

PLANNING COMMITTEE

Monday, 23rd August, 2021

Present:-

Councillor (Chair)

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

CHE/18/00532/OUT - Approval of reserved matters for 150 dwellings - (re-submission of CHE/16/00614/OUT (outline application for proposed housing development with all matters reserved except the access) on land to the north of Northmoor View, Brimington, Chesterfield for Vistry Yorkshire.

Councillors Barr, Bingham, Borrell, Catt, Davenport, Falconer and Simmons.

*Matters dealt with under the Delegation Scheme

26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brady, Caulfield, Collins, Marriott and Miles.

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

Agenda item 4 - Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT - (re-submission of che/16/00614/out (outline application for proposed housing development with all matters reserved except the access) on land to the north of Northmoor View, Brimington, Chesterfield for Vistry Yorkshire.

Councillor Terry Gilby declared an interest in this application as he is a local nearby resident and his wife Councillor Tricia Gilby was to speaking against the application as ward councillor on behalf of local residents.

28 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 12th July, 2021 be signed by the Chair as a true record.

29 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:-

Councillor Terry Gilby left the meeting at this point.

CHE/20/00869/REM - APPROVAL OF RESERVED MATTERS FOR 150 DWELLINGS OF CHE/18/00532/OUT - (RE-SUBMISSION OF CHE/16/00614/OUT (OUTLINE APPLICATION FOR PROPOSED HOUSING DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT THE ACCESS) ON LAND TO THE NORTH OF NORTHMOOR VIEW, BRIMINGTON, CHESTERFIELD FOR VISTRY YORKSHIRE

In accordance with Minute No. 299 (2001/2002) Cllr Tricia Gilby (objector), Pam Wright (objector), Michael Goucher (objector) and Sarah Wills (the applicant's planning consultant) addressed the meeting.

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

1. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of specified conditions within this decision and any approved non-material amendment. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

- All received 18.12.20:
- Site location plan 1010-003-01-01

- Proposed materials layout 110-003-02-04
- Land transfer plan 1010-003-02-05 Rev A
- Tree Impact assessment BA10077AIA-E Rev B
- Tree Impact assessment BA10077AIA-W Rev B
- Tree Protection plan BA10077TPP-E Rev C
- Tree Protection plan BA10077TPP-W Rev C
- Tree survey and constraints BA10077TS-E Rev A
- Tree survey and constraints BA10077TS-W Rev A
- Juniper house type floor plans and elevations 1010-003-02-HT03, HT04, HT05, HT06 Rev A
- Chestnut house type floor plans and elevations 110-003-02-HT07, HT08, HT09, HT10 Rev A
- Aspen house type floor plans and elevations 110-003-02-HT11, HT13, HT14 Rev A
- Alder house type floor plans and elevations 1010-003-02-HT15, HT16, HT17 Rev A
- Birch house type floor plans and elevations 1010-003-02-HT18, HT19, HT20 1 of 2 and 2 of 2 Rev A

- All received 24.06.2021
- Site Layout plan 1010-003-02-01 Rev G
- Visibility Splays and Forward visibility 20030-IN-01 Rev B
- Separation distances review 1010-003-02-09
- Apple house type floor plan and elevation 1010-003-02-HT29 1 of 2 and 2 of 2
- Ash/Elmslie house type floor plans and elevations 1010-003-02- HT 27 (Rev A) and HT28 1 of 2 and 2 of 2
- A20 house type 2 block floor plans and elevations 1010-003-02- HT31 Rev A
- A20 house type 3 block floor plans and elevations 1010-003-02-HT23 Rev D 1 of 2 and 2 of 2.
- Juneberry house type floor plan and elevations 1010-003-02-HT30 Rev A, 1 of 2 and 2 of 2
- POS landscaping proposals (sheets 1 and 2) 8881-L-101 Rev G
- Detail on plot planting plans 8881-L-103, 104, 105, 106, 107, 108, 109 Rev F

