

PLANNING COMMITTEE**Monday, 21st February, 2022**

Present:-

Councillor (Chair)

Councillors D Collins
Barr
Bingham
Brady
Catt
Caulfield
Davenport

Councillors T Gilby
Miles
Simmons
Marriott
Borrell
G Falconer
Mann

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

*Matters dealt with under the Delegation Scheme

83 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Callan.

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

Councillor Mann declared an interest in CHE/21/00567 as he had previously been consulted on the application as a ward councillor and expressed his views on the matter.

85 MINUTES OF PLANNING COMMITTEE**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 31 January, 2022 be signed by the Chair as a true record.

86 APPLICATIONS FOR PLANNING PERMISSION - PLANS

DETERMINED BY THE COMMITTEE

*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:-

CHE/21/00567/REM - APPROVAL OF RESERVED MATTERS OF
CHE/19/00131/OUT - RESIDENTIAL DEVELOPMENT OF 400
DWELLINGS, PUBLIC OPEN SPACE AND ASSOCIATED
INFRASTRUCTURE ON LAND TO THE WEST OF INKERSALL ROAD,
STAVELEY FOR BARRATT HOMES.

Councillor Paul Mann left the meeting.

In accordance with Minute No. 299 (2001/2002) Mr Robert Galij
(applicant) addressed the meeting.

That the officer recommendation be upheld and the application be
approved subject to the following conditions and that a CIL liability notice
be issued as per section 5.13 of the officer's report:-

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

Site location plan ADC2600/DR/050 Rev P01 received 28.07.2021

Cycle Provision layout H8427/CYCR Rev B received 16.02.2022

Planning Layout - composite (coloured) H8427/P102 e Rev F received
16.02.2022

House type Abbeydale: H349-H7 received 17.12.2021

House type Alfreton: BAFT 00CD received 17.12.2021

House type Archford: P382-EH7 received 17.12.2021

House type Ashington: H457 -H7 received 17.12.2021

House type Avondale: H456-X7 received 17.12.2021

House type Brentford and Haversham: 2016/BH/P/02

House type Cannington: T321 EH7 received 17.12.2021

House type Denby: BDBY 00HD received 17.12.2021

House type Denford: BDNF 00HE received 17.12.2021

House type Ellerton: BLLE 00HE received 17.12.2021

House type Greenwood: T322 E-7 received 17.12.2021

House type Hadley: P341-E-7 and D-7 received 17.12.2021
 House type Hale: BHAL 00HD received 17.12.2021
 House type Haversham: BHVR 00HE received 17.12.2021
 House type Hemsworth: BHSW 00HD received 17.12.2021
 House type Henley: H588 -7 received 17.12.2021
 House type Holden: H469 - H7 received 17.12.2021
 House type Ingleby: H403 -F7 received 17.12.2021
 House type Kenley BKNL 00CI and 00HE received 17.12.2021
 House type Kennford: BKNR 00HD received 17.12.2021
 House type Kingsley BKEY 00HD received 17.12.2021
 House type Kingsville BKIS 00CE received 17.12.2021
 House type Kirkdale H442 - H7 received 17.12.2021
 House type Lamberton: BLBM 00HD received 17.12.2021
 House type Lutterworth: BLUT 00CD received 17.12.2021
 House type Maidstone: BMAI 00HE and 00CE received 17.12.2021
 House type Meriden: H429 - H7 received 17.12.2021
 House type Moresby: BMMS 00CE and 00CD received 17.12.2021
 House type Radleigh: BRAD 00HD received 17.12.2021
 House type: Type 38 and 39 2010/38-39/C/01 received 17.12.2021
 House type: Type 65 B65F 00CI and 00CE received 17.12.2021
 House type: Type 67 B67F 00CI and 00HE received 17.12.2021
 House type: Type 69 B69F 00HE received 17.12.2021
 House type: SH69-EG7 and SH69-I-7 received 17.12.2021
 House type Wilford: P204-EG7 and P204-I-7 received 17.12.2021
 House type Winstone: H421.H7 received 17.12.2021

LDG1H8 - 6 x 3 Double Garage received 28.07.2021
 LDG2H8 - 6 x 3 Twin garage received 28.07.2021
 LSG1H8 - 6 x 3 Single garage received 28.07.2021
 SDG1H8 - Double garage received 28.07.2021
 SDG2H8 - Twin garage received 28.07.2021
 SSG1H8 - Single garage received 28.07.2021

Boundary Treatment Layout H8427/22 received 17.12.2021
 Boundary Wall Type 3 NM - SD13 -013 received 28.07.2021
 Dwarf natural stone wall (mortared) plan 2016/DET/239 received 17.12.2021
 Dwarf dry natural stone wall 2016/DET/238 received 17.12.2021
 Estate railings 201/DET/250 received 28.07.2021
 Timber knee rail 2010/DET/216 received 28.07.2021
 Close boarded fence 2010/DET/207 received 28.07.2021
 Green infrastructure landscape plans GL1575 04B, 05B, 06B, 07B, 08B,

09B, 10B, 11B, 12B, 13B received 16.02.2022

Ecological enhancement plan North and south received 17.12.2021

Hedgehog Highway guidance DB-SD11-004 received 21.12.2021

02. Prior to works commencing on the construction of the highway within the site, details of the geomembrane to be provided within the zone of influence shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

03. Prior to first occupation details of the fencing to be located in association with the TPO woodland to prevent public access shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

04. Prior to works commencing on phase PH2 details of the foundation design of plot 137 and any adjacent plots as deemed necessary to address the below ground conditions from the opencast highwall, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

05. The development hereby approved shall be completed in accordance with the recommendations of the Noise assessment dated July 2021 ref: 25739-04-NA-01 Rev A.

06. Notwithstanding the details on Boundary Treatment Layout H8427/22 received 17.12.2021, details of all retaining features and retaining boundaries including sections and facing materials across the development shall be submitted to and agreed in writing by the Local Planning Authority before the commencement of in each phase. Works shall be completed in accordance with the agreed details.

07. Notwithstanding plan H8427/22 (boundary treatments) and prior to work commencing on each of these plots, the rear boundary detail to plots 1, 106, 145, 173, 212 and 213 shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatment shall be installed prior to occupation of the specified units.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or reenacting that Order with or without modification) there shall be no change to the height or detail of the rear boundaries to plots 1, 106, 145, 173, 212 and 213 from that agreed

under condition 7 above without the prior written permission of the Local Planning Authority.

09. Prior to works commencing within each agreed phase details of the bin dwell areas to be provided at the end of each private drive immediately adjacent to the publicly adopted highway shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

10. Works shall be completed in accordance with the Ecological enhancement plan North and South received 17.12.2021 and the Hedgehog Highway guidance DB-SD11-004.

11. Prior to construction work commencing on the pumping station details of the structure/s shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

12. Notwithstanding any details to be agreed regarding tree protection the proposed landscaping of the site shall be in accordance with the Green infrastructure landscape plans GL1575 04B, 05B, 06B, 07B, 08B, 09B, 10B, 11B, 12B, 13B received 16.02.2022.

13. Prior to the commencement of development in line with condition 30 of CHE/19/00131/OUT and notwithstanding the Green infrastructure landscape plans GL1575 04B, 05B, 06B, 07B, 08B, 09B, 10B, 11B, 12B, 13B received 16.02.2022 a detailed Arboricultural Impact Assessment shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

14. 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.

15. Notwithstanding the Culvert details shown on plan 043 Rev P1 and 044 Rev P1 and the Green infrastructure landscape plans GL1575 04B, 05B, 06B, 07B, 08B, 09B, 10B, 11B, 12B, 13B received 16.02.2022, details of proposed works to the central stream corridor, including taking into account the design details of the highway route through the site,

along with an assessment of any impacts from this on water courses and habitats within and beyond the boundaries of the site, and any mitigation measures required, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

16. A scheme of hard and soft landscaping within each plot shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing above slab level for that plot detailing:-

- a) all plant species, planting sizes, planting densities, the number of each species to be planted and plant protection;
- b) finished site levels and contours within each plot;
- c) hard surfacing materials;

Works shall be completed prior to the occupation of each plot. The planting shall take place within the first available planting season prior to the occupation of each plot.

Councillor Paul Mann returned to the meeting.

87 **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/19/00775/FUL	Erection of coffee shop drive-thru restaurant and associated works at Arnold Clark Motorstore, Meltham Lane, Chesterfield S41 7LG for Arnold Clark Automobiles Ltd
CHE/21/00190/FUL	Erection of four 2 bedroomed bungalows at former 9 and 9A Wensley Way, Staveley for Chesterfield Borough Council
CHE/21/00331/REM	Approval of all Reserved Matters for 7 dwellings (following approval of outline planning permission CHE/19/00043/OUT) at

	Moorlea, Ashgate Road, Chesterfield S42 7JE for Bestwick Estates Limited
CHE/21/00495/FUL	Factory extension at Power Systems Ltd, Carrwood Road, Chesterfield Trading Estate, Chesterfield S41 9QB for Power Systems Services Ltd
CHE/21/00553/FUL	Construction of a new bridge crossing the River Doe Lea and construction of a greenway linking to former Markham colliery site from land east of the river at Site of Former Markham Gauging Station, Markham Vale, Markham Lane, Duckmanton for Derbyshire County Council
CHE/21/00588/FUL	Installation of concrete batching plant to support existing manufacturing facility (revised information received 16.12.2021) at Sheepbridge Works, Units 3 and 4 Sheepbridge Lane, Sheepbridge, Chesterfield S41 9RX for Green Piling Limited
CHE/21/00629/FUL	Erection of a steel clad storage building and siting of 2 shipping containers at 22 The Green, Hasland S41 0LJ for Talking Balloons Ltd
CHE/21/00633/FUL	Erection of a two bedroom detached dwelling - Revised drawings received at 41 Cobnar Drive, Newbold, Chesterfield S41 8DB for Mr John Ford
CHE/21/00700/FUL	Proposed new engineer store, bailer room and wall to canopy at Smurfit Kappa Land at M1 Commerce Park, Markham Lane, Duckmanton S44 5HS for Smurfit Kappa
CHE/21/00738/FUL	Single storey front extension at 11 Edwin Avenue, Walton S40 3JD for Mr Brian Harding
CHE/21/00740/FUL	Extension over existing garage and two storey side extension at 4 Glencoe Way, Loundsley

	Green, Chesterfield S40 4PN for Ms Jessica Taylor
CHE/21/00741/FUL	Single story side extension (revised drawings received 21.12.2021) at 18 Branksome Chine Avenue, Hasland, Chesterfield S41 0PX for Mr Stephen Rodd
CHE/21/00753/FUL	First floor side and rear extension (revised Drawing Received 08.12.2021) at 12 Pear Tree Close, Hollingwood, Chesterfield S43 2LU for Mr and Mrs Tracey Payne
CHE/21/00782/FUL	Siting of a portacabin (revised plan received 28.01.2022 showing amended location of portacabin) at Sports Ground, Whitebank Close, Hasland for Bowmen of Chesterfield
CHE/21/00797/COU	Change of use from offices to beauty salon at 187A Sheffield Road, Stonegravels, Chesterfield S41 7JQ for Miss Sandra Attenborough
CHE/21/00816/FUL	Demolition of existing garage and erection of two storey side extension and single storey rear extension at 2 Beechdale Close, Brockwell, Chesterfield S40 4EQ for Mr and Mrs Bower
CHE/21/00856/FUL	Proposed rear and side extension at 16 Miriam Avenue, Somersall, S40 3NF for Mr Bell and Ms Arthurs
CHE/21/00885/FUL	Removal of existing signage, external ATM and night safe and making good where removals affect the building at 2 Stephenson Place, Chesterfield S40 1XP for The NatWest Group plc
CHE/21/00893/FUL	Re-submission of CHE/21/00305/FUL for erection of a single storey extension with mono pitched roof to front of property.at 48 Brushfield

	Road, Holme Hall, Chesterfield S40 4XE for Mr. and Mrs. Jackie Weston
CHE/21/00908/FUL	Two storey rear extension and single storey side extension - re-submission of CHE/21/00350/FUL at 8 Easedale Close, Holme Hall, Chesterfield S40 4XP for Mr Martyn Watkin
CHE/21/00934/TPO	T35 Pine - Prune back to suitable replacement branches to clear the adjacent streetlight at 303 Ashgate Road, Chesterfield S40 4DB for Derbyshire County Council
CHE/22/00050/TPO	Removal of one storm damaged branch off of T18 Sycamore at 134A St Johns Road, Newbold S41 8TW for Arnison Equipment Maintenance Ltd T/A NM Services
CHE/22/00063/TPO	T1 Sycamore fell to near ground level, by sections if necessary, T2 Sycamore fell to near ground level, by sections if necessary, TG3 3 Sycamore remove major deadwood, raise crown over highway where necessary. Monitor for further signs of decline. TG4 3 Sycamore remove major deadwood, raise crown over highway where necessary. Monitor for further signs of decline. T5 Ash fell to ground level. T6 Ash remove Major deadwood, raise crown over highway where necessary. Monitor for further signs of decline. T7 Ash remove major deadwood, raise crown over highway where necessary. Monitor for further signs of decline. TG8 5 Ash Fell 4 trees to near ground level, reduce 1 tree to 1metre above the woodpecker hole and leave as a habitat at Ryecroft Farm, unnamed road from Station Road to Ryecroft Farm, Chesterfield S43 1LR for Mr Simon Parker
CHE/22/00070/TPO	Horse Chestnut (Tree T2) recommendation to fell tree due to significant decay by arborist.

