

PLANNING COMMITTEE

Monday, 4th April, 2022

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors	D Collins	Councillors	T Gilby
	Barr		Miles
	Bingham		Marriott
	Brady		Borrell
	Davenport		

*Matters dealt with under the Delegation Scheme

102 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Callan, Catt, Caulfield and Falconer.

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

No declarations of interest were received.

104 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 14 March, 2022 be signed by the Chair as a true record.

105 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/21/00570/FUL - ERECTION OF THREE, DETACHED, SPLIT LEVEL DWELLINGS WITH ASSOCIATED PARKING COURTYARDS AND LANDSCAPING AT LAND BETWEEN GEORGE STREET AND VICTORIA STREET NORTH, BROOMHILL ROAD, OLD WHITTINGTON FOR BLAIR HOLDINGS LTD

In accordance with Minute No. 299 (2001/2002) Susan Hodson (objector) addressed the meeting.

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. The development hereby approved shall only be carried out in full accordance with the approved plans and documents (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).

Location Plan, drawing number 21-021-PL00 (dated 26.07.2021)

Proposed Site Layout to Account for Planning & Highways Comments - 47m Splays / 12m Separation, drawing number 21-021-PL02 Revision B (Dated 18.02.2022)

Existing Site / Topo Survey, drawing number 21-021-PL01 Revision A (Dated 24.01.2022)

Proposed Landscaping & Boundaries, drawing number 21-021-PL03 Revision A (Dated 24.01.2022)

Proposed Levels & Drainage, drawing number 21-021-PL04 Revision A (Dated 24.01.2022)

Proposed Site Containment Plan, drawing number 21-021-PL05 Revision A (Dated 24.01.2022)

Proposed House Floor Plans, drawing number 21-021-PL06 Revision A (Dated 24.01.2022)

Proposed Elevations - Front & Rear, drawing number 21-021-PL07 Revision A (Dated 24.01.2022)

Proposed Elevations – Sides, drawing number 21-021-PL08 Revision A (Dated 24.01.2022)

3. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;
- b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;
- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;
- e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';
- f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

4. Before any other operations are commenced on site a new vehicular access including associated engineering works shall be formed to Broomhill Road in accordance with the approved application drawings and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, to the extremities of the site frontage abutting the highway in both directions. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) [above ground level in case of junction] relative to adjoining nearside carriageway channel level.

5. Space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles in accordance with drawing Site Containment Plan, drawing number 21-021-PL05 Revision A, laid out, constructed and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

6. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 3 (three) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

7. The hedgerow to the full length of the south boundary of the site with 6 George Street shall be retained for the life of the development at a minimum height of 1.8 metres as measured from site ground level or a scheme for its replacement with a 1.8 metre high screen shall be submitted to the local planning authority for consideration and written approval. Only the screening/planting which receives written approval from the local planning authority shall be installed on site and thereafter retained as such in perpetuity.

On the basis that the hedge is to be retained as indicated in the application documents, a scheme for the protection of the hedgerow shall be submitted to the Local Planning Authority for written approval. The scheme shall include (not limited to) protective fencing to create an approved protection zone. The approved protective fencing shall be installed before the development is commenced and thereafter retained until such completion of the development to the satisfaction of the Local Planning Authority. There shall be no excavation, raising/lowering of existing ground level, no building or engineering operations carried out, no storage of materials or equipment within the agreed protection zone.

8. Following construction of the access and before any other works take place details of all finished floor levels and spot levels across the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the detail as approved.

9. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time 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.

10. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with detailsⁱ submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved surface water drainage works.

11. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

12. Precise specifications or samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

13. Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2019. Such approved measures shall be implemented in full and maintained thereafter. The plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

integrated bat box in one dwelling.

integrated swift box in each dwelling.

fencing gaps 130 mm x 130 mm in rear garden fences to maintain connectivity for hedgehogs.

summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

14. Notwithstanding the submitted details no development above floor-slab/D.P.C level shall take place until details for the treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season

after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a. a scaled plan showing trees and plants to be planted including species and planting density. The plan shall include indications of all existing trees, hedgerows and other vegetation on the land to be retained and detail measures for the protection of retained vegetation during the course of development, including details of ecologically beneficial landscaping to provide a biodiversity enhancement.
- b. proposed hardstanding surfacing materials and shall include elevational drawings of boundary treatments including materials, types of fencing and treatment/colour.
- c. a schedule detailing sizes and numbers of all proposed trees/plants
- d. Sufficient specification to ensure successful establishment and survival of new planting.

15. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

16. 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.

17. The development the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking and manoeuvring of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. A residential charging point shall be provided for each new dwelling with an IP65 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 vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

19. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it.

20. There shall be no gates or other barriers on the shared access/driveway.

21. Prior to the development hereby permitted being occupied/brought into use the first floor window to the side (west) elevation of Plot 3 facing towards George Street shall be installed with obscure glazing and with no opening part being less than 1.7 metres above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington. Once installed the glazing shall be retained as such thereafter.

B. That a CIL liability notice be served for £20,692 as per section 5.13 of the officer's report.

CHE/20/00801/FUL - RESIDENTIAL DEVELOPMENT OF 9 DWELLINGS (REVISED LAYOUT AND DESCRIPTION 19.01.2022) AT LAND SOUTH OF POOLSBROOK SCHOOL, COTTAGE CLOSE, POOLSBROOK FOR ADC PROPERTIES 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. 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).

Location Plan 20-812-12 received 20.11.2020

Amended plans received 03.08.2021 (in relation to house types A, C, D and E(b) (in relation to plots 8 and 9) only.

Site Layout Plan 20-812-01E received 23.03.2022

Street scene plan 20-812 7 Rev A

Plot 3 house type E (a) (plot 3 only) 20-812-005 received 23.03.2022

Plot 4 house type E (a) (plot 4 only) 20-812-007 received 23.03.2022

Drainage Strategy dated October 2021 received 22.10.2021

Coal Mining Risk Assessment received 20.01.2021

Ecological Appraisal received 11.01.2021

3. 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.

4. A residential electric vehicle charging point shall be provided for each new dwelling with an IP65 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 vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

5. 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.

6. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.

7. Prior to the plot 1 hereby permitted being occupied the south-eastern side of the bay to the first floor window within the front elevation gable of Plot 1 shall be installed with obscure glazing and with no opening part being less than 1.7 metres above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington - Privacy Level 4 or an equivalent product. Once installed the glazing shall be retained as such thereafter.

8. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;

b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;

c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;

e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';

f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

9. a) Prior to installation, details of a proposed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) All works shall be fully implemented in accordance with the approved scheme before first occupation.

10. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

11. 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 that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate not to exceed 3.5 litres per second.

12. No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow 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.

13. Prior to the occupation of the development, or it 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.

14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees on the neighbouring land, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.

- c) Details of construction within the RPA or that may impact on the neighbouring retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of any root pruning The development thereafter shall be implemented in strict accordance with the approved details.

15. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) details of all boundary treatments to include hedgehog gaps
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) use within tree Root Protection Areas (RPAs);

- 4) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 5) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. All soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

16. Prior to occupation of the dwellings hereby approved details of the locations of appropriate ecological enhancements in the form of bat boxes and sparrow terraces, shall be submitted to and agreed in writing by the Local Planning Authority, the agreed details shall be installed on site within one month of completion of the development and shall be retained on the dwellings repaired and replaced as necessary.

17. Before any other operations are commenced, excluding construction of any temporary access, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out, constructed and retained free from any impediment to their designated use throughout the construction period.

18. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

19. No development shall take place including any works of demolition until a construction management plan or construction method statement 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 but not necessarily be restricted to the following as appropriate:-

Parking of vehicles of site operatives and visitors
Routes for construction traffic, including abnormal loads/cranes etc.
Hours of operation – with deliveries being avoided during school drop off/pick up time.
Method of prevention of debris being carried onto highway.
Pedestrian and cyclist protection.
Proposed temporary traffic restrictions.
Arrangements for turning vehicles.

20. Before any other operations are commenced a new vehicular and pedestrian access shall be formed to Cottage Close in accordance with the revised application drawing and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in both directions for the main access and fronting parking spaces and 2.4 metres x 43 metres in the non-critical direction and 2.4 metres to the bend in Cottage Close in the critical direction from the driveway to Plot 1 measured along the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1 metre in height (0.6 metre in the case of vegetation) relative to adjoining nearside carriageway channel level.

