

PLANNING COMMITTEE

Monday, 5th October, 2020

Present:-

Councillor Callan (Chair)

Councillors Barr
Bingham
Brady
Catt
Caulfield
Davenport
T Gilby

Councillors Miles
Simmons
Kelly
Marriott
Borrell
G Falconer

*Matters dealt with under the Delegation Scheme

180 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mann.

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

No declarations of interest were received.

182 **MINUTES OF PLANNING COMMITTEE**

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 14 September, 2020 be signed by the Chair as a true record.

183 **APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE COMMITTEE**

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

CHE/20/00484/REM1 - VARIATION OF CONDITION 6 OF PERMISSION
CHE/18/00872/FUL TO ALLOW FOR THE CONVERSION OF
DWELLING TO 2 DWELLINGS, WITH REVISED VISIBILITY SPLAY OF
2.0M X 47M, AT 220A MANOR ROAD, BRIMINGTON, DERBYSHIRE
S43 1NW

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

1. The development hereby permitted shall be begun before 24 April 2022
2. The development hereby approved shall be implemented in complete accordance with the approved plans as listed below, with the exception of any approved non-material amendment.

Approved Plans:-

Drawing Number - 17-167-07 - Ground Floor Plan as proposed
Drawing Number - 17-167-08 - First Floor Plan as proposed
Drawing Number - 17-167-09 - Garage as proposed
Drawing Number - 17-167-10 - Revision A - Revised Site Plan
Drawing Number - 17-167-11 - Site access and visibility splay line details

3. 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.
4. 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.
5. A residential charging point shall be provided for the additional 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.

6. Prior to commencement of the development hereby approved, evidence shall have been provided to and approved in writing by the local planning authority demonstrating the inclusion in the property deeds of 222 Manor Road a 2.0 metre by 47 metre visibility splay across the frontage of the property. The development shall thereafter proceed in accordance with the application drawing and the land in advance of the visibility sightline 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) relative to adjoining nearside carriageway channel level.

7. Prior to occupation of the additional dwelling hereby approved the access driveway shall be widened in accordance with the approved drawing 17-167-10A and which shall be retained as such thereafter

8. The proposed additional dwelling shall not be occupied until space has been laid out within the site in accordance with the application drawing 17-167-10A for vehicles to be parked and manoeuvred. Thereafter, the parking and associated manoeuvring areas shall be maintained free from any impediment to their designated use for the life of the development.

9. Details of a 1.8 metre high screen fence or wall to be installed along the boundary of the site with 220 Manor Road, between points A and B shown on the attached plan, shall be submitted to the local planning authority for consideration. The details subsequently agreed in writing by the local planning authority shall have been installed on site prior to occupation of the additional dwelling and which shall be retained thereafter for the life of the development.

CHE/20/00314/FUL - ERECTION OF 34 APARTMENTS AND 133 ROOM HOTEL WITH CAFÉ AND RESTAURANT ON LAND AT BASIL CLOSE, CHESTERFIELD FOR WEST ONE CAPITAL GROUP

That the officer recommendation be upheld and the application be approved subject to the satisfactory completion of the agreement referred to at (B) below and subject to the following conditions and a CIL Liability notice issued as per section 7 of the officer's report:-

(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 referred to below with the exception of any approved non material amendment or any other requirement of conditions on the permission.

BC060120_P001_A	OS and Block Plan
BC060120_PHGF_A	Hotel - Ground Floor
BC060120_PH1_A	Hotel - Level 1
BC060120_PH2_A	Hotel - Level 2
BC060120_PH3_A	Hotel - Level 3
BC060120_PH4_A	Hotel - Level 4
BC060120_PH5_A	Hotel - Level 5
BC060120_PH6_A	Hotel - Level 6
BC060120_OAGF_A	Full Ground Floor Layout
BC060120_PAGF_A	Apartments - Ground Floor
BC060120_PA1_A	Apartments - Level 1
BC060120_PA2_A	Apartments - Level 2
BC060120_PA3_A	Apartments - Level 3
BC060120_PA4_A	Apartments - Level 4
BC060120_PA5_A	Apartments - Level 5
BC060120_PA6_A	Apartments - Level 6
BC060120_PE_E1_A	Hotel Elevations
BC060120_PE_E2_A	Apartment Elevations
BC060120_PE_E3_A	Context Elevations 1
BC060120_PE_E4_A	Context Elevations 2
BC060120_RF1_A	

3. No development shall commence until intrusive investigations have been carried out on site to establish the exact situation in respect of shallow coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

4. Where the findings of the intrusive site investigations (required by the condition 3 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

5. 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.