- Boundary treatment plan 8881-L-110 Rev H
- M4(2) Compliance layout 1010-003-02-08 Rev A
- Elevational treatment plan 1010-003-02-10

Other documents:

- WSI – Targeted archaeological excavation Vers.b-12.12.19
- Travel plan November 2020 Rev 2 (mosodi)
- Transport statement October 2020 Rev 1 (mosodi)
- Proposed levels strategy 1092-005 Rev A
- Proposed drainage strategy November 2020
- Planning Statement December 2020
- Lithos soakaway results 30.04.2020
- Lithos Geoenvironmental Appraisal Report no. 3569/1
- Landscape Strategy November 2020
- Design and access statement 1010-003-DAS01 November 2020
- Biodiversity enhancement strategy November 2020
- Arboricultural impact assessment 04.11.2020 ref: BA10077AIA
- Pre development Tree Survey 07.10.2020 Ref: BA10077TS

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

a. The Drainage Strategy Revision 4 dated 14/11/2020 “including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team”

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

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

4. The attenuation pond should not be brought into use until such a time as it is fully designed and constructed in line with CIRIA SuDS manual C753 and an associated management and maintenance plan, in line with CIRIA SuDS Manual C753 is submitted to and approved in writing by the Local Planning Authority.

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

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

7. Notwithstanding the submitted boundary treatment plans a revised boundary plan shall be submitted to and agreed in writing prior to groundworks commencing on individual plots to better define the public and private spaces to plots 1, 11, 12, 59 to 62, 66 to 70, 81, 89 and 56 to 44 and to provide a secure and robust fence line to the northern boundary. Works shall be completed in accordance with the agreed details prior to the occupation of each new dwelling.

8. In line with condition 10 of the outline permission and notwithstanding the submitted landscaping scheme and levels strategy plan, a revised scheme of hard and soft landscaping and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the commencement of development, the details of which shall include:-

a) all plant species to improve biodiversity, planting sizes, planting densities, the number of each species to be planted including supplementary planting to the northern boundary and how this will sit with a proposed fence line, and additional planting to the western boundary as a buffer to the vehicle yard and additional planting in the area between plots 11 and 12;

b) grass/meadow seed mixes and sowing rates to improve biodiversity;

c) finished site and plot levels in relation to existing development/land levels;

d) hard surfacing materials, including details of the cycle/path to the main street and any crossing details associated with this, the footpath to the southern boundary and all roads;

e) minor artefacts and structures, furniture, signs and lighting;

f) details of the street tree planting, including any agreement with the highway authority;

g) details including sections of all retaining boundary features and their facing materials;

h) a schedule of when the various areas of planting are proposed to take place which to the northern boundary needs to be as soon as possible.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no buildings, fences, gates, walls or other means of enclosure shall be erected within the curtilage of, and no windows shall be inserted into the side or rear elevations of plots 1- 15, 22 – 27, 36 – 42 and 44, and no extensions formed to the rear of plots 1 – 14, 22 – 27, 36 – 38 and 40 – 42 and the side or rear of plots 15, 35, 39 and 44, without the prior written approval of the Local Planning Authority upon an application submitted to it.

10. Throughout the construction process measures to minimise the spread of airborne dust from the site during the construction period including hosing of the site in dry weather and wheel washing facilities shall be provided and retained throughout the construction works.

11. The development shall have a minimum 32mm water supply capable of delivering the required volumes for a domestic sprinkler system.

12. Prior to the transfer of any affordable units to a registered social landlord details of the plot by plot tenure shall be submitted to and agreed in writing by the Local Planning Authority. Should this need to be amended on a needs basis any such amendment shall also be likewise agreed.

13. Plots 11, 80, 81, 104, 108 shall have a side windows to the ground or upper floor as set out in the house type variants to overlook the public areas of the site.

14. Unless otherwise approved in writing by the Local Planning Authority, the site compound, the subject of Condition 17 of the outline permission, shall not be brought into use until a details scheme of highway improvement works for the provision of a new junction with Chesterfield Road, together with a programme for the implementation and completion of the works has been submitted and approved, in writing, by the Local Planning Authority. 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. For the avoidance of doubt, this will include improved pedestrian facilities for crossing the A619 and the developer will be required to enter in an Agreement under Section 278 of the Highways Act 1980 with the Highway Authority in order to comply with the requirements of this condition.

