

PLANNING COMMITTEE

Monday, 26th September, 2022

Present:-

Councillor Callan (Chair)

Councillors	D Collins	Councillors	Miles
	Barr		Simmons
	Bingham		Marriott
	Brady		Borrell
	Catt		G Falconer
	Davenport		Mann

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

CHE/22/00413/REM1 – Variation of condition 30 (external dimensions and elevational treatments) of application CHE/12/00028/FUL – redevelopment of Manor Syck Farm, including conversion of three barns, refurbishment of existing farmhouse and new build detached farmhouse garage and detached property, 132 Church Street North, Old Whittington, Chesterfield for Marsh Green Construction Ltd.

Councillors Barr, Bingham, Borrell, Brady, Callan, Catt, Davenport, F Falconer, Mann and Marriott.

CHE/22/00362/FUL – Demolition of buildings used for commercial purposes and erection of 7 dwellings and conversion of out-buildings for use as home-working studios (in conjunction with the dwellings) and associated access/parking and landscaping at Handleywood Farm, Whittington Road, Barrow Hill, S43 2PW for Mr and Mrs B Steele.

Councillors Barr, Bingham, Borrell, Brady, Callan, Catt, Davenport, F Falconer, Mann and Marriott.

Councillors D Collins, Miles and Simmons were unable to attend on site and received relevant site information by other means as a reasonable adjustment.

*Matters dealt with under the Delegation Scheme

51 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Caulfield and T Gilby.

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

No declarations of interest were received.

53 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 18 July and 30 August, 2022 be signed by the Chair as a true record.

54 **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/22/00362/FUL - DEMOLITION OF BUILDINGS USED FOR COMMERCIAL PURPOSES AND ERECTION OF 7 DWELLINGS AND CONVERSION OF OUT-BUILDINGS FOR USE AS HOME-WORKING STUDIOS (IN CONJUNCTION WITH THE DWELLINGS) AND ASSOCIATED ACCESS/PARKING AND LANDSCAPING AT HANDLEYWOOD FARM, WHITTINGTON ROAD, BARROW HILL. S43 2PW FOR MR AND MRS B STEELE.

***RESOLVED –**

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

A

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non-material amendment.

Drawing Number 14:14:33 Rev A - received on 25th May 2020 -
Proposed Site Plan;

Drawing Number 14:14:30 Rev A - received on 25th May 2020 -
Proposed Ground Floor Plan;

Drawing Number 14:14:31 - received on 25th May 2020 Proposed First
Floor Plan;

Drawing Number 14:14:32 - received on 25th May 2020 Proposed
Elevations;

Drawing Number Un-numbered - received on 25th May 2020 1/1250
Scale - Location Plan;

Drawing Number 14:14:34 - received on 25th May 2020 Proposed
Plans/Elevations of Stable Conversion.

3. No development shall occur above floor-slab/D.P.C level until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
4. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
5. Development shall not commence until intrusive site investigations have been carried out by the developer to establish the exact situation regarding coal mining legacy issues on the site and approval for commencement of development given in writing by the Local Planning Authority. The investigation and conclusions shall include any remedial works and mitigation measures required/proposed for the stability of the site. Only those details which receive the written approval of the Local Planning Authority shall be carried out on site.

6. No development shall occur above floor-slab/D.P.C level until a detailed scheme of improvement works to the Public Right of Way, together with a programme for the implementation and completion of the works, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the improvement works have been constructed in accordance with the approved details. For the avoidance of doubt the developer may be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.

7. No part of the development shall be occupied until the arrangements for storage of bins and collection of waste have been provided, in accordance with a scheme to be agreed in writing by the Local Planning Authority, and the facilities shall thereafter be so retained for the designated purposes at all times.

8. 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 in consultation with the Highway Authority. The approved plan/statement shall be adhered to throughout the construction period.

The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic
- hours of operation
- wheel wash facilities
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

All as appropriate and it should be noted that this list is not necessarily exhaustive.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the parking of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.

11. No development shall occur above floor-slab/D.P.C level or before the 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.

12. Work shall only be carried out on site between 8:00am and 6:00pm in any one day on 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.

13. In the event it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source and analysed in a MCERT certified laboratory, the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.