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

7. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any percolation tests with sizing calculations, balancing works and off-site

works, have been submitted to and approved in writing by The Local Planning Authority.

8. Unless otherwise agreed in writing by The Local Planning Authority, 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.

9. 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.

10. Upon commencement of the development details of the soft landscaping proposed for the scheme, including the green roofs, shall be submitted to the Local Planning Authority for consideration. The soft landscaping details submitted for consideration shall include detailed planting plans for the site and an implementation and maintenance programme. Only those details, or any amendments to those details as may be required, which receive the written approval of the Local Planning Authority shall be implemented on site prior to the first apartment or hotel being occupied, unless otherwise agreed in writing by the Local Planning Authority.

11. No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. , refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Only the hard landscaping works approved in writing by the Local Planning Authority shall be implemented on site and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. The hard landscaping works shall be completed on site prior to either the first apartment or the hotel being occupied, unless otherwise agreed in writing by the Local Planning Authority.

12. Within 2 months of commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of a Green Travel Plan proposal shall be submitted to the Local Planning Authority for consideration. The proposal shall include details of its implementation and a monitoring programme. The Green Travel Plan approved in writing by the Local Planning Authority shall be implemented as approved, monitored and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

13. Before any other operations are commenced space shall be provided within the site curtilage for accommodation/storage of plant and materials, parking and manoeuvring of site operatives' and visitors' vehicles, loading/unloading and manoeuvring of goods vehicles, this shall be laid out and constructed in advance of construction works commencing and maintained thereafter free from impediment throughout the duration of construction works.

14. Throughout the period of construction wheel washing facilities shall be provided within the site and used to prevent the deposition of mud and other extraneous material on the public highway. Prior to commencement of the development details of the wheel wash facility to be used shall be submitted to the local planning authority for consideration. The agreed details shall be implemented as part of the scheme. Only the agreed details shall be implemented as part of the scheme.

15. The proposed access to Basil Close shall be no steeper than 1 in 14 for the first 5m from the nearside highway boundary.

16. Before construction works commence or 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.

17. 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.

18. Prior to the implementation of any external lighting, a scheme shall be submitted to the Local Planning Authority in writing detailing the proposals

for external lighting. The scheme to be submitted to the Local Planning Authority for its approval in writing shall contain the following information:

- a) A site plan showing the proposed locations and heights of the luminaires.
- b) Full details of the luminaires to be installed.
- c) A site plan plotting the existing and predicted illuminance levels (Lux) across the site and both horizontal and vertical overspill outside the site boundary.
- d) Details of the measures to be taken for the avoidance of glare.
- e) Operating times.
- f) Intensity of illumination and power of light sources.
- g) Angle and direction of beam of light from luminaires

External lighting shall not be installed and used on the site unless it accords with the scheme so approved in writing by the Local Planning Authority.

19. No part of the development hereby approved shall be occupied or brought into use until a scheme for the dedication of the parking spaces on site has been submitted to and agreed in writing by the local planning authority. The parking space shall thereafter be laid out in accordance with the approved plan and retained as such and used in accordance with the agreed scheme of dedication.

20. The access from Basil Close and the courtyard manoeuvring and parking area shall be provided available for use prior to the first occupation of the apartments or the bringing into use of the hotel, whichever is soonest, and shall be maintained clear of all obstructions to its dedicated use thereafter.

21. Prior to the installation of any fume extraction or ducting system in connection with the café or restaurant uses in the scheme full details shall be submitted to the Local Planning Authority in writing detailing the proposals. Only the details agreed in writing by the Local Planning

Authority shall be implemented as part of the development and which shall be retained available for use thereafter.

22. Prior to the implementation of the drop off layby on Basil Close, full details shall be submitted to the Local Planning Authority containing the following information:

- a) Full construction details including cross sectional information.
- b) Drainage details.
- c) The rerouted pathway.
- d) Any retaining structures.