21. The 'main' access to the development, the driveway to Plot 1 and the parking spaces directly off Cottage Close shall be provided with 2m x 2m x 45° pedestrian intervisibility splays, to the rear of the highway, prior to the occupation of the dwellings. The splay areas shall be maintained throughout the life of the development clear of any object greater than 0.6 metre in height relative to the footway level.

22. No dwelling shall be occupied until space has been laid out within the site in accordance with the revised application drawing for cars to be parked (parking space 2.4m x 5.5m clear of any shared/manoeuvring area) and for vehicles to turn (including smaller service/delivery vehicles) so that they may enter and leave the site in a forward gear. Once provided, such spaces shall be maintained free from any impediment to their designated use.

23. 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) There shall be no gates or other barriers installed on the access or driveways.

24. The proposed access to Cottage Close shall be no steeper than 1:20 for the first 5m from the nearside highway boundary and 1:14 thereafter. Individual drives shall be no steeper than 1:14.

25. No development shall be commenced 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 a private management and maintenance company has been established.

26. 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 additional windows installed into the upper floor side elevations of any of the dwellings hereby approved or the ground floor side elevations of plots 1 and 2 without the grant of further specific planning permission from the Local Planning Authority.

27. Details of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

28. Prior to the occupation of the first dwelling details of the management of the shared spaces including the highway shall be submitted to and agreed in writing by the Local Planning Authority.

29. 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. Drainage Strategy Report dated October 2021, Doc Ref: ADC-1571-01-DS-001 “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.

30. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.

31. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority 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 Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

32. 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).

B. That a CIL liability notice be served for £22,246 as per section 5.13 of the officer's report.

CHE/21/00446/FUL - ERECTION OF A RESIDENTIAL DWELLING -
REVISED DRAWINGS RECEIVED 05.10.2021 AND 18/01/22. LAND
ADJACENT 5 MARY ANN STREET, SHEEPBRIDGE, CHESTERFIELD
for MR DAVE ROBERTS

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. The development hereby approved shall only be carried out in full accordance with the approved plans and documents (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).

Site Location Plan and Site plan (submitted 18/01/22)

Proposed Floor plans (submitted 18/01/22)

Proposed Elevations (submitted 18/01/22)

3. The development hereby permitted shall not commence until a scheme which demonstrates that the development has secured a lawful right of vehicular access off Mary Ann Street in perpetuity, has been submitted to and approved in, writing by, the Local Planning Authority.

4. No development above floor-slab/D.P.C level shall take place until a scheme (including a programme of implementation and maintenance) to demonstrate a net measurable gain in biodiversity through the development, shall have been submitted to and approved in writing by the Local Planning Authority. (The agent for the scheme stated that 1 bat box and 2 bird boxes; this is not considered satisfactory for the scheme, with replacement tree and shrub planting required on site, additional details shall include:

- a) a scaled plan showing the trees and plants to be planted:
- b) a scaled plan showing the trees and plants to be removed:
- c) proposed hardstanding and boundary treatment (including details of variations to levels on site):
- d) a schedule detailing species (to encourage wildlife), sizes and numbers of all proposed trees/plants
- e) Sufficient specification to ensure successful establishment and survival of new planting.
- f) Details of the types of bird boxes, bat boxes and bee bricks that are proposed.

Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

The net measurable gain shall be implemented, retained and maintained thereafter in accordance with the scheme and programme so approved.

5. Prior to occupation of the development hereby approved, details of any floodlighting and uplighting shall be submitted to and approved by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. The details shall be implemented in accordance with those approved and should ensure that the light falls wholly within the curtilage of the site and does not significantly impact upon wildlife in the area.

6. A. Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

I. A desktop study/Phase 1 report documenting the previous land use history of the site.

II. A site investigation/phase 2 report where the previous use of the site indicates contaminative use(s). The site investigation/phase 2 report shall document the ground conditions of the site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of contamination. Ground gas, ground water and chemical analysis, identified as being appropriate desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.

III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas or other contamination. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.

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

C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

7. Work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

8. A residential charging point shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

9. The 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.

10. Before 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.

11. No development shall take place including any works of demolition until a construction management plan or construction method statement 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 but not necessarily be restricted to the following as appropriate.

Parking of vehicles of site operatives and visitors
Routes for construction traffic, including abnormal loads/cranes etc
Method of prevention of debris being carried onto highway
Pedestrian and cyclist protection
Proposed temporary traffic restrictions
Arrangements for turning vehicles

12. At the commencement of operations on site (excluding demolition/site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

13. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of residents' vehicles (each space measuring a minimum of 2.4m x 5.5m), located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the garage to be provided in connection with the development shall not be used other than for the parking of vehicles except with the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.

15. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 (as amended) there shall be no extensions, outbuildings or garages constructed, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority.

16. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

17. The development shall include a scheme for the provision of surface water run-off on site, either via the use of a SUDs channel or permeable block paving. If this is not possible the applicant is required to contact the Local Planning Authority to discuss alternative options; and then not complete works until an alternative solution has been agreed in writing by the LPA. The scheme shall incorporate sustainable drainage principles and shall be implemented in full.

18. The development shall not commence above floor-slab/D.P.C level until details of a sustainable drainage scheme have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority. This shall any include the calculations of soakaway rates on site.

B. That a CIL liability notice be served for £14,237 as per section 6.8 of the officer's report.

CHE/21/00694/FUL – CONSTRUCTION OF 4 TWO BED APARTMENTS WITH ASSOCIATED PARKING AND AMENITY SPACE LAND ADJACENT TO 65 ST JOHNS ROAD FOR HARDWICK NOMINEES 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. The development hereby approved shall only be carried out in full accordance with the approved plans and documents (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).

Proposed development site layout and location plans, drawing reference S-L/PLAN/ST JOHNS RD/ (received 19.12.2021)

Proposed Elevations, drawing reference ST-JOHNS RD/ELV/ (received 07.03.2022)

Proposed floor layout, drawing reference PLANS/ST JOHNS RD (received 07.03.2022)

Cross sectional elevational drawings, drawing reference CR/SEC/ST JOHNS/ (received 07.03.2022)

Cross sectional drawing showing existing levels with new development, drawing reference LEVEL'S/ST JOHN (received 16.09.2021)

3. a) Prior to work commencing on site, the application site shall be subjected to a detailed scheme for the investigation and recording of

contamination and a report has been submitted to and approved in writing by the Local Planning Authority;

- b) Prior to works commencing on site, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;
- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;
- e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';
- f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

4. The development hereby permitted shall not commence until a scheme which demonstrates that the development has secured a lawful right in perpetuity to carry out works to the existing vehicular access has been submitted to and approved in writing by the Local Planning Authority.

5. Before any other operations are commenced, the existing vehicular access to St Johns Road shall be improved in accordance with the application drawing and provided with visibility sightlines extending from a point 2.4m from the carriageway edge to the extremities of the site frontage abutting the highway. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) [above ground level in case of junction] relative to adjoining nearside carriageway channel level.

6. No development shall take place including any works of demolition until a construction management plan or construction method statement 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 but not necessarily be restricted to the following as appropriate.

Parking of vehicles of site operatives and visitors

Routes for construction traffic, including abnormal loads/cranes etc

Method of prevention of debris being carried onto highway

Pedestrian and cyclist protection

Proposed temporary traffic restrictions

Arrangements for turning vehicles

7. At the of operations on site space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

8. Prior to development shall commence until; a) a scheme of intrusive 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 safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

9. Prior to the occupation of the development, or it 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

10. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0800 and 1800 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time 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.

11. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with detailsⁱⁱ submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved surface water drainage works.

12. Precise specifications or samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

13. Prior to the occupation of the hereby approved development biodiversity enhancement measures as detailed in 'Biodiversity Enhancement Strategy' by ML-Ecology (report dated 15.12.2021) and drawing 'Land Adj 65 St Johns Road–Biodiversity Enhancement Strategy 2112/03-MLE-01' shall be implemented in full and maintained thereafter

14. No development above floor-slab/D.P.C level shall take place until details for the treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a. a scaled plan showing trees and plants to be planted including species and planting density. The plan shall include details of ecologically beneficial landscaping to provide a biodiversity enhancement.
- b. proposed hardstanding surfacing materials and shall include elevational drawings of boundary treatments including materials, types of fencing and treatment.
- c. a schedule detailing sizes and numbers of all proposed trees/plants
- d. Sufficient specification to ensure successful establishment and survival of new planting.

15. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development

whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

16. 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.

17. The development the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking and manoeuvring of residents vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. Details of secure cycle parking and storage shall be submitted to the Local Planning Authority for written approval. The approved cycle parking shall be installed prior to the occupation of the development and thereafter retained in perpetuity.

19. A residential charging point shall be provided for each new dwelling with an IP65 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 vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

20. There shall be no gates or other barriers on the shared access/driveway or parking area.

B. That a CIL liability notice be served for £17,810 as per section 5.13 of the officer's report.

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/21/00208/FUL | internal alterations and external alterations including the installation of log burning flue, replacement of existing windows and creation of a new window opening and blocking up kitchen door opening at Ashton Lodge, 28 Abercrombie Street S41 7LW for Mr Andrew Bird |
| CHE/21/00209/LBC | Listed Building Consent for internal alterations and external alterations including the installation of log burning flue, replacement of existing windows and creation of a new window opening and blocking up kitchen door opening at Ashton Lodge, 28 Abercrombie Street, Chesterfield S41 7LW For Mr Andrew Bird |
| CHE/21/00418/FUL | Removal of existing outbuildings and construction of two storey rear extension (revised drawings received 06.09.2021) at 145 Station Road, Brimington S43 1LJ for Rob Carlin |
| CHE/21/00438/FUL | Two-storey Urgent Care and Emergency Department extension to existing hospital at Chesterfield and North Derbyshire Royal Hospital Chesterfield Road, Calow S44 5BL for Ryan McCormack |
| CHE/21/00484/REM | Variation of condition 2 (use of timber cladding instead of stone for garages) and removal of condition 10 as wildlife habitat already demolished) of CHE/18/00764/FUL -
Redevelopment of a previously developed site for 2. 'self-build' dwellings and garages at Oldfield Farm, Wetlands Lane, Brimington S43 1QG for Mr |

and Mrs Walters

- CHE/21/00732/FUL Dormer loft conversion Including raising ridge by 1m and full render of property and demolition of existing garage and erection of rendered self-contained annexe for a dependent relative. Single Storey Rear Extension (Permitted Development) at 4 Woodland Walk, Holme Hall ,Chesterfield S40 4YB for Mrs J Lankford
- CHE/21/00736/FUL Two storey extension to front of dwelling - revised drawings received 22.02.2022 at 40 St Philips Drive, Hasland, Chesterfield S41 0RG for Mr and Mrs McGuire
- CHE/21/00737/FUL External alterations to the south and east elevations of the building at Unit 1 Ravenside Retail Park, Park Road, Chesterfield S40 1TB for LS Chesterfield Limited
- CHE/21/00748/FUL Demolition of the existing bungalow, re-build retaining wall to southern boundary and erection of a new detached dwelling - Revised Drawing Received 14.11.2021, further drawing received 15.12.2021, revised drawings received 2.02.2022 Chesterfield S40 3BG for Mr David Knight
- CHE/21/00752/FUL New vehicle smart repair/photo building.at Arnold Clark Motorstore, Meltham Lane, Chesterfield S41 7LG for Arnold Clark Automobiles
- CHE/21/00820/FUL Proposed second storey side and single storey rear extension at 31 Queen Mary Road, Chesterfield S40 3LB for M Hopkinson
- CHE/21/00901/ADV Replacement illuminated and non-illuminated signage at 49 Queen Street, Chesterfield S40 4SF for Admiral Taverns
- CHE/21/00917/FUL Demolition of existing rear extensions and conservatory and erection of two storey rear/side extension and single storey side extension,

- erection of new boundary wall and entrance gates and new velux roof lights to existing roof space.at 14 Oakfield Avenue, Chesterfield S40 3LE for Mr Camm
- CHE/21/00939/FUL Single storey rear extension to dwelling at 175 Walton Road, Walton S40 3BX for Mr Geoff Foulds
- CHE/22/00002/FUL Vehicle access driveway/ramp to access garage to rear of the property at 11 Station Road, Brimington, Chesterfield S43 1JH for Mr Damion Spencer
- CHE/22/00011/FUL Removal of existing conservatory and erection of new single storey rear extension.at 73 Cotterhill Lane, Brimington S43 1NL for Mr and Mrs Marsden
- CHE/22/00013/FUL Extend front of the house living room and hallway outwards by 2 metres. Single storey only with matching tile pitched roof.at 16 Tylney Road, Walton S40 3NZ for Mr Neil Turner
- CHE/22/00014/FUL Proposed bedroom extension to turn elderly person 20 bed nursing home into 21 bed nursing home (1 unit) at Ridgewood House Residential Home, 13 Dukes Drive, Newbold S41 8QB fFor Ridgewood House Residential Home
- CHE/22/00018/FUL Detached garage at 94 St Augustines Avenue, Birdholme, S40 2SJ for Mr Johnathan Lait
- CHE/22/00019/REM Variation of condition 23 of approved CHE/20/00695/FUL to amend the boundary treatments at Unit 218, Sheffield Road, Stonegravels Chesterfield S41 7JN for Derbyshire County Council, Chesterfield Borough Council &...
- CHE/22/00023/FUL Re-submission of CHE/20/00594/FUL - Two-storey rear extension providing a new kitchen / living area on the ground floor and additional first

- floor bedrooms at 38 Brooklyn Drive, Brockwell, Chesterfield S40 4BB for Mr Ashley Winter
- CHE/22/00025/FUL Surfacing the driveway and erection of new front gates and railings at 196 Ashgate Road, Chesterfield S40 4AL for Mr M Lees
- CHE/22/00033/FUL Single storey side extension at 6 Etwall Close, Holme Hall, Chesterfield S40 4UJ for Mr and Mrs Gillott
- CHE/22/00037/FUL First floor side/rear extension at 33 Peterdale Road, Brimington, Chesterfield S43 1JA for Mrs Rosemary Waltham
- CHE/22/00059/ADV External signage at 165 Chatsworth Road, Chesterfield S40 2AU for Gotham Newco 2 Ltd
- CHE/22/00082/HER Removal of 6m length of protected hedgerow to facilitate a temporary access point for site works at Land To The West Of Dunston Lane, Newbold for William Davis Ltd
- CHE/22/00102/TPO The trees are numbered from T1 to T12 within our property boundary area, and a sketch of their locations is provided in Schedule 2 of the attached tree survey report (Page 8). The schedule of works proposed to trees T1 to T12 is contained in Schedule 1 of the attached tree survey report (Page 6). The tree numbers T1 to T12 are not the original numbers found in the Tree Preservation Order, since we understand that the TPO covers a 'group of trees' rather than individually numbered trees). We have identified them in this way for ease of reference and have matched these numbers to the descriptions of the trees on our property as requested.at 35 Pomegranate Road, Newbold S41 7BL for Ms Gemma Gregory
- CHE/22/00122/TPO Sycamore (T3) - Fell tree by sections to ground level and plant suitable replacement nearby.at 220 Handley Road, New Whittington S43 2ER for

Mr Patrick Morissey

- CHE/22/00131/TPO Crown Lift Row of lime trees to approx 5.2m over road. Clear BT lines and remove epicormic growth from stems.at 38 Gladstone Road, Chesterfield S40 4TE for Mr Michael Brent
- CHE/22/00141/TPO Felling of one dangerous Horse chestnut tree reference T4 of TPO 147 At Elmwood House, 141 High Street, Old Whittington S41 9LQ for Dronfield Tree Services
- CHE/22/00161/TPO Tree number two and six in a run of 6 from the farmhouse to the gap in the trees by the pond, alongside the the B6052 High Street need to be removed. The tree stumps will be left in situ for wildlife and the replacement trees (oak and Alder) will be planted slightly further into the land/ away from the dead stumps. The trees will be removed by a tree surgeon and the usual precautions taken to protect the road users and pedestrians when this work takes place. Only two trees that are dead and are a possible risk of falling on the road will be removed.at Green Farm, 175 High Street, Old Whittington, S41 9LH for Mrs Anne Kangley
- CHE/22/00164/DOC Discharge of condition 19 (boundary Treatment) of CHE/20/00078/FUL at The Trumpeter, Harehill Road, Grangewood S40 2NG for Erica Developments Ltd
- CHE/22/00174/TPO T10 Maple - to clear telephone wires, crown lift by a maximum of 2.5m when measured from garden area. at 38 Gladstone Road, Chesterfield S40 4TE for Mr Michael Brent
- CHE/22/00179/TPO Felling of two dangerous trees - TPO 1 (1974) Remove One dead sycamore from A2 , TPO 158 (1996) Remove one Lombardy Poplar at Brampton Manor, 107 Old Road, Chesterfield S40 3QR for Mr Ross Coverdale Pearson

