

PLANNING COMMITTEE**Monday, 28th February, 2022**

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors D Collins
Barr
Bingham
Brady
Catt

Councillors Davenport
Miles
Borrell
G Falconer

*Matters dealt with under the Delegation Scheme

91 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Callan, Gilby and Marriott.

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

No declarations of interest were received.

**93 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/21/00801/FUL & CHE/21/00802/LBC - REFURBISHMENT, ALTERATION AND EXTENSION OF THE GRADE II LISTED STEPHENSON MEMORIAL HALL – POMEGRANATE THEATRE, MUSEUM & ART GALLERY – TO CREATE AN INTEGRATED CULTURAL CENTRE THROUGH THE INTERGRATION OF THE EXISTING THEATRE AUDITORIUM AND MUSEUM SPACES AT

CORPORATION STREET, CHESTERFIELD FOR BAUMAN LYONS
ARCHITECTS obo CHESTERFIELD BOROUGH COUNCIL.

In accordance with Minute No. 299 (2001/2002) Mrs Janet Murphy (objector), Mr John Dickinson (representations on the proposals), and Councillor Sarvent (Cabinet Member for Town Centres and Visitor Economy) addressed the meeting. Mr Simon Maddy (applicant's architect) and Mr Anthony Radford (applicant Cultural Services Manager) answered questions from the committee.

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

CHE/21/00801/FUL

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

SMH-BLA-A-DR-ZZ-ZZ-001-P01-1:1250 Location Plan
SMH-BLA-A-DR-ZZ-ZZ-002-P01-1:200 Existing Site Plan
SMH-BLA-A-DR-ZZ-ZZ-100-P01-1:200 Proposed Site Plan
SMH-BLA-A-DR-NA-LG-015-P02-Lower Ground GA Existing
SMH-BLA-A-DR-NA-UG-016-P02-Upper Ground GA Existing
SMH-BLA-A-DR-NA-01-017-P02-First Floor Mezzanine GA Existing
SMH-BLA-A-DR-NA-02-018-P02-Second Floor GA Existing
SMH-BLA-A-DR-NA-RF-020-P01-Roof Plan Existing
SMH-BLA-A-DR-NA-03-019-P02-Grid Floor GA Existing
SMH-BLA-A-DR-NA-RF-025-P02-Lower Ground Interventions
SMH-BLA-A-DR-NA-RF-026-P02-Upper Ground Interventions
SMH-BLA-A-DR-NA-01-027-P02-First Floor Mezzanine Interventions
SMH-BLA-A-DR-NA-01-028-P02-Second Floor Interventions

SMH-BLA-A-DR-NA-01-030-P02-Roof Floor Interventions
SMH-BLA-A-DR-ZZ-ZZ-035-P01-Existing North Elevation
SMH-BLA-A-DR-ZZ-ZZ-036-P01-Existing East and West Elevations
SMH-BLA-A-DR-ZZ-ZZ-037-P01-Existing South Elevation
SMH-BLA-A-DR-ZZ-ZZ-040-P01-North Elevation - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-041-P01-East and West Elevations - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-042-P01-South Elevation - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-050-P01-S-01 Corporation Street Section
SMH-BLA-A-DR-ZZ-ZZ-051-P01-S-02 Auditorium Long Section
SMH-BLA-A-DR-SMG-ZZ-053-P01-S-A-St Mary's Gate Section
SMH-BLA-A-DR-ZZ-ZZ-055-P01- S-C-Auditorium Short Section
SMH-BLA-A-DR-NA-LG-110-P08-Lower Ground GA Proposed
SMH-BLA-A-DR-NA-UG-111-P09-Upper Ground GA Proposed
SMH-BLA-A-DR-NA-01-112-P09-First Floor Mezzanine GA Proposed
SMH-BLA-A-DR-NA-02-113-P08-Second Floor GA Proposed
SMH-BLA-A-DR-NA-03-114-P03-Grid Floor GA Proposed
SMH-BLA-A-DR-NA-RF-115-P03-Roof GA Proposed
SMH-BLA-A-DR-ZZ-ZZ-220-P01-Proposed North Elevation
SMH-BLA-A-DR-ZZ-ZZ-221-P01-Proposed East and West Elevations
SMH-BLA-A-DR-ZZ-ZZ-222-P01-Proposed South Elevation
SMH-BLA-A-DR-NA-ZZ-250-P03-S-01 Corporation Street Section
SMH-BLA-A-DR-NA-ZZ-251-P03-S-02 Auditorium Long Section
SMH-BLA-A-DR-SMG-ZZ-253-P02-S-A-St Mary's Gate Section
SMH-BLA-A-DR-SBL-ZZ-255-P02- S-C-Auditorium Short Section
1620009278-RAM-ZZ-XX-DR-S-00015 – PO1
1620009278-RAM-ZZ-XX-DR-S-00016 – PO1
1620009278-RAM-ZZ-LG-DR-S-00100 – PO2
1620009278-RAM-ZZ-00-DR-S-00101 – PO2
1620009278-RAM-ZZ-01-DR-S-00102 – PO2
1620009278-RAM-ZZ-02-DR-S-00103 – PO2
1620009278-RAM-ZZ-03-DR-S-00104 – PO2
1620009278-RAM-ZZ-ZZ-DR-S-00110 – PO2
1620009278-RAM-ZZ-XX-DR-S-00200 – PO2
1620009278-RAM-ZZ-ZZ-DR-S-00201- PO2
4038-0001-topographical survey