The details approved in writing shall be implemented on site and be available for use prior to the first occupation of the apartments or the bringing into use of the hotel, whichever is soonest, and shall be maintained clear of all obstructions to its dedicated use thereafter.

23. Prior to the installation of cycle parking, full details of the provision for both apartments and hotel shall be submitted to the Local Planning Authority for consideration. Only those details approved in writing by the Local Planning Authority shall be implemented as part of each respective component of the development and shall be available for use prior to the occupation of the apartments or the use of the hotel and be retained as such thereafter.

24. Prior to construction works commencing full details of the following matters shall be submitted to the Local Planning authority for consideration:

- a. The rusticated plinth and its interface with the brickwork above including detailed drawings to scale of 1:10 or 1:20. The details shall include the design of the plinth, its finished treatment and appearance, dimensions, coursing and jointing.
- b. The principal points of entry into the residential building (Brewery Street entrance), the ground floor commercial unit and the hotel lobby at scale 1:10 or 1:20 including elevations and vertical and horizontal sections showing the extent of any projection of door surrounds, details of the materials, finished treatments and colour.

- c. The proposed external doors and windows at a scale of 1:20 including elevations, vertical and horizontal sections, the depth of reveal and details of the materials, finished treatments and colour.
- d. The balconies and balustrades at a scale of 1:20 including elevations, plans and sections together details of materials and finished treatments, including deck/soffit materials and the means of affixing balconies to the building.
- e. The cornices/roof coping of each building at a scale of 1:20 including sections and elevations together with finished treatment and colour.
- f. The rear service entrance including facing materials to retaining walls and internal walls, the ceiling of the service passage, external lighting and surface treatments.
- g. The Soffit detailing to the underside of the projecting canopy (of the commercial unit), residential balconies and the underside of the service entrance for the hotel.
- h. The finished treatment and balustrade detail to all retaining walls and ramps including sections at a scale 1:50 and including proposed facing materials and railing designs

Only those details approved in writing by the Local Planning Authority shall be implemented as part of each respective component of the development.

25. Details of ecological enhancement measures to be implemented at the site to provide a measurable biodiversity net gain shall be submitted to the Local Planning Authority for consideration. Only the ecological enhancement measures agreed in writing shall be implemented on site prior to the development hereby approved being first occupied and the ecological enhancement measures shall thereafter remain in perpetuity.

26. An Electric Vehicle charging point shall be provided within the courtyard parking area details of which shall be submitted to the local planning authority for consideration. The details agreed in writing shall be implemented as part of the development and shall be provided prior to first occupation of the site and retained thereafter.

27. Full details of security measures to be installed at the site to prevent unauthorised access to the rear courtyard area shall be submitted to the local planning authority for consideration. The agreed details shall be implemented as part of the development and shall be installed and made available concurrent with the first occupation of the buildings on site.

28. 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.

29. Prior to any construction starting on site, a plan shall be submitted to and approved by the Council to determine the number and location of dwelling units to be constructed to the optional requirement for Adaptable and Accessible dwellings in Part M4(2). No dwelling identified on the plan shall be occupied until the standard has been complied with for that dwelling unit.

(B) That a legal Agreement under S106 of the Planning Act be negotiated and signed covering the following matters as described in the report all before the planning permission is issued:

- Affordable housing through a commuted sum
- A bond which can be called on by the Highway Authority within a year of the full operation of the hotel to cover the cost of the extension of the Traffic Regulation Order to control evening parking on Brewery Street.

(C) That a CIL Liability notice be served for £78,443 as detailed in section 7 of the officer's report.