14. Notwithstanding the provision of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) there shall be no extensions, outbuildings or garages constructed (other than garden sheds or greenhouses of a volume less than 10 cubic metre) or additional windows erected or installed at or in the dwelling hereby approved, nor shall the external studios or the studies within the dwellings be used as bedrooms, without the prior written agreement of the Local Planning Authority.

15. No removal of buildings, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of buildings and vegetation for active birds' nests immediately before the building is demolished / vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird

interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

16. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard and soft landscape works for the approved development shall be submitted to the Local Planning Authority for consideration. The hard landscaping scheme shall take account of any root protection areas to retained trees / hedgerows on site and alternative measures of construction and finishes close to trees. Hard landscaping includes proposed finished land levels or contours; means of enclosure; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.) retained historic landscape features and proposals for restoration, where relevant. These works shall be carried out as approved prior to the occupation of the dwelling.

17. 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 the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the 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.

18. No development shall occur above floor-slab/D.P.C level in relation to the development hereby approved, until the existing industrial and storage use, in its entirety on both the red and blue land, has permanently ceased and the existing buildings removed.

19. A residential charging point shall be provided for each proposed dwelling with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. Each 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. 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.

B. That a CIL liability notice be issued for £67,610, as per section 5.9 of the officer's report.

CHE/22/00413/REM1 - VARIATION OF CONDITION 30 (EXTERNAL DIMENSIONS AND ELEVATIONAL TREATMENTS) OF APPLICATION CHE/12/00028/FUL - REDEVELOPMENT OF MANOR SYCK FARM, INCLUDING CONVERSION OF THREE BARNs, REFURBISHMENT OF EXISTING FARMHOUSE AND NEW BUILD DETACHED FARMHOUSE GARAGE AND DETACHED PROPERTY, 132 CHURCH STREET NORTH, OLD WHITTINGTON, CHESTERFIELD FOR MARSH GREEN CONSTRUCTION LTD.

***RESOLVED –**

That the officer recommendation be upheld and the application be approved subject to the following updated conditions from the 2012 permission:-

1. 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 or conditional requirement below. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

Proposed site plan no. 04 Rev P5 received 05.07.22

Plots 1 – 3 proposed ground floor plans no. 05 Rev P8 received 5.07.22

Plots 1 – 3 proposed first floor plans no. 06 Rev P6 received 05.07.22

Plot 5 proposed plans no. 09 Rev P3 received 05.07.22

Plot 4 proposed floor plan no. 07 Rev P7 received 08.09.22

Plots 1 to 4 proposed elevations no. 08 Rev P6 received 08.09.22

2. Site drainage shall be completed in accordance with the details submitted and approved under application CHE/14/00826/DOC.

3. A. Within 28 days of the date of this decision details as specified in this condition shall be 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 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 the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the 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 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 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.

4. Ecological mitigation for Barn Owls shall take place in accordance with the technical note provided by Baker Consultants approved under application CHE/22/00417/DOC.

5. The existing stone steps to the side of Plot 4 shall be retained as part of the scheme proposed. Within 56 days of the date of this decision a scheme to retain the steps, including details of any railings or refurbishment works required to the steps, 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 implemented on site and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

6. The upper floor eastern side elevation window to Plot 5 serving the bathroom, shall be fixed (non-opening) and obscurely glazed. A method of fixing the windows and the obscure glazing proposed shall be submitted to the Local Planning Authority for consideration prior to their installation on site. Only those details which receive the written approval of the Local Planning Authority shall be installed on site and retained as such thereafter.

7. There shall be no fence, hedge or other obstruction exceeding 1 metre in height within 2.5 metres of the carriageway edge across the entire site frontage.

8. Notwithstanding the proposed site plan no. 04 and prior to any boundary treatment being installed, details of all boundary treatments proposed for the scheme shall be submitted to the Local Planning Authority for consideration. Only those details approved in writing by the Local Planning Authority shall be installed on site prior to first occupation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

9. Before the ordering of external materials takes place, precise specifications or samples where necessary of the walling and roofing

materials, all window and door details, all eaves and verge details, to be used in the development shall be submitted to the Local Planning Authority for consideration. Only those details approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.

10. Prior to first occupation details of all hard and soft landscaping proposed for the scheme shall be submitted to the Local Planning Authority for consideration. The hard landscaping shall include all surfacing and methods of demarcation for parking bays. The soft landscaping details shall also include planting plans and a schedule of landscape maintenance for a minimum of five years. Only those details which receive the written approval of the Local Planning Authority shall be implemented on site within the first planting season following first occupation.

11. The parking and manoeuvring provision indicated on the submitted plan, including the garages, shall be made available for use concurrent with the occupation of the dwellings hereby approved and retained as such in perpetuity without hindrance to its designated use.

12. Unless otherwise agreed in writing by the Local Planning Authority 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no external alterations (including new window opening) or additions (including extensions) shall be made to any dwelling hereby approved and no buildings, extensions, gates, fences or walls (other than those expressly authorised by this permission) shall be carried out within the curtilage of any dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it.

CHE/22/00160/REM1 - VARIATION OF CONDITION 1 OF
CHE/18/00190/REM (RESIDENTIAL DEVELOPMENT ON 3.66
HECTARES OF LAND UP TO 75 DWELLINGS INCLUDING MEANS OF
ACCESS) TO AMEND BOUNDARY TREATMENT PLAN AND THE

PLANNING LAYOUT TO REFLECT THE BOUNDARY CHANGE (CHANGING OF 1.5M TIMBER FENCE WITH 0.3M TRELLIS TO CHANGE TO 1.8 SCREEN FENCE) ON LAND AT CRANLEIGH ROAD, WOODTHORPE, CHESTERFIELD FOR AVANT HOMES (CENTRAL) .

***RESOLVED –**

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

1. All external dimensions and elevational treatments shall be as shown on the approved plans / documents (listed below) with the exception of any approved non material amendment.

Planning Statement

Design and Access Statement

1806.01 Rev C - Planning Layout + Planning Layout (Colour)

1806.02 - Site Location Plan

1806.03 Rev A - Materials Plan

1806.04 Rev A - Street Scenes (Colour)

1806.05 Rev C - Cross Sections

1806.06 Rev Q - Boundary Plan (in relation to the northern boundary only as relating to this permission)

1806.ASY.01 - Ashbury Elevations / Floor Plans

1806.ASY.02 - Ashbury - Plot 12 Only

1806.AVY.01 - Avebury Elevations / Floor Plans

1806.BAN.01 - Barton Elevations / Floor Plans

1806.BIN.01 - Bishopton Elevations / Floor Plans

CHM/001 Rev B - Chesham Floor Plans

CHM/002 Rev B - Chesham Elevations

1806.KIN.01 - Kilmington Elevations / Floor Plans

1806.ROY.01 - Rosebury Floor Plans

1806.ROY.02 - Rosebury Elevations

1806.ROY.03 - Rosebury Elevations - Plot 44 Only

1806.ROY.04 - Rosebury Elevations - Dual Aspect

1806.WRY.01 - Wrenbury Elevations / Floor Plans

1806.WRY.01 - Wrenbury Elevations / Floor Plans

1806.G.01 - Single Garage Elevations /Floor Plan

Illustrative Landscape Masterplan - March 2018

R-2096-1 - Landscape Masterplan

1806.BT.01 - 1.8m Timber Screen Fence

1806.BT.02 - Brick Pier and Timber Panel

- 1806.BT.03 - 0.6m Post and 2 Rail Fence
- 1806.BT.04 - 1.5m Fence with Trellis
- 1806.BT.05 - 1.2m Metal Feature Railings
- 1806.BT.06 Rev A - Feature Wall - Plots 1 and 2
- 1806.BT.07 - Feature Wall - Plot 12
- 1806.BT.08 - 0.45m Knee Rail
- 1806.BT.09 - Solid Wall

2. The detailed soft landscaping proposals shall be completed in accordance with submitted plans:

- R2096-1c Landscaping Details
- R2096-2 Landscaping Details
- R2096-3 Landscaping Details
- R2096-4 Landscaping Details
- R2096-5 Landscaping Details
- 1197-D-002A – Tree Removal and Protection plan
- AIA Report dated 27/03/18

As approved under application CHE/20/00031/DOC, unless otherwise agreed in writing by the Local Planning Authority.

3. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

4. Individual driveways shall be provided with 2.4m x 25m visibility sightlines to the new estate street in each direction, measured up to 1m into the carriageway at the extremity of the splay, or other such dimensions as may be agreed in writing with the Local Planning Authority. The area in advance of the sightlines remaining free from any obstructions to visibility over 1m high, relative to the nearside carriageway channel level, and so maintained for the life of the development.