15. Notwithstanding the submitted details, prior to any works commencing a revised layout shall be submitted and approved to address the Highway Authority comments dated the 11th August 2021.

16. The carriageways and footways of the proposed estate roads shall be constructed in accordance with Condition 16 of the outline permission above up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway between the dwelling and the existing highway. Until final surfacing is completed, the footway base 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, footway 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) there shall be no gates or other barriers within 6.0m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.

18. The proposed drives to the new estate street shall be no steeper than 1:10 for the first 6m from the nearside highway boundary and 1:14 thereafter.

19. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purpose at all times thereafter.

20. Prior to the developing commencing on the construction of any driveways to serve individual dwellings, 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 existing and proposed highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

21. No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways 1980 or a private management and maintenance company has been established.

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

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

(a) Approvals

CHE/21/00057/FUL	Erection of one bed detached bungalow ancillary to primary accommodation at The Croft 2A Seymour Lane Woodthorpe S43 3DA for Mr Hodgetts
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- CHE/21/00082/FUL First floor extension with pitched roof over existing single storey rear extension and two storey side extension (revised plans received 21.04.2021 and amended 07.07.2021) at 151 Walton Road Walton Derbyshire S40 3BX for Mrs Fiona Legallez
- CHE/21/00102/FUL Resubmission of application CHE/20/00266/FUL - single storey rear and side extension and garage conversion (revised plans received 20.05.2021) at 48 Hartfield Close Hasland S41 0NU for Mr Pawel Filip
- CHE/21/00119/FUL Rear 2 storey extension to form 2 new bedrooms to first floor and open plan kitchen dining room to ground floor at 4 Ringwood Meadows Brimington S43 1FE for Mr Chris Buxton
- CHE/21/00146/FUL Two storey rear extension to dwelling with balcony at first floor level and extension to existing garage at rear (amended block plan received 16.05.2021) at 6 Sunningdale Rise Walton Derbyshire S40 3HH for Mr Richard Wilkins
- CHE/21/00159/FUL Two storey rear extension and re-orientation of the roof (additional drawings received 10/05/21) at 39 Chesterfield Road Brimington Chesterfield S43 1AB for Mr Mark McKay
- CHE/21/00218/FUL Telecommunications base station upgrade - existing 15m street pole to be removed and replaced with 20m street pole and associated ancillary works at Vodafone CS16627 telecommunications mast at junction of St Augustines Road Harehill Road Grangewood Chesterfield for Cornerstone
- CHE/21/00241/FUL Demolition of existing garage and erection of a ground floor rear and side extension with raised patio (amended plans received 03.06.2021) at 15 Bridle Road Woodthorpe Derbyshire S43 3BY for Mr Paul Bean

- CHE/21/00249/FUL Erection of a single storey, single room, recreational outbuilding at 29 Gilbert Avenue Walton S40 3EU for Ms Jackelyn Wheatman
- CHE/21/00257/FUL Extension and conversion of garage to sitting room at 347 Brimington Road Tapton S41 0TE for Mr and Mrs Weighill
- CHE/21/00259/ADV Externally illuminated fascia signs at Whitting Valley Road Trading Estate, Unit 17A Whitting Valley Road Old Whittington S41 9EY for Howdens
- CHE/21/00272/FUL Erection of a porch at Poolsbrook Primary School Cottage Close Poolsbrook S43 3LF for Poolsbrook Primary School
- CHE/21/00296/FUL First floor extension above garage front and rear of property at 18 Tollbridge Road Woodthorpe S43 3BL for Mr Daniel Saunby
- CHE/21/00343/FUL Single storey side and rear extension at 56 Somersall Park Road Chesterfield S40 3LD for Mrs B Harris
- CHE/21/00344/FUL Increase to floor area of existing attic bedroom, addition of 4. opening rooflights and replacement of existing gable window at 33 Howard Drive Old Whittington S41 9JU for Mrs Christine Moss
- CHE/21/00353/FUL Demolition of existing garden room and construction of new side and rear single storey extension at 18 Foxcote Way Walton Chesterfield S42 7NP for Mr and Mrs O'Brien
- CHE/21/00356/FUL Construction of porch to front elevation and single storey rear extension at 10 Vernon Road Chesterfield S40 1EP for Mr and Mrs K Lodge
- CHE/21/00357/FUL Single storey rear extension to both dwellings to enable the conversion of two dwellings into one at 272 - 274 Old Road Chesterfield S40 3QN for Mrs

Clare Dolman

CHE/21/00359/REM

Variation of condition 2 (approved plans) of CHE/20/00579/FUL (Extension and alterations to existing garage) to bring proposed front elevation in line with the existing garage and for the roof to continue through on the same line as the existing

Condition Number(s): 02 Conditions(s) Removal:

To provide a straighter line of the roof and front elevation and give headroom to the linking doorway at 1st floor level between the existing and proposed.

To reduce maintenance and prevent deterioration. To bring the proposed front elevation in line with the existing and for the roof to continue through on the same line as the existing.

Replace cedar cladding with pvc at 27 Westbrook Drive Chesterfield S40 3PQ for Mr M Crawley

CHE/21/00360/FUL

Demolition of existing garage and stores and erection of replacement single storey side extension, front porch extension, single storey rear extension and raising of roof to provide a second floor bedroom and en suite (re-submission and amended scheme of CHE/21/00118/FUL) at 42 Ralph Road Staveley Derbyshire S43 3PY for Mr Tim Newsum

CHE/21/00364/LBC

Roof repairs, including removal and careful storage of all slates, replacement of existing felt and battens with new breathable felt and battens, relaying of original slates with like for like replacement where broken or unusable, installation of new lead flashing, upstands and valley gutters.

External redecoration of front elevation, including repainting of timber frame members and window

frames, repainting of rendered infill panels, repainting of shopfront and Doric columns.

External redecoration of north-west side elevation, including repainting of timber window frames. Redecoration of all rainwater goods at 13 Low Pavement Chesterfield S40 1PF for Yorkshire Building Society

- CHE/21/00368/FUL Demolition of existing conservatory and erection of single storey rear extension at 12 Kendal Road Newbold Chesterfield S41 8HY for Mr and Mrs Strong
- CHE/21/00378/FUL Single storey rear and side extension and raised rear decking area at 19 Delves Close Walton S40 2BU for Mr and Mrs Bungay
- CHE/21/00380/REM Variation of condition 19 of CHE/11/00151/FUL in order to allow the sale of food retail goods from up to 1,898 sq. m of floorspace at Debenhams Unit 1B Ravenside Retail Park Park Road Chesterfield S40 1TB for LS Chesterfield Ltd
- CHE/21/00383/FUL Demolition of existing conservatory and build single storey rear extension with external landscaping works at 7 Darwent Road Tapton Chesterfield S41 0UE for Mr and Mrs Boden
- CHE/21/00396/PA Prior approval for the change of use of former Council building to 59 no. apartments (Description changed to correct the no. of apartments 27.05.2021) at former North East Derbyshire County Council Council House Saltergate Chesterfield S40 1LF for Hi Blackpool Ltd
- CHE/21/00503/TPO Crown lift by maximum of 4m from ground pruning back to suitable replacement branches leaving a well-balanced crown. Crown thin to maximum of 20% including pruning outer canopy leaving an even density of foliage of T1 Oak at 10 Lans Way Loundsley Green Chesterfield S40 4PY for Mr

David James

- CHE/21/00504/TPO Oak. (T.16) fell due to excessive die back in canopy. Replant with a replacement English Oak in green space between the properties 9-10 at 9 Sedbergh Crescent Newbold S41 8DY for Mr Gary McCarthy
- CHE/21/00511/CA Crown reduction of Holly tree. Reducing the height of the tree to 13 ft and its spread to 10 ft at 18 Church Street North Old Whittington Derbyshire S41 9QW for Mr Guy Merchant
- CHE/21/00011/FUL Demolition of existing garage and erection of double garage, extensions to rear, front and side, alterations to roof line - re-submission of CHE/20/00508/FUL. Revised drawings received 09.03.2021, 30.03.2021, 12.04.2021, 21.05.21, 23.06.21 and 13/07/21 at 29 Meadowhill Road Hasland Chesterfield S41 0BG for Mr Steven Thompson and Miss Trudy Gibbins
- CHE/21/00040/RET Retrospective change of use of an existing building from a glass manufacturing, storage and distribution unit (Class B2/ B8) to an online auction house and distribution unit (Class B2/B8/Sui Generis), the retention of existing office space (Class E) and retrospective amendments to the exterior of the building at John Pye Auctions Newton House Pottery Lane West Whittington Moor Chesterfield S41 9BN for John Pye and Sons Ltd
- CHE/21/00258/FUL Single storey rear extension, two storey side extension and front porch (revised drawing received 20.07.2021) at 58 Greenbank Drive Loundsley Green Chesterfield S40 4BX for Donna Masters
- CHE/21/00274/FUL Placement of a metal storage unit approximately 9.12xW2.44xH2.59 metres behind the main building, to be shielded from the road by

- shrubs/bushes at Hollingwood Lock House 22 Works Road Hollingwood S43 2PF for Peter Hardy
- CHE/21/00292/RET Retention of shed/summerhouse at 23 Tapton Vale Tapton Derbyshire S41 0SY for Ms Michele Melville
- CHE/21/00305/FUL To extend the existing front porch to create a single storey front extension at 48 Brushfield Road Holme Hall Chesterfield S40 4XE for Ashgate Associates Ltd
- CHE/21/00320/FUL Proposed rear extension and front porch at 19 Newbridge Lane Brimington S43 1LX for Mr and Mrs Godber
- CHE/21/00323/FUL Two storey front extension and associated internal and external alterations at 56 Vincent Crescent Chesterfield S40 3NP for Mr and Mrs Lilley
- CHE/21/00345/FUL Single storey rear extension at 1 Queen Mary Road Chesterfield S40 3LB for Mr and Mrs Bellamy
- CHE/21/00354/FUL Conversion and extension of garage to garden room at 152 Somersall Lane Somersall Derbyshire S40 3LZ for Mr Robert Johnson
- CHE/21/00400/FUL Single storey rear extension, new utility room/wc, roof and internal alterations at 18 Abercrombie Street Chesterfield S41 7LW for Craig Lonie
- CHE/21/00401/FUL Two storey side extension - revised information received 14/06/2021 at 10 McMahon Avenue Inkersall S43 3HN for Ms Rebecca Hodgson
- CHE/21/00414/FUL Two storey rear extension and alterations at 20 Ringwood Avenue Newbold S41 8RB for Mr and Mrs Smith
- CHE/21/00416/FUL Single storey rear and side extension and

installation of two new dormer windows to the front and two to the rear of the property at 27 Westbrook Drive Chesterfield S40 3PQ for Mr M Crawley

- CHE/21/00420/FUL Single storey rear extension at 77 Paxton Road Tapton Derbyshire S41 0TL for Graham Noblett
- CHE/21/00437/FUL Single storey side extension to replace existing garage at 277 Walton Road Walton Derbyshire S40 3BT for Mr Juris Leimanis
- CHE/21/00447/FUL Re-submission of CHE/20/00103/FUL - two-storey side extension with new bi-folds to the existing rear elevation at 107 Dunston Lane Newbold S41 8HA for Mr Richard Hodgson
- CHE/21/00502/TPO Tree species is a sycamore tree and is positioned in the far, left hand corner at the bottom of our garden - see on sketch plan attached in supporting documents.