CHE/19/00459/FUL - DEMOLITION OF EXISTING FORMER PHARMACY BUILDING AND ERECTION OF TWO 4 BEDROOM PROPERTIES AND CONVERSION OF FORMER EXISTING DOCTORS SURGERY TO SEPARATE DWELLINGS AT AVONDALE SURGERY, 3-5 AVONDALE ROAD, CHESTERFIELD, DERBYSHIRE

That the officer recommendation be upheld and the application be approved subject to the following conditions and a CIL Liability notice issued as per section 5.11 of the officer's report:-

- (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; 30 revC; 40 revA; 41; 42 revA; 43; 44; 45 revA; 46; 50; KBH/51 and KBH/52 (dated 26.02.20)
3. There shall be no gates within 5m of the nearside highway boundary and any gates shall open inwards only.
4. Before any other operations are commenced, 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 and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. The existing mature tree to the south-west of the site shall be protected during demolition and construction phases, this shall include the use of protective fencing to safeguard this tree during land stripping and construction phases. No materials and/or equipment, fuels or waste shall be placed within its root protection area. Once implemented the facilities shall be retained free from any impediment to their designed use throughout the construction period.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 properties without the grant of further specific planning permission from the Local Planning Authority.
6. The premises, the subject of the application, shall not be occupied until the on-site parking spaces have been provided for in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.
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. 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.

9. 1 residential charging point shall be provided for each dwelling which has off-road parking spaces (plots 1,2, 5 and 6) and this shall be completed 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. 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.

10. 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.

11. Prior to occupation a scheme of separate foul and surface water drainage which demonstrates that sustainable techniques have been used where feasible and viable shall be submitted to and approved in writing to the Local Planning Authority. This shall include precise details of the soakaway infiltration rates if soakaways are intended to be used. The development shall be carried out in accordance with the approved scheme.

12. No development shall commence (excluding the demolition of existing structures) until a detailed remediation scheme to protect the development from the effects of coal mining legacy related land instability (shallow mine workings and mine shaft) has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

13. Before the ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used on the dwelling and garage 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.

14. No removal of hedgerows, trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

15. 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. This shall be based on the concept of the previously submitted landscaping drawing, but including the moving of the bird boxes and trees to the rear, as well as the inclusion of hedging to the front, if possible. 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;
- b) proposed hardstanding and boundary treatment;
- c) a schedule detailing sizes and numbers of all proposed trees/plants;
- d) location and design of bird/bat boxes;
- e) sufficient specification to ensure successful establishment and survival of new planting. 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 within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.

16. 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:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

17. No development shall take place including any works of demolition until a construction management plan or construction method statement including a demolition 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 demolition and construction periods.

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
- Method of prevention of debris being carried onto highway
- Pedestrian and cyclist protection
- Proposed temporary traffic restrictions
- Arrangements for turning vehicles
- Dust suppression to neighbouring residents
- Limiting impact of noise surrounding dwellings
- Any other issue related to the safe demolition of the existing buildings

18. Details of ecological enhancement measures to be implemented at the site to provide a measurable biodiversity net gain shall be submitted to the Local Planning Authority for consideration. Only the ecological enhancement measures agreed in writing shall be implemented on site prior to the development hereby approved being first occupied and the ecological enhancement measures shall thereafter remain in perpetuity.

(B) That a CIL Liability notice be served for £58,276.04 as detailed in section 5.11 of the officer's report.

Councillor Caulfield left the meeting at this point and did not return.

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

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

(a) Approvals

CHE/19/00642/FUL	First floor extension (revised plans received 02.09.2020) at 31 Dorset Drive Brimington Chesterfield S43 1DN for Mr and Mrs Amner
CHE/20/00195/RE	Approval of reserved matters of CHE/17/00634/OUT for the erection of 4 new bungalows. Revised drawings received 30.04.2020. Information received 16.07.2020. Revised drawings received 20.07.2020 at land to the side of 1 Bridle Road Woodthorpe Derbyshire S43 3BY for Orchard View Homes Ltd
CHE/20/00325/FUL	Construction of a two storey rear extension (amended block plan received 27.06.2020) at Dunston Hole Cottage Dunston Hole Farm Dunston Road Chesterfield S41 9RL for Mr Mark Bates
CHE/20/00335/FUL	Extension of existing access to driveway to accommodate additional vehicle for provision of disability parking access at 27 Hollingwood Crescent Hollingwood S43 2HD for Lisa Hardy
CHE/20/00394/FUL	Demolition of single storey side extension to be replaced by new 2 storey and 1 storey side extension with tiled canopy at 32 Purbeck

Avenue Brockwell Chesterfield S40 4NP for Mr Carl Blackburn

CHE/20/00410/FUL	Internal and external alterations to existing sheltered accommodation - new 'Juliet' French doors to existing bays, new front entrance reception extension to the south elevation of Mallard Court and new lift enclosure and single storey link extension to Leander and Mallard Court (front and side elevations) at Leander Court and Mallard Court Pullman Close Staveley Derbyshire S43 3TH for Chesterfield Borough Council
CHE/20/00440/FUL	Formation of new vehicular access and retaining existing vehicular access; demolition of existing porch, garage and conservatory; erection of single storey rear and side extension; front 2 storey entrance feature; creation of rear roof terrace; and formation of habitable rooms in roof space at 20 Woodthorpe Road Woodthorpe S43 3BZ for Mr and Mrs A Gent
CHE/20/00441/FUL	Single storey rear extension and detached annex for dependant relative at 171 Boythorpe Road Boythorpe S40 2NB for Mr and Mrs Dowson
CHE/20/00444/FUL	Erection of single storey front porch at 20 Holme Hall Crescent Holme Hall Chesterfield S40 4PQ for Mrs B Craven
CHE/20/00445/FUL	Single storey extension to the side of the property at 39 Halesworth Close Walton Derbyshire S40 3LW for (Name redacted pursuant to a request under Article 17 of the UK GDPR).
CHE/20/00451/FUL	Extension to front of house to create WC at 82 Smithfield Avenue Hasland Derbyshire S41 0PS for Mr C Bradley
CHE/20/00456/FUL	Erection of a detached dwelling (including

	revised drawings submitted on 10/09/20) at land adj 58A Coronation Road Brimington Derbyshire S43 1EX for Mr Ian Read
CHE/20/00457/FUL	Single storey rear extension and first floor extension over garage at 21 Belvedere Close Somersall S40 3LU for Mr R Sharratt
CHE/20/00469/RE	Variation of conditions 2 (approved plans) and 3 (doors and windows) of CHE/16/00222/FUL to suit site conditions and revised lift at Bank Close House Residential Home Hasland Road Chesterfield S41 0RZ for Vital Balance Ltd
CHE/20/00470/FUL	Single storey rear extension and partial two storey rear extension, new dormer to front to mirror existing and demolition of existing conservatory and garage at 742 Chatsworth Road Chesterfield S40 3PN for Mr Damien Brownlow
CHE/20/00477/FUL	Demolition of existing sectional concrete double garage and erection of replacement double garage at 109 Storforth Lane Chesterfield Derbyshire S41 0PZ for Mr Peter Fox
CHE/20/00479/FUL	Single storey rear extension and porch to frontage and associated works at 26 Hazel Drive Walton S40 3EN for Mrs Maureen Holder
CHE/20/00480/FUL	Rear glazed extension and first floor side extension at 46 Cobden Road Chesterfield S40 4TD for Mr and Mrs Mendelsohn
CHE/20/00481/FUL	External steel staircase and conversion of part of building to form ancillary flat to support veterinary practice in out of hours at Leyfield House Lowgates Staveley S43 3TR for Staveley Vets
CHE/20/00487/FUL	Single storey rear and side extension at 374 Ashgate Road Chesterfield S40 4DD for Mr Rob

Hannan

CHE/20/00489/FUL	Single storey wrap around extension at 9 Prestwold Way Hasland Derbyshire S41 0YA for Mr Daniel Gill
CHE/20/00492/FUL	Single-storey entrance porch/bay extension at 29 Rayleigh Avenue Brimington S43 1JR for Ms Sutton
CHE/20/00493/FUL	Single storey rear extension to provide disability adaptations at 25 Manor House Court Stonegravels Chesterfield S41 7GY for Mr Hannon
CHE/20/00497/FUL	Creation of 5 parking spaces to the rear of the property and associated external works at Corner House Independence Project 48 Newbold Road Newbold Derbyshire S41 7PL for Action for Children
CHE/20/00500/CO	Change of use of existing building from mixed use B1/C3 office dwelling-house to C4 house in multiple occupation at Techman Engineering Ltd 27 Chester Street Chesterfield S40 1DW for CCH Property Solutions Ltd
CHE/20/00504/TPO	Lime Tree T9 - Permission requested for this lime tree of crown thinning to a minimum of 25% throughout the crown including thinning of the outer canopy to alleviate light issues due to the proximity of this tree to the property. Also crown lift of 5 metres pruning back to suitable replacement branches leaving a well-balanced crown at 4 Bryn Lea Hady Derbyshire S41 0EP for Mr Michael Catton
CHE/20/00506/TPO	T10 lime tree at 3 Bryn Lea, Chesterfield minimum 5 metres crown lift, 25% thinning plus the branches overhanging over allotment to rear and overhanging next door property 4 Bryn Lea, to be shortened to make trees a better shape

	plus the branches overhanging allotment severely foul a telephone wire leading to houses higher up at 3 Bryn Lea Hady Derbyshire S41 0EP for Mr Graham Robinson
CHE/20/00509/FUL	Single storey rear extension at 56 High Street Old Whittington S41 9PU for Pat Hopkinson
CHE/20/00511/RE	Variation of conditions 2 (approved plans) and 3 (glazed lobby) of CHE/20/00225/LBC - Refurbishment and extension of the existing Bank Close House with provision for new vehicular access off Hasland Road at Bank Close House Residential Home Hasland Road Hasland Derbyshire S41 0RZ for Vital Balance Ltd
CHE/20/00515/FUL	Erection of single storey side extension at 6 Linscott Close Newbold S41 8QH for Mr J Robertson
CHE/20/00519/FUL	First floor rear extension at 23 Birley Brook Drive Upper Newbold Derbyshire S41 8XN for Mr and Mrs J Barden
CHE/20/00528/TPO	Large Beech - Fell - Due to 3 parts being dead and the rest is dying. 2 Elms - Fell - due to they are dying at Chesterfield Model Engineering Society The Clubhouse Hady Hill Hady Derbyshire S41 0EE for Hady Model Railway
CHE/20/00538/TPO	2 Sycamore Trees (1 and 2) to have crown height reduced by 3 metres and sides reduced to form shape by approx 2 metres. 1 Sycamore tree (3) to be removed due to dangerous lean towards property at 4 Upper Lum Close Hady Derbyshire S41 0BF for Mr Philip Wood
CHE/20/00547/TPO	T4 Oak - Remove major deadwood overhanging the garden of 28 Foxbrook Drive. Remove the two lower overextending limbs - growing towards the property of 28 Foxbrook Drive.

	<p>Sympathetically prune back the overextending branches higher up in the canopy (concentrating on the two main clusters) whilst still retaining the natural appearance of the oak tree. T4 Oak Tree - Crown thinning and rebalance of the crown after the removal of two limbs growing towards 28 Foxbrook Drive at 5 Sandstone Avenue Walton Derbyshire S42 7NS for Mrs Helen Dunkley</p>
CHE/20/00564/TPO	<p>Maple Tree TPO 301 requires pruning. Blocking light to hose and garden, overhanging into garden creating excessive mess from seeds and leaves. Close to house and fence so concerned that damage may be caused. 3 to 3.5 metre from ground crown lift and 20% crown reduction to resolve issues whilst keeping shape of tree. This work would also assist the maintenance of the grass verge at 154 High Street Old Whittington Derbyshire S41 9LL for Mrs Caroline Mosley</p>
CHE/20/00565/TPO	<p>T3 Lime Tree on boundary of houses 8 and 9 Bryn Lea. Proposal crown lift to 4.5 metres, crown thinning by 25% and removal of dead wood at 9 Bryn Lea Hady Derbyshire S41 0EP for Dr William Jones</p>
CHE/20/00591/TPO	<p>Felling of T15 Cherry at 625 Chatsworth Road at Ryehill 625 Chatsworth Road Chesterfield S40 3NT for Mr Mark Wilson</p>
CHE/20/00602/CA	<p>Ash tree near to the gate in the garden of number 7 and the conifer in number 9 are removed. The trees are within the Chatsworth Road Conservation Area and due to their size a formal application is required at 7-9 Old Road Chesterfield Derbyshire S40 2RE for Ms Amanda Ellis</p>
CHE/20/00612/TPO	<p>T8 and T7 : Crown thin by minimum 20%. T6 Lime : Crown thin by minimum 25% and 5m</p>

crown lift. T5 Lime: Crown thin by minimum 25% and 5m crown lift and shortening the branch over the greenhouse where it has shortened before. Reasons: To allow more light into the house and garden (very dark at present at times) and to even up the foliage around the trees to achieve a balanced look at 5 Bryn Lea Hady Derbyshire S41 0EP for Mr Philip Robinson

CHE/20/00640/TPO

T1 - Oak Crown lift 5.5m above ground level (house side only) T2 - Lime. Remove basal epicormic growth and crown lift 5.5m above ground level. Homeowner wishes to remove encroaching branches from the property boundary to allow access to replace existing fence at 9 Collishaw Close Hasland Derbyshire S41 0ES for Mr Andrew Pearson

(b) Refusal

CHE/20/00340/CO

Change of use from a grazing field to caravan/motorhome storage at Victoria Farm Victoria Street Brimington Derbyshire S43 1HY for Mrs Julia Fidler

CHE/20/00348/FUL

Timber Clad Vehicle Store at Ponds Yard Farm Renishaw Road Mastin Moor S43 3DW for Mr and Mrs Lee

(c) Discharge of Planning Condition

CHE/20/00393/DO

Discharge of part of condition 17 (Phase 1 report) of CHE/16/00229/OUT - Development of 14 no. residential units with new access road (re-submission of withdrawn application CHE/15/00378/OUT) at Bank Close House Residential Home Hasland Road Hasland Derbyshire S41 0RZ for Devonshire Care Homes

CHE/20/00412/DO

Discharge of condition 8 (Demolition and Construction Management Plan) of CHE/18/00725/REM - Retention and conversion

of Thornfield House and the demolition of other associated buildings and redevelopment for residential use at development site at former Commerce Centre Canal Wharf Chesterfield S41 7NA for Woods and Sons Developments (New Homes) Ltd

CHE/20/00516/DO Discharge of planning conditions 3 (drainage), 4 (surface water), 8 (site during construction), 14 and 15 (landscaping) and 17 (bird and bat boxes) of CHE/19/00649/FUL - Erection of a single dwelling at land to the rear of 35 Ashgate Road Chesterfield S40 4AG for T.G. Beighton

CHE/20/00525/DO Discharge of condition 8 (reinstatement of access points) of CHE/18/00672/FUL - 32 office enterprise centre including hard and soft landscaping works and alterations to the remaining car park layout at Holywell Cross Car Park Holywell Street Chesterfield Derbyshire for Robert Woodhead Ltd

CHE/20/00561/DO Discharge of planning condition 3 (materials) of CHE/19/00554/FUL - Two storey rear extension, single storey side extension and facelift of existing house, and associated landscaping/garden building at 501 Newbold Road Newbold S41 8AE for Mrs Victoria Serrell

CHE/20/00611/DO Discharge of condition 3 (materials) of CHE/19/00398/FUL - Installation of external wall insulation with rendered finish to upper level of building at 359-361 Sheffield Road Whittington Moor S41 8LQ for Harewood Moor Estates

(d) Conditional consent for non-material amendment

CHE/20/00563/NM Non material amendment to CHE/19/00239/FUL (Residential development comprising the erection of 21 No two, three and 4 bedroomed dwellings accessed by a new estate road from

Cheedale Avenue, with associated footpaths and parking court/parking spaces, boundary walls and fences, retaining walls and area for public art) to reduce turning head with modified adj car parking in order to retain BT telegraph pole and provision of EVCP to individual dwellings and communal parking at Former Brockwell Court Brockwell Lane Chesterfield Derbyshire S40 4PJ for Starfish Commercial Ltd

CHE/20/00580/NM Non material amendment to CHE/20/00217/FUL (Ground Floor extension to front of property to form porch and larger dining room) to omit the previously approved front canopy and include 2 rooflights for additional light to dining room extension at 6 Damson Croft Hollingwood Derbyshire S43 2HY for Mr Neil Smith

(e) Prior notification approval not required

CHE/20/00438/TEL Installation of a new 20m monopole supporting 6 no. antennas with proposed equipment cabinets, and ancillary development at land at Pottery Lane East Chesterfield Derbyshire for MBNL Ltd

(f) Prior Notification Demolition Approve

CHE/20/00473/DE Demolition of redundant transformer building within school's grounds. Brick building is now redundant as a new transformer and modular building has been installed at Highfield Hall Primary School Highfield Lane Newbