 3HA for Mr Jonathan Green
CHE/20/00207/FUL	Installation of 4 electric vehicle charging stations within the existing car park, along with associated equipment and 2 canopies. Remarking of car parking surface. Installation of height restricting metal barriers at existing car park access points at Markham Vale Services Enterprise Way Duckmanton Derbyshire for SPIE UK
CHE/20/00217/FUL	Ground Floor extension to front of property to form porch and larger dining room at 6 Damson Croft Hollingwood Derbyshire S43 2HY for Mr Neil Smith
CHE/20/00218/FUL	Single storey rear extension (amended drawings received 27.05.2020 indicating gutter line within site curtilage) at 16 Storrs Road Chesterfield Derbyshire S40 3PZ for Mrs Jo Topham
CHE/20/00224/REM1	Removal of condition 3 (heat stove and flue) of CHE/18/00830/LBC (erection of a single-storey rear extension and associated landscaping works. Removal of masonry below existing window sill to form door access between existing building and proposed extension. Demolition of existing garage with new garage to be constructed further back on the site) as stove is to be omitted from the proposal at Long Cottage 79 High Street Old Whittington Derbyshire S41 9LA for Mr Jon Carr
CHE/20/00226/FUL	Single storey, flat roof rear extension for disability facilities at 1 Cornwall Close Brimington S43 1EG for Mr G Gaskin
CHE/20/00230/FUL	Amendment to CHE/19/00798/FUL (extensions to side and rear of property - part single storey and part two storey) to change proposed front bay window to a fully glazed box bay at 19 Dukes Drive Newbold S41 8QB for Stansbury
CHE/20/00241/FUL	Rear extension at 38 Langer Lane Birdholme Derbyshire S40 2JG for Mr and Mrs Blakeley
CHE/20/00246/FUL	Alterations to existing garage. Raising and re-finishing the roof, new fascias and new entrance doors at 90 Peveril Road Newbold S41 8RX for Mr Whitaker
CHE/20/00248/FUL	Removal of existing rear conservatory and garage and erection of a two storey rear and side extension - re-submission of CHE/19/00622/FUL at 112 Burnbridge Road

	Old Whittington Derbyshire S41 9LS for Mr Robert Allen
CHE/20/00296/TPO	Oak T3 - Crown lift over driveway by 4m and cut back from property by 1-2m. Ash T4 T5 - fell at 8 Limetree Close Brimington Derbyshire S43 1RB for SUHA
CHE/20/00299/CA	Beech tree - Crown reduction at Avondale 13 Somersall Lane Somersall Derbyshire S40 3LA for Mr John Miller
CHE/20/00302/NMA	Non material amendment to CHE/18/00626/REM1 - Variation of conditions 31 (highway improvements), 37 (junction improvements Holbeck Close /Brimington Road), 39 (junction improvements Brewery Street /Brimington Road) 41 (pedestrian crossing) and 45 (approved plans) of CHE/16/00183/REM1 - Outline planning application with all matters reserved except for means of access proposing the demolition of existing buildings and erection of a comprehensive mixed use regeneration scheme comprising residential (use class C3); retail (use class A1); financial/professional services (use class A2); restaurants, drinking establishments and hot food establishments (use classes A3, A4 and A5); offices (use class B1); doctors surgery and creche (use class D1); two hotels (use class C1); health and fitness (use class D2); nursing home (use class C2); ancillary creative uses including a possible arts centre, a new canal link, new open spaces including linear and eco parks, new public realm and car parking arrangements including two multi storey car parks at Chesterfield Waterside, A61 Corridor at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton Derbyshire for Chesterfield Waterside Ltd
CHE/20/00315/TPO	Limetree to be reduced by 50% due to stability undermined by water at woodland to rear of 33-37 Coupland Close Old Whittington Derbyshire for Mrs June Macdonald
CHE/20/00320/TPO	Alder tree - 3m crown lift at 2 Bowness Road Newbold Derbyshire S41 8AH for Mrs Janet Hout
CHE/20/00342/TPO	Removal of Oak tree (dangerous) within G1 of TPO 233 at 16 Booker Close Inkersall Derbyshire S43 3WA for Mrs Heidi Townsend Glossop
CHE/20/00347/CA	Crown reduce small ash tree in rear garden at 540 Chatsworth Road Chesterfield Derbyshire S40 3AY for Mr Toby Perkins