3. No construction works on the Station Back Lane extension to the building shall commence until:

a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

4. Prior to the new Station Back Lane extension to the building being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

5. Development shall not commence on the Station Back Lane extension to the building until a site investigation / phase 2 report for that area of the site has been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

The site investigation / Phase 2 report shall document the ground conditions of the site and establish the full extent, depth and cross-section, nature and composition of any contamination. Chemical analysis, identified as being appropriate by the phase 1 desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods and all technical data shall be submitted to the Local Planning Authority.

A detailed scheme of remedial works shall be submitted if the investigation reveals the presence of contamination and the scheme shall

include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed.

If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

The extension hereby approved shall not be brought into use until a written Validation Report confirming that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

6. Development shall not commence on the Station Back Lane extension to the building until investigations to confirm the location and depth of the tunnel in relation to the site together with any mitigating implications for the extension proposed has been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority. The development shall only proceed in accordance with the details which have been agreed.

7. 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. The development shall proceed in accordance with the agreed Employment and Training Scheme.

8. Before the ordering of any 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.

9. Within 2 months of the commencement of the development hereby approved, a scheme for biodiversity and ecological enhancement measures to be installed/integrated into the development site shall be submitted to the local planning authority for consideration. The agreed ecological enhancement measures shall thereafter be carried out as part of the development and which shall thereafter be retained and maintained throughout the life of the development.

10. Prior to the use of the mechanical ventilation system to be installed in the building full details of the proposed means of mitigating noise shall be submitted to the Local Planning Authority for consideration. The details subsequently agreed in writing by the local planning authority shall be carried out as approved as part of the approved development and which shall be retained as such thereafter.

11. Prior to any works to reinstate the pavements in connection with the removal of the ramps and steps to the existing theatre and museum entrances, full details shall be submitted to the local planning authority for consideration. The works shall then be carried out in accordance with those details which have been agreed in writing.

12. Prior to the commencement of the development on the extensions to Station Back Lane and Corporation Street, 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 carried out in accordance with those details which have been agreed in writing and which shall be retained as such thereafter.

13. The development hereby approved shall not take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period on any particular phase or area of the site. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. transportation of materials to the site;
- c. loading and unloading of plant and materials;

- d. storage of plant and materials used in constructing the development;
- e. the erection and maintenance of security fencing including and decorative displays and facilities for public viewing, where appropriate;
- f. measures to control the emission of dust and dirt during construction and
- g. a scheme for recycling/disposing of any waste resulting from demolition and construction works.