Replacement tree would be planted on site at Chesterfield Lawn Tennis Club, Hawksley Avenue, Chesterfield S40 4TW for Chesterfield Lawn Tennis Club

(b) Refusals

CHE/21/00143/OUT	Outline permission for residential development of two dwellings at the rear of 66 South Street North, New Whittington S43 2AB for Rawsons Residential Renovations Ltd
CHE/21/00287/FUL	Demolition of existing single storey extension and replacement with larger single storey rear extension (description amended 17/05/21 and 09/06/21) at 37 Wharf Lane, Chesterfield Derbyshire S41 7NE for Mr Michael Hill
CHE/21/00604/RET	Erection of a single pole for a short wave antenna at 6 Boulton Close, Holme Hall, Chesterfield S40 4XJ for Mr John Daramy
CHE/21/00761/OUT	Outline planning for up to 3 eco single storey dwellings (amended description 22/11/21) at The Dumbles, Inkersall Green Road, Inkersall S43 3HA for Mrs Blankley
CHE/21/00798/REM	Reserved matters for the erection of a detached house at Four Poplars, Rectory Road, Duckmanton S44 5JS for Mrs M Wheelwright
CHE/21/00900/TEL	5G telecommunications installation including 20m high street pole, wrap around cabinet, commscape bowler cabinet, ac transmission cabinet and equipment cabinet at Site Adj. St Columba's Church, Inkersall Green Road, Inkersall S43 3SE for CK Hutchison Networks (UK) Ltd
CHE/21/00909/FUL	Erection of a detached garage - resubmission

of CHE/21/00531/FUL at 1 Oakfield Avenue,
Chesterfield S40 3LE for Mr Ian Hooper

(c) Conditional Consent for Non-material Amendment

CHE/22/00017/NMA	Non-material amendment to CHE/17/00530/FUL to change the roof design and remove stone quoin detailing to entrance door of approved extension to lounge and porch at front of property at 196 Ashgate Road, Chesterfield S40 4AL for Mr M Lees
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(d) CLOPUD granted

CHE/21/00890/CLO	Single storey side extension at 24 Handley Road, New Whittington, Chesterfield S43 2EE for Mrs Emma Alderton
CHE/21/00916/CLO	Constructing a single storey rear extension to provide a larger kitchen area at 186 Hady Lane, Hady, Chesterfield S41 0DE for Mr Ian Reddish
CHE/21/00927/CLO	Single story side extension at 331 Manor Road, Brimington S43 1NU for Mr and Mrs Pemberton

(e) Withdrawn

CHE/22/00042/FUL	Creation of vehicular access and driveway at 29 Rockley Close, Grangewood S40 2NW for Mr Andrew White
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88 APPLICATIONS TO FELL OR PRUNE TREES (P620D)

*The Development Management and Conservation Manager reported that pursuant to the powers delegated to him he had determined the under-mentioned applications in respect of:-

(a) The felling and pruning of trees:-

CHE/22/00050/TPOEXP	Consent is granted to the pruning of one
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Sycamore tree reference T18 on the Order map for Mr Miller of 134a St Johns Road, Newbold

CHE/21/00934/TPO

Consent is granted to the pruning of one Pine tree reference T35 on the Order map for Derbyshire County Council and located to the frontage of 303 Ashgate Road, Ashgate.

CHE/21/00063/TPO

Consent is granted to the felling of 5 Ash trees within A1 leaving one as a standing habitat for woodpeckers and 2 Sycamore trees reference T1 & T2 on the Order Map.

Consent is also granted to the pruning of 6 Sycamore trees within G1 and 2 Ash trees within G3 on the Order map for Underwood Tree Care at the gateway entrance to the derelict Brookside Farm off Chesterfield Road, north of the exit of Brimington Crematorium.

CHE/22/00070/TPO

Consent is granted to the felling of one Horsechestnut tree reference T2 on the Order map at the Chesterfield Lawn Tennis Club.

89 **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.

90 **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.