(b) Refusals

CHE/21/00508/FUL	Erection of 3 detached dwellings - revised information received 07/09/2021, revised drawings received 05/11/2021.at land Adj Former St Josephs Rc Church, Chesterfield Road, Staveley, Chesterfield S43 3QF for Bellfield Construction Ltd
CHE/21/00678/FUL	Demolition of existing conservatory and erection of a single storey/two storey rear extension at 62 Storrs Road, Chesterfield S40 3PZ for Mr Tim Vice
CHE/21/00814/OUT	Outline planning for erection of B2 Industrial unitAt Unit 52 Carrwood Road, Chesterfield Trading Estate, Chesterfield for A Mason
CHE/21/00865/FUL	Dormers and gables to existing loft conversion, conversion of garage to living space, alterations to existing conservatory to an orangery, extension to side elevation to create utility room, extension to front elevation to create ensuite, and kitchen, and balcony.at 91 Hawksley Avenue, Chesterfield S40 4TJ for Cand K Smart Homes LTD
CHE/21/00870/ADV	Installation of 1 x 48 sheet freestanding digital advertising display unit, measuring 3.2m high x 6.2m wide, and comprising pressed metal frame with sealed LED screen at Proact Stadium 1866 Sheffield Road, Whittington Moor S41 8NZ for Chesterfield Football Club Ltd
CHE/22/00043/PA	Change of use and internal works to office space for conversion of property into four 2 bedroom flats - two on the first floor and two on the second floor at Storage Above, 431 - 435 Sheffield Road, Whittington Moor, Chesterfield S41 8LU for Mr Ronald Taylor

(c) Discharge of Planning Condition

- CHE/21/00485/DOC Discharge of planning condition 12 (materials) of CHE/18/00764/FUL - Redevelopment of a previously developed site for 2no. 'self-build' dwellings and garages at Oldfield Farm, Wetlands Lane, Brimington S43 1QG for Mr and Mrs Walters
- CHE/21/00841/DOC Discharge of planning condition 17 of planning application CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington for Vistry (Yorkshire) Ltd
- CHE/21/00925/DOC Discharge of condition 8 (surface water drainage) of CHE/16/00222/FUL Refurbishment and extension of existing Bank Close House with provision of new vehicular access off Hasland Road, at Bank Close House Residential Home, Hasland Road, Hasland S41 0RZ for Vital Balance LTD
- CHE/22/00040/DOC Discharge of Condition 7 (Coal Mining) of CHE/18/00532/OUT at Land To The North Of Northmoor View, Brimington for Vistry Housebuilding (Yorkshire)
- CHE/22/00047/DOC Discharge of condition 3 (construction details) of CHE/21/00496/FUL -Two storey side extension forming enlarged kitchen at 34 Acacia Avenue, Hollingwood S43 2JE for Mrs Simone Bradbury
- CHE/22/00066/DOC Discharge of planning condition 3 of CHE/18/00765/PNCOU - change of use of existing agricultural building to class C3 (Dwellinghouse) including creation of domestic curtilage and vehicle parking area at Oldfield Farm Wetlands Lane, Brimington S43 1QG for Mr Walters
- CHE/22/00073/DOC Discharge of condition 4 (Development Framework plan) of CHE/19/00131/OUT - Outline planning permission for up to 400 dwellings and provision of an area of public open space, with

associated landscaping and access from Inkersall Road and Inkersall Green Road at Land To West Of Inkersall Road, Staveley for Barratt Homes