14. Prior to the installation of the highway pavement changes at the new main entrance to the building full details including materials of construction shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site prior to the opening of the new museum/theatre building and which shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

15. Prior to any works being undertaken to install solar panels on the south facing roof slope, full details and specifications including cross sections to show how the panels will sit on the new roof shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

16. Prior to the installation of any external lighting scheme, full details and specifications of the lighting units and their positioning shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

17. Prior to the works commencing associated with the Corporation Street extension, full details and specifications of the means of surface water disposal from the roof of the extension shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

18. Prior to the works commencing associated with the Corporation Street extension, full details including cross sectional information showing the relationship between the new extension and the retained four gables shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

19. Prior to the works commencing associated with the infilling of external voids, full details and specifications of the means of bricking up shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

CHE/21/00802/LBC

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

SMH-BLA-A-DR-ZZ-ZZ-001-P01-1:1250 Location Plan
SMH-BLA-A-DR-ZZ-ZZ-002-P01-1:200 Existing Site Plan
SMH-BLA-A-DR-ZZ-ZZ-100-P01-1:200 Proposed Site Plan
SMH-BLA-A-DR-NA-LG-015-P02-Lower Ground GA Existing
SMH-BLA-A-DR-NA-UG-016-P02-Upper Ground GA Existing
SMH-BLA-A-DR-NA-01-017-P02-First Floor Mezzanine GA Existing
SMH-BLA-A-DR-NA-02-018-P02-Second Floor GA Existing
SMH-BLA-A-DR-NA-RF-020-P01-Roof Plan Existing
SMH-BLA-A-DR-NA-03-019-P02-Grid Floor GA Existing
SMH-BLA-A-DR-NA-RF-025-P02-Lower Ground Interventions
SMH-BLA-A-DR-NA-RF-026-P02-Upper Ground Interventions

SMH-BLA-A-DR-NA-01-027-P02-First Floor Mezzanine Interventions
SMH-BLA-A-DR-NA-01-028-P02-Second Floor Interventions
SMH-BLA-A-DR-NA-01-030-P02-Roof Floor Interventions
SMH-BLA-A-DR-ZZ-ZZ-035-P01-Existing North Elevation
SMH-BLA-A-DR-ZZ-ZZ-036-P01-Existing East and West Elevations
SMH-BLA-A-DR-ZZ-ZZ-037-P01-Existing South Elevation
SMH-BLA-A-DR-ZZ-ZZ-040-P01-North Elevation - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-041-P01-East and West Elevations - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-042-P01-South Elevation - Fabric Repairs
SMH-BLA-A-DR-ZZ-ZZ-050-P01-S-01 Corporation Street Section
SMH-BLA-A-DR-ZZ-ZZ-051-P01-S-02 Auditorium Long Section
SMH-BLA-A-DR-SMG-ZZ-053-P01-S-A-St Mary's Gate Section
SMH-BLA-A-DR-ZZ-ZZ-055-P01- S-C-Auditorium Short Section
SMH-BLA-A-DR-NA-LG-110-P08-Lower Ground GA Proposed
SMH-BLA-A-DR-NA-UG-111-P09-Upper Ground GA Proposed
SMH-BLA-A-DR-NA-01-112-P09-First Floor Mezzanine GA Proposed
SMH-BLA-A-DR-NA-02-113-P08-Second Floor GA Proposed
SMH-BLA-A-DR-NA-03-114-P03-Grid Floor GA Proposed
SMH-BLA-A-DR-NA-RF-115-P03-Roof GA Proposed
SMH-BLA-A-DR-ZZ-ZZ-220-P01-Proposed North Elevation
SMH-BLA-A-DR-ZZ-ZZ-221-P01-Proposed East and West Elevations
SMH-BLA-A-DR-ZZ-ZZ-222-P01-Proposed South Elevation
SMH-BLA-A-DR-NA-ZZ-250-P03-S-01 Corporation Street Section
SMH-BLA-A-DR-NA-ZZ-251-P03-S-02 Auditorium Long Section
SMH-BLA-A-DR-SMG-ZZ-253-P02-S-A-St Mary's Gate Section
SMH-BLA-A-DR-SBL-ZZ-255-P02- S-C-Auditorium Short Section
1620009278-RAM-ZZ-XX-DR-S-00015 – PO1
1620009278-RAM-ZZ-XX-DR-S-00016 – PO1
1620009278-RAM-ZZ-LG-DR-S-00100 – PO2
1620009278-RAM-ZZ-00-DR-S-00101 – PO2
1620009278-RAM-ZZ-01-DR-S-00102 – PO2
1620009278-RAM-ZZ-02-DR-S-00103 – PO2
1620009278-RAM-ZZ-03-DR-S-00104 – PO2
1620009278-RAM-ZZ-ZZ-DR-S-00110 – PO2
1620009278-RAM-ZZ-XX-DR-S-00200 – PO2
1620009278-RAM-ZZ-ZZ-DR-S-00201- PO2