5. Arrangements for storage of bins and collection of waste shall be in accordance with plans 1806.CP.01 Rev J - Site Layout Plan, SBY 005 REV C, MTN 005 REV C, LTN 005 REV C, KBY 005 REV E, HBY 005 REV C, CHM 005 REV C, BBY 005 REV C, 09/BIN 005 REV A – Various House Type Layout Plans as approved under application CHE/20/00031/DOC.

Informatives (from original permission):

1. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
2. This approval contains condition/s which make requirements prior to development commencing. Failure to comply with such conditions will render the development unauthorised in its entirety, liable to enforcement action and will require the submission of a further application for planning permission in full.
3. This permission is granted further to an earlier grant of outline planning permission and S106 agreement to which any developer should also refer.

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

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

(a) Approvals

CHE/21/00043/RET	Retention of raised decking and installation of glass screen to protect neighbours' privacy at 276 Handley Road, New Whittington S43 2ET for Mr Adrian Mason
CHE/21/00784/RET	Retrospective consent for conversion of garage to annex ancillary to dwelling at 7 Delph Bank, Chesterfield S40 3RN for Mr Philip Webster
CHE/21/00826/FUL	Single storey side and rear extension (revised development plans received July 2022) at 10 St Pauls Avenue, Hasland S41 0NG for Mr Andy Laughton

- CHE/22/00126/RET Erection of a dormer bungalow with drive for on-site car parking at Land At Bamford Road, Inkersall, Chesterfield for Mr Simon Whittam
- CHE/22/00275/FUL Refurbishment of existing hall for the provision of community facilities including cafe, sports hall, meeting and function rooms and day nursery including external works such as a new entrance, alterations to entrances, windows, cladding, metalwork and increasing of the height to a rear section and the demolition of some later 1970s extensions (description amended 16/05/22) at Barrow Hill Memorial Hall, 3 Station Road, Barrow Hill, Chesterfield S43 2PG for Barrow Hill Community Trust
- CHE/22/00336/FUL Double and single storey rear with a double storey side extension (revised plans received 1.08.2022) at 44 Laburnum Street, Hollingwood, Chesterfield S43 2JJ for Mr Richard Cope
- CHE/22/00374/FUL Demolition of existing conservatory and erection of a single/two storey rear extension. Resubmission of application CHE/21/00678/FUL. at 62 Storrs Road, Chesterfield S40 3PZ for Mr Tim Vice
- CHE/22/00378/FUL Erection of two detached garages (revised drawings received 23.08.2022) at Broom Grove, 40 Broomhill Road, Old Whittington, Chesterfield S41 9DA for Mrs S Agutter
- CHE/22/00384/ADV 2 halo illuminated letters, 1 internally illuminated totem sign at The Co-Op, 41 Inkersall Green Road, Inkersall, Chesterfield S43 3HA for Sophie Mead
- CHE/22/00412/ADV Illuminated bell logo sign, illuminated text logo

- sign and applied graphic manifestation to internal glazing face at Unit 6B, Alma Leisure Park, Derby Road, Chesterfield S40 2EZ for Northgate Fast Food Limited
- CHE/22/00418/FUL Single storey front and rear extension and erection of a detached outbuilding - re-submission of CHE/22/00190/FUL at 2 Hathern Close, Brimington, Chesterfield S43 1PS for Mr and Mrs Walker
- CHE/22/00434/FUL Proposed first floor extension and two storey side and front extension with double pitched dormer. Rendering to front and side elevations. Revised
15/08/22 regarding materials (Re-submission of CHE/22/00106/FUL) at 16 Selby Close, Walton, Chesterfield S40 3HA for Mr and Mrs G Atkin
- CHE/22/00460/FUL Roof Refurbishment and Carport Extension. Resubmission of CHE/22/00243/FUL at 5 Wentworth Avenue, Walton S40 3JB for Mr Chris Hatton
- CHE/22/00536/TPO Cut the root of the lime tree which is near to the house. Trace the root back and cut as far back as possible at 110 Langer Lane, Birdholme S40 2JJ
for Miss Ann Minter
- CHE/22/00541/TPO Crown lifting of 3 Sycamore trees at 65 High Street, Old Whittington S41 9LA for Mr Mark Blackburn
- CHE/22/00564/TPO Cut branches of large Horsechestnut tree approx 2-3 metres away from building at Malthouse Court
Sheffield Road, Stonegravels, Chesterfield S41 7LL for Mr Marc Dwyer
- CHE/22/00565/TPO Spruce T1- Crown raise 6m Oak T2- Crown raise branches overhanging lawn by 5m and

deadwood
at 37 Oakfield Avenue, Chesterfield S40 3LE for
Mrs Dunsmere

CHE/22/00566/TPO Sycamore T1- Prune back overhanging branches
by 3-4 metres at Brampton Manor, 107 Old
Road,
Chesterfield S40 3QR for Lesley Weatherall