Advice from my arborist is for the following work to be carried out purely due to inconvenience and domination over gardens. There is no damage occurred or diseases involved and It is not considered that this will impact negatively in any way on the amenity value of the tree to the community as the works requested is purely overlooking gardens and cannot be viewed by the general public. If you disagree with this, please can you give advice or specify what needs to be done differently

- request for Crown reduction only on the western side of the tree 2-4 metres to assist dominance over gardens, purely for convenience

- Cutting back to suitable growth point no less than one third the thickness of the original branch in accordance with BS3998 2012

- Some Crown tidying as required and in line with BS3998 2012

at 159 Old Hall Road Chesterfield S40 1HG for Miss Tracey Hume

CHE/21/00544/TPO Hawthorne (T1) - crown lift to avoid obstruction to pedestrians on adjacent footpath at Friends Meeting House 27 Ashgate Road Chesterfield S40 4AG for Darren James Tree Services

(b) Refusals

CHE/21/00210/FUL Two storey and single storey side extensions at 47 Hady Crescent Hady Derbyshire S41 0EB for Mr Steven Packwood

CHE/21/00311/FUL Two storey side extension to existing dwelling, consisting of ground floor garage and first floor bedroom with en suite at 18 Dorset Drive Brimington S43 1DS for Mrs Alison Booth

CHE/21/00370/FUL Erection of an attached garage at 9 Byron Road Birdholme Derbyshire S40 2TH for Mr Samuel McMaster

CHE/21/00018/NMA Non-material amendment to CHE/19/00007 (Approval of reserved matters of appearance, layout and scale, of CHE/18/00083/REM1, for the development of 177 dwellings, public open space and associated infrastructure) to omit undercroft parking to one apartment block on the eastern side and to omit the pedestrian/cycle path connection to the north east of the site at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton Derbyshire for Avant Homes

CHE/21/00020/FUL Change of use of vacant first and second floor office and retail accommodation into 36 residential apartments (Amended plans received 02.07.2021 with reduced numbers of units to the first floor) at

Burlington House Burlington Street Chesterfield
S40 1RX for Gape Equity Limited

- CHE/21/00350/FUL Demolition of existing conservatory and erection of a two-storey rear extension, single storey side extension and new gables over existing windows on the front elevation at 8 Easedale Close Holme Hall Chesterfield S40 4XP for Mr M Watkin
- (c) Discharge of Planning Condition
- CHE/21/00477/DOC Discharge of planning condition 11 (power generation) of CHE/13/00675/OUT - Redevelopment of land for employment uses (Use Classes B1, B2 and B8) at land accessed from Farndale Road Staveley Derbyshire for Tawnywood Ltd
- CHE/21/00009/DOC Discharge of conditions 3 (Levels), 4 (Materials), 9/10/11 (Drainage), 12 (Site Investigation), 13 (Landscaping) and 14 (Ecology Survey) of CHE/19/00200/FUL - Residential development of six dwelling in two terraces of three units, designated off road parking with new access from Sydney Street and Springfield Avenue, bin-stores and garden sheds and landscaping t St Marks Vicarage 15 St Marks Road Chesterfield S40 1DH for Hadfield Design and Build Ltd
- CHE/21/00038/DOC Discharge of condition 7 (hard landscaping) of CHE/19/00116/REM - Approval of reserved matters for layout, scale, appearance and landscaping of the office building pursuant to (CHE/18/00626/REM 1 for a mixed use development including hotel, multi-storey car park, office accommodation and apartments together with ground floor retail and leisure uses at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton Derbyshire for Chesterfield Waterside Ltd
- CHE/21/00238/DOC Discharge of conditions 2 ad 11 of

CHE/19/00116/REM at land at east of A61 known as Chesterfield Waterside Brimington Road Tapton Derbyshire for Chesterfield Waterside Ltd