4038-0001-topographical survey

3. Before the ordering of any 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.

4. Prior to any alteration of the new main entrance to the building and the associated lift installation a fully detailed scheme showing how the alterations impact on the Victorian wall tiles and how they are to be altered in the new scheme shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site and which shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

5. Prior to the installation of the highway pavement changes at the new main entrance to the building full details including materials of construction shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site prior to the opening of the new museum/theatre building and which shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

6. Prior to any works being undertaken to alter the existing museum entrance door into a window full details, including cross sections of the new window re-instated walling beneath, shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

7. Prior to any works being undertaken to install the new double glazed metal framed window units to replace the polycarbonate cladding to the exterior of the former Council Chamber room window fronting Station Back Lane, including cross sections of the new units in relation to the

existing windows, shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

8. Prior to any works being undertaken to clean the exterior of the building, full details of the cleaning methodology proposed to be used shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

9. Prior to any repointing works being undertaken to the building a full specification including means of raking out, mortar mix and pointing finish including a small test control panel to be provided, shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and repointing works should only progress in accord with the agreed test panel on site.

10. Prior to any works being undertaken to install solar panels on the south facing roof slope, full details and specifications including cross sections to show how the panels will sit on the new roof shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

11. Prior to the installation of any external lighting scheme, full details and specifications of the lighting units and their positioning shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

12. Prior to the works commencing associated with the Corporation Street extension, full details and specifications of the means of surface water disposal from the roof of the extension shall be submitted to the Local Planning Authority for consideration. Only those details which receive the

written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

13. Prior to the works commencing associated with the Corporation Street extension, full details including cross sectional information showing the relationship between the new extension and the retained four gables shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

14. Prior to the works commencing associated with the infilling of external voids, full details and specifications of the means of bricking up shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme and which shall be retained as such thereafter.

15. Prior to any works being undertaken to install backlighting to the auditorium windows, full details and specifications including cross sections to show how the units will provided and accessed for maintenance shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

16. Prior to any works being undertaken to alter or remove the roof tie rod within the auditorium, full details, specifications and structural calculations, including any mitigating alteration to the structural roof timbers shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

17. Prior to any works being undertaken to alter the arched heads to the blocked windows in the west wall of the Auditorium, full details shall be submitted to the Local Planning Authority for consideration. Only those

details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

18. Prior to any works being undertaken to alter the circle balcony within the auditorium, full details, specifications and structural calculations, including detail of the soffit, supporting columns and precisely how the decorative edge frieze will be reused as part of the new scheme shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

19. Prior to any works being undertaken within the auditorium stalls, full details shall be provided showing how the proposed works impact on the original hall floor and where any of the original floor can be retained as part of the scheme shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

20. Prior to any works being undertaken to create new openings through existing masonry for new doorways and openings, full details including specifications and cross section information shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site as part of the scheme.

21. Prior to the installation of any new doors or screens in the building, full details, including specifications and cross sectional information of the new doors and screens shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written approval of the Local Planning Authority shall be installed in the building as part of the scheme and which shall be retained as such thereafter.

22. Prior to any works to remove the original library racks from within the upper floor of the existing museum store, a scheme for their potential reuse within the building shall be submitted to the Local Planning Authority for consideration. Only those details which receive the written

approval of the Local Planning Authority shall be carried out on site as part of the scheme.