(b) Refusals

CHE/21/00381/FUL Two storey side extension and single storey rear
extension. Ground floor retail and storage. First
Floor extension to flat at 26A Circular Road,
Staveley, Chesterfield S43 3QX for Mr Tajinder
Singh

CHE/21/00673/FUL Conversion of existing goat shed/stables into
holiday let with access driveway and parking
areas to serve the proposed unit at The
Paddock, 23 Bridle Road, Woodthorpe S43 3BY
for Mrs Jackie Hall

CHE/21/00852/RET Retention of garden games room, covered yard
and boundary wall at 11 Castleton Grove,
Inkersall S43 3HU for Mr Richard White

CHE/22/00365/FUL Demolition of outbuildings and erection of
dwelling
at 2 Quarry Bank Road, Spital, Chesterfield
S41 0HH for Mrs Fiona Pase

CHE/22/00379/RET Retention of single storey front / side extension
at Ashgate Dental Practice, 138 Ashgate Road,
Chesterfield S40 4AQ for Mr Kiran Hanji

CHE/22/00398/FUL Erection of a 1.8m fence around the front and
side of the property with 2m high gates at the
front at 5 Barnes Road, Hady, Chesterfield S41
0BX for Miss Lianne Brunt

(c) Discharge of Planning Condition

- CHE/21/00445/DOC Discharge of planning conditions 5 (materials) and 6 (landscaping) of CHE/20/00236/FUL at Land To The East Of 34 Queen Street, Brimington for Mr David Bannister
- CHE/22/00183/DOC Discharge of condition 3 (Construction Environmental Management Plan) of CHE/20/00432/FUL at Land To West Of Inkersall Road, Staveley for Inkersall Solar Farm Limited
- CHE/22/00184/DOC Discharge of conditions 4 (landscape and ecological management plan) and 5 (landscaping scheme) of CHE/20/00432/FUL - Construction of a solar photovoltaic farm, with battery storage and other associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping at Land To West Of Inkersall Road, Staveley for Inkersall Solar Farm Limited.
- CHE/22/00366/DOC Discharge of conditions: 13 (Arboricultural impact statement), 15 (Updated biodiversity net gain assessment) and 18 (Surface water run-off model), relating to application CHE/21/00887/FUL. at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow S44 5BL for Derbyshire Healthcare NHS Foundation Trust
- CHE/22/00383/DOC Discharge of planning condition 11 (construction method statement) of CHE/20/00432/FUL - Construction of a solar photovoltaic farm, with battery storage and other associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping at Land To West Of Inkersall Road, Staveley for Inkersall Solar Farm Ltd
- CHE/22/00429/DOC Discharge of conditions 6 and 7 (biodiversity provision and management scheme), 8, (details of

- existing and proposed levels of site) 10 (coal mining risk assessment), 21 (building within 3.5m either side of centre line of sewer) of applications CHE/13/00675/OUT - CHE/20/221/NMA - Redevelopment of land for employment use (use classes B1, B2 and B8) at land accessed from Farndale Road, Chesterfield Derbyshire for Tawnywood limited at Land Accessed From Farndale Road, Staveley for Devonshire Property (B2B) Limited
- CHE/22/00453/DOC Discharge of condition 16 of CHE/21/00887/FUL at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow S44 5BL for Derbyshire Healthcare NHS Foundation Trust C/o WSP
- CHE/22/00456/DOC Discharge of condition 17 (assessment of destination for surface water according with the drainage hierarchy) of application CHE/21/00887/FUL- Construction of a new mental health facility and energy centre and associated landscaping, parking and access at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow, Chesterfield S44 5BL for Derbyshire Healthcare NHS Foundation Trust
- CHE/22/00457/DOC Discharge of conditions 4 (details of surface water drainage works) and 20 (assessment of the existing drainage network) of application CHE/21/00887/FUL- Construction of a new mental health facility and energy centre and associated landscaping, parking and access at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow, Chesterfield S44 5BL for Derbyshire Healthcare NHS Foundation Trust
- CHE/22/00482/DOC Discharge of condition 16 (drainage) of CHE/21/00887/FUL - Construction of a new mental health facility and energy centre,

- associated landscaping, groundworks, parking, and access arrangements at Chesterfield and North Derbyshire Royal Hospital, Chesterfield Road, Calow, Chesterfield S44 5BL for Derbyshire Healthcare NHS Foundation Trust C/o WSP
- CHE/22/00569/DOC Compliance with condition 4 (fencing) of CHE/22/00080/FUL - Single storey side extension at 128 Brushfield Road, Holme Hall, Chesterfield S40 4XE for Mr David Cochrane
- CHE/22/00570/DOC Discharge of condition 3 and 4 of CHE/21/00308/FUL - Levelling off of existing car park surface and the re-surfacing and marking out of parking pays for 80 vehicles and 4 disabled users, to include necessary fencing and kerbing 3 No floodlights to be sited in car park at Car Park Opposite Cemetery, Inkersall Road, Staveley for Staveley Miners Welfare FC
- CHE/22/00579/DOC Discharge of condition 10 (materials) of CHE/16/00216/FUL at Jacksons Bakery, New Hall Road, Chesterfield S40 1HE for James Blackburn
- CHE/22/00599/DOC Discharge of condition 12 (bird and bat boxes) of application CHE/20/00078/FUL at Harehill Mews Harehill Road, Grangewood for Erica Development Ltd
- CHE/22/00610/DOC Discharge of condition 3 (materials) of CHE/21/00202/FUL at 10 Endowood Road, Somersall S40 3LX for Mr Andrew Bostock
- CHE/22/00629/DOC Discharge of conditions 2 (sample brickwork) and 3 (rainwater goods) of CHE/21/00795/LBC

at The Old Rectory, 408 Chatsworth Road,
Chesterfield
S40 3BQ for Mr Paul Day

CHE/22/00630/DOC Discharge of condition 2 (historic hoist beam) of
CHE/21/00364/LBC at Yorkshire Building Society
13 Low Pavement, Chesterfield S40 1PF for
Prakash Lad

(d) Conditional Consent for Non-Material Amendment

CHE/22/00591/NMA Non-material amendment to allow for the
phasing of the proposed works -
excavation/drainage/hardcore to be Phase I and
Phase II (tarmac) within 5 years of
CHE/21/00308/FUL (Levelling off of existing car
park surface and the re-surfacing and marking
out of parking pays for 80 vehicles and 4
disabled
users, to include necessary fencing and kerbing
3 floodlights to be sited in car park) at Car Park
Opposite Cemetery, Inkersall Road, Staveley for
Mr Terry Damms

(e) Split Decision with Conditions

CHE/22/00454/TPO TPO 346: T1- Reduce crown, T2- Reduce crown
and remove low hanging branches, T3- Reduce
overall height and remove low hanging branches
over road/footpath and branches impacting on
adjacent property, T4- Reduce height and low
hanging branches and branches impacting on
adjacent property, T5- Reduce crown to bring
down overall height, remove branches at low
level
over road and neighbour's garden, T6- Reduce
crown to bring down overall height, remove
branches at low level over road and neighbour's
garage. TPO 215: T13- Reduce overall height of
poor condition tree which presents a danger to 9
surrounding properties at Former Chamber Of
Commerce Building, Canal Wharf,

Chesterfield
S41 7NA for Mr Mark Woodsn

CHE/22/00543/TPO T1 Lime - reduce crown due to excessive shading and encroachment to guttering. T3 Sweet Chestnut - fell due to excessive shading and low amenity value, reduce overcrowding at 93A High Street, Old Whittington, Chesterfield S41 9LB for Mrs Susan Smith

(f) Prior Approval

CHE/22/00514/TPD Single storey rear extension at 23 Orchards Way, Walton, Chesterfield S40 3DA for Mr B Laver

(g) Prior approval not required

CHE/22/00510/TPD Proposed rear extension at 102 Manor Road, Brimington S43 1NN for Mr and Mrs Hobbs

(h) Unconditional Permission

CHE/22/00539/CA T1 (Ash) - To be removed. Self-set Ash has demolished the pre-existing dry-stone wall and is now damaging the adjoining stone built garage. T2 (Lime) - To be crown lifted to approximately 5 meters, allowing caravan and other tall vehicle access down the property's driveway. T3 (Sycamore) - To be crown lifted to approximately 5 meters, allowing caravan and other tall vehicle access down the property's driveway. T4 (Lime) - To be crown lifted to approximately 5 meters, allowing caravan and other tall vehicle access down the property's driveway at 65 High Street, Old Whittington S41 9LA for Mr Mark Blackbourn

CHE/22/00547/CA T6 Sycamore - fell due to excessive shading, low

amenity value, and to allow growth of adjacent trees at 93A High Street, Old Whittington, Chesterfield S41 9LB for Mrs Susan Smith

CHE/22/00577/CA

Fell T1 Ash due to large cavity at base with decay present at 16 High Street, Brimington S43 1HJ
for Mrs Dougy

56 **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/22/00564/TPO Consent is granted to the pruning of one Horsechestnut tree reference T1 on the Order Map and which are situated to the south of The Riverdale Care Home, Sheffield Road

CHE/22/00565/TPO Consent is granted to the pruning of two trees reference T18 Spruce and one Oak within G3 on the Order Map and which are situated in the rear garden of 37 Oakfield Avenue for Mark Whatley Tree Services.

CHE/22/00541/TPO Consent is granted to the pruning of 3 Sycamore trees reference T6-T8 on the Order Map and which are situated in the grounds of 79 High Street, Old Whittington.

CHE/22/00536/TPO Consent is granted to the root pruning of one Lime tree reference T55 on the Order Map and which are situated to the frontage of 110 Langer Lane

CHE/22/00566/TPO Consent is granted to the pruning of one Sycamore tree reference T1 on the Order Map and which is situated in the grounds of Brampton Manor, Brampton for Mark Whatley Tree Services

CHE/22/00590/TPO Consent is granted to the pruning of one London Plane tree reference T2 on the Order Map and which is situated in the front garden of 19 Yew Tree Drive, Somersall.

CHE/22/00454/TPO Consent is refused to the crown reduction and crown lifting of T1 & T2 Cherry, T3 Maple, T4 Ash, T5 Beech, T6 Sycamore and T13 Horsechestnut at the former Chamber of Commerce, Canal Wharf, Stonegravels.
Consent is granted to the crown lifting of trees and the selective reduction of branches growing towards the properties, telephone wires and a new street lighting post which has been installed adjacent to the Maple tree and through the trees crown.

Other suitable pruning options have also been recommended and a further application is invited for these works.

CHE/22/00543/TPO Consent is refused to the felling of one Chestnut tree (referred to as T3 on the submitted plan) and the pruning of one Lime tree (referred to as T1) within G5 on the Order Map and which are situated to the rear of 93a High Street, Old Whittington.

Consent is also refused to the crown reduction of one Lime tree.

Consent is granted to reduce branches away from the property and it is recommended that the applicant submits a new application to crown lift and crown thin the tree.

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

- CHE/22/00539/CA Agreement to the felling of one Ash tree. The felling of the tree will have no adverse effect on the character and amenity of the area.
The felling of one Ash tree at Stonecroft to the rear of 65 High Street, Old Whittington The tree is within the Old Whittington Conservation Area and the applicant wishes to fell the tree due to structural damage to the stone garage and boundary wall.
- CHE/22/00577/CA Agreement to the felling of one Ash tree. The felling of the tree will have no adverse effect on the character and amenity of the area.
The felling of one Ash tree at 16 High Street, Brimington The tree is within the Brimington Conservation Area and the applicant wishes to fell the tree due to a large cavity at the base of the tree
- CHE/22/00547/CA Agreement to the felling of one Sycamore tree. The felling of the tree will have no adverse effect on the character and amenity of the area.
The felling of one Sycamore tree at 93a High Street, Old Whittington The tree is within the Old Whittington Conservation Area and the applicant wishes to fell the tree as it is too close to the property.
- CHE/22/00613/CA Agreement to the felling of two Willow trees. The felling of the trees will have no adverse effect on the character and amenity of the area.
The felling of two Willow trees at 81 High Street, Old Whittington. The trees are within the Old Whittington Conservation Area and the applicant wishes to fell the trees as they are starting to affect the west boundary wall.

57 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.

58 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.