(b) Discharge of Planning Condition

- CHE/20/00227/DOC Discharge of planning conditions 15 (materials), 17 (surface water run off)and 19 (Employment and Training Scheme of CHE/19/00735/FUL - demolition of existing garages and erection of 6 self-contained single storey complex behavioural bungalows and 6 self-contained assisted living apartments over 2 storeys and new tarmac through road linking Bank Street and Chester Street. Additional information received 27.04.2020 at Garage Sites Bank Street Chesterfield S40 1BH for Chesterfield SSL Ltd
- CHE/20/00301/DOC Discharge of condition 5 (soft landscaping) of CHE/18/00575/REM - Reserved matters application for CHE/15/00291 - Construction of a Use Class B8 unit with ancillary B1(a) offices, a sub-station with associated access; parking; servicing area; engineering, landscaping; and drainage works at Markham Employment Growth Zone Markham Lane Duckmanton Derbyshire S44 5HS for AJA Architects LLP
- (c) Prior notification approval not required
- CHE/20/00232/TPD Single storey rear pitched roof extension at 24 Whitecotes Lane Walton Derbyshire S40 3HL for Mr Dean Reece

140 **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/20/00174/TPO Consent is granted to the felling of one Damson tree and the pruning of 14 trees within W1 on the order map for Mr David Turner of 14b Spital Lane, Spital.

The duty to replant has been dispensed with on this occasion due to other trees in the garden and no loss of amenity.

CHE/20/00258/TPOEXP Consent is granted to the felling of one Robinia tree which is split down the main stem and located next to the public footpath reference T30 on the Order map for The Environmental Partnership at the former car park of Walton Hospital, Whitecotes Lane, with a condition to replant with another Robinia this planting season October 2020 in the same location that is

reasonably possible.

CHE/20/00259/TPO	Consent is granted to the pruning of two Oak trees reference T3 and T4 on the Order map for Dronfield Tree Services on behalf of Starfish Group at the former Brockwell Court development site off Cheedale Avenue.
CHE/20/00096/TPO	Consent is refused to the pruning of one Oak tree reference T41 on the Order map for MWA Arboriculture Ltd on behalf of Mr Upfold of 402 Old Road.
CHE/20/00296/TPO	Consent is granted to the pruning of one Oak tree reference T3 on the Order map for JB Hibberd Ltd on behalf of Mr Mark Osbourne of 152 Rockingham Street, Sheffield. The tree is located to the frontage of 8 Lime Tree Close, Brimington.
CHE/20/00315/TPO	Consent is granted to the pruning of one Lime tree within W1 on the Order map for Mrs June McDonald of 33 Coupland Close, Old Whittington.
CHE/20/00342/TPOEXP	Consent is granted to the felling of one damaged and dangerous Ash tree within G1 on the Order map for Mrs Heidi Townsend Glossop of 16 Booker Close, with a condition to plant a Rowan tree in the first available planting season after felling.
CHE/20/00320/TPO	Consent is granted to the pruning of one Alder tree reference T1 on the Order map for Mrs Holt of 2 Bowness Road, Newbold.

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

CHE/20/00299/CA The pruning of one Beech tree to the frontage of 13 Somersall Lane, Somersall.	<p>Agreement to the pruning of one Beech tree. The pruning of the tree will have no adverse effect on the amenity value of the area.</p> <p>The tree is within the Somersall Conservation Area and the applicant wishes reduce the size of the tree due to its location in the front garden and limited space to mature.</p>
CHE/20/00347/CA The pruning of one Ash tree in the rear garden of 540 Chatsworth Road, Brampton.	<p>Agreement to the pruning of one Ash tree. The pruning of the tree will have no adverse effect on the amenity value of the area.</p>

The tree is within the Chatsworth Road Conservation Area and the applicant wishes reduce the size of the tree due to its location in the rear garden and limited space to mature.

141 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.

142 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.

143 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 involved the likely disclosure of exempt information as defined in Paragraph 6a of Part 1 of Schedule 12A of the Act.

144 UNAUTHORISED DEVELOPMENT AT 20 NORTH CRESCENT, DUCKMANTON, CHESTERFIELD, DERBYSHIRE S44 5EZ

The Development Management and Conservation Manager submitted a report on the unauthorised developments at 20 North Crescent, Duckmanton, Chesterfield, Derbyshire.

***RESOLVED –**

1. That authority be granted for the issue of an Enforcement Notice requiring the removal of the raised structure not forming part of the original roof area, all railings and any fixed ladder or steps attached to the out building located in the rear garden of 20 North Crescent, Duckmanton, Chesterfield and requiring all aspects of development listed above, to be removed and the building returned to its original condition.
2. That the period for compliance be 2 months.