(d) Prior notification approval not required

- CHE/21/00375/TPD Single storey rear extension at 20 Newby Road Newbold Derbyshire S41 8HG for Mrs Helen Lenton
- CHE/21/00450/TPD Single storey rear extension at 50 Laburnum Street Hollingwood Derbyshire S43 2JJ for Mark Hewitt
- CHE/21/00479/TPD Demolition of existing conservatory and erection of a single storey rear extension at 1 Bramley Close Inkersall Derbyshire S43 3GH for Mr John Pointon
- CHE/21/00480/TPD Single storey rear extension at 50 Langhurst Road Brockwell Chesterfield S40 4BD for Debra Atkinson

(e) Other Council no objection with comments

- CHE/21/00452/CPO DCC consultation - erection of 2.4m high steel weld mesh security fence to the perimeter of the school playing field at Hasland Junior School The Green Hasland Derbyshire for Derbyshire County Council

(f) Other Council objection

- CHE/21/00472/CPO Extended area for scrap metal recovery and ancillary operations to encompass wider site area, including Increase incoming waste tonnage to 75,000 tonnes per annum, additional storage areas, and increase the storage stockpile heights to 4m in bays.
- Extended area for scrap metal recovery and ancillary operations to encompass wider site

area, including Increase incoming waste tonnage to 75,000 tonnes per annum, additional storage areas, and increase the storage stockpile heights to 4m in bays.

Extended area for scrap metal recovery and ancillary operations to encompass wider site area, including increase incoming waste tonnage to 75,000 tonnes per annum, additional storage areas, and increase the storage stockpile heights to 4m in bays at Hastec Rail Ltd Unit 2 Ace Business Park Burley Close Chesterfield S40 2WL for Pinball Metals Ltd

(g) Partial discharge of conditions

CHE/21/00124/DOC Discharge of planning conditions 8 (site layout), 9 (remediation scheme), 11 (biodiversity net gain and soft landscaping) and 12 (Materials) of CHE/19/00518/FUL - Erection of two new two-bedroom houses at 8 Court Place Staveley Derbyshire S43 3RJ for Chesterfield Borough Council

(h) Conditional Consent for Non-material Amendment

CHE/21/00498/NMA Non-material amendment to CHE/19/00116/REM (Approval of reserved matters for layout, scale, appearance and landscaping of the office building pursuant to (CHE/18/00626/REM 1 for a mixed use development including hotel, multi-storey car park, office accommodation and apartments together with ground floor retail and leisure uses) to add ventilation louvres to the north facing façade at Chesterfield Waterside Development Brimington Road Tapton Derbyshire for Chesterfield Waterside Ltd

CHE/21/00526/NMA Non material amendment to CHE/21/00168/FUL (Demolition of existing conservatory and erection of a single storey rear extension) for the provision of roof lights to the extension at 31 Dukes Drive

Newbold S41 8QB for Finch

(i) Environmental Impact Assessment not required

CHE/21/00505/EIA EIA Screening Opinion for the development of a solar farm at Sewage Farm Unnamed Track from Hague Lane to Sewage Works Mastin Moor Derbyshire for Arcus Consultancy Services Ltd

31 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/20/00504/TPO Consent is granted to the felling of one Oak tree reference T16 on the Order map for Gary McCarthy on behalf of Chesterfield Borough Council, with a condition to plant a replacement Oak tree to the frontage of the property where it is more visible and higher amenity value. 4 Bryn Lea Hady Derbyshire S41 0EP

CHE/20/00503/TPO Consent is granted to the pruning of one Oak tree reference T1 on the Order map for Mr James of 10 lans Way, Ashgate.

CHE/20/00544/TPO Consent is granted to the pruning of one Hawthorn tree reference T18 on the Order map for Darren James Tree Services on behalf of The Friends Meeting House, Ashgate Road.

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

CHE/21/00511/CA The pruning of one Holly tree at 18 Church Street North, Old Whittington. Agreement to the pruning of one Holly tree. The pruning of the tree will have no adverse effect on the amenity

value and character of the area.

The tree is within the Old Whittington Conservation Area and the applicant wishes to crown reduce the tree in height to 4 metres and reduce the width to 3 metres as the tree is outgrowing its location and catching on telephone wires.

32 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.

33 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.