CHE/22/00089/DOC Discharge of planning condition 21 (site investigation) of CHE/18/00626/REM1 - Variation of conditions 31 (highway improvements) ,37 (junction improvements Holbeck Close/Brimington Road),39 (junction improvements Brewery St/Brimington Road) 41 (pedestrian crossing) and 45 (approved plans) of CHE/16/00183/REM1 at Chesterfield Waterside Development, Brimington Road, Tapton, Chesterfield for Chesterfield Waterside Ltd

(d) Partial Discharge of Conditions

CHE/22/00026/DOC Discharge of conditions 3 (materials) 5 (drainage), 6 (drainage), 7 (desk top study), 8 (soil sampling), 9 (biodiversity enhancement) and 10 (soft landscaping) of CHE/19/00514/FUL - Erection of two new three bedroom dwellings at Land At Rowsley Crescent, Staveley, Chesterfield for Chesterfield Borough Council

(e) Unconditional permission

CHE/22/00155/CA Removal of one sycamore tree which is unstable at the root plate at Junction at St Helens Close and Newbold Road, Chesterfield for Mrs Pat Maskrey

(f) Prior approval not required

CHE/22/00077/TPD Single storey rear extension at 8 Miriam Avenue, Somersall S40 3NF for Mr and Mrs Longley

CHE/22/00114/TPD Ground floor extension to the rear elevation at 16 Grove Gardens, Brimington S43 1QS for Mr James Hamley

(g) Conditional consent for non-material amendment

CHE/22/00084/NMA Non-material amendment to CHE/18/00194/FUL to add two sets of double doors instead of one single door to the south elevation and to enclose the veranda overhang at Land North Of, Bridle Road, Woodthorpe, Chesterfield for Mrs Emma Weatherall

107 **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/22/00102/TPO | Consent is granted to the felling of 2 Lombardy Poplar trees and the pruning of 7 Lombardy Poplar trees within G1 on the Order Map for Ms Gregory of 35 Pomegranate Road, Newbold |
| CHE/22/00131/TPO | Consent is granted to the pruning of five Lime trees reference T6-T9 & T11 on the Order map for Mr Brent at 38 Gladstone Road. Consent is also granted to prune two small roots of T9 Lime |
| CHE/22/00122/TPO | Consent is granted to the felling of 1 Sycamore tree within A2 on the Order Map for Underwood Tree Services at 220 Handley Road, New Whittington with a condition attached to plant a replacement Hawthorn or Mountain Ash tree in the first planting season after felling |
| CHE/22/00132/TPOEXP | Consent is granted to the felling of one dangerous Horsechestnut tree reference T4 on the Order map for Dronfield Tree Services at Elmwood House, High Street, Old Whittington with a condition to plant a |

replacement Maple tree in the first available planting season after felling.

- CHE/22/00161/TPO Consent is granted to the felling of two dangerous Horsechestnut tree reference T91 & T95 on the Order map for Mrs Kangley at Green Farm, 175 High Street, Old Whittington with a condition to plant one Oak and one Alder tree in the first available planting season after felling.
- CHE/22/00174/TPO Consent is granted to the pruning of one Maple tree reference T10 on the Order map for Mr Brent at 38 Gladstone Road
- CHE/22/00179/TPOEXP Consent is granted to the felling of two trees reference T19 Lombardy Poplar of TPO 158 which has decay at the base and one Sycamore within A2 of TPO 01 which is dead for Brampton Manor, Brampton with a duty to plant one Lime and one Oak tree as replacements in the first available planting season after felling.

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

- CHE/22/00155/CA Agreement to the felling of one Sycamore tree due to the high risk of failure. No replacement tree is required on this occasion due to no suitable planting location in the hard surfaced area.
- The felling of one Sycamore tree at the junction of St Helens Close and Newbold Road, Chesterfield

The tree is within the Abercrombie Street Conservation Area and the applicant wishes to fell the tree due to root plate movement during the recent storms which has caused damage to the stone retaining wall and lifted the tarmac pavement.

(c) Hedgerow Removal Notice (Regulation 5(l))

CHE/22/00082/HERM

Consent is granted to the removal of 6 metres of hedgerow. The hedgerow has been surveyed and was found to be not 'Important' under the criteria set out in the Hedgerow Regulations 1997.

The removal of 6 metres of Hedgerow on land off Dunston Road to the west of the William Davis development site grid reference SK 436891 373909 for construction access to store materials.

108 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.

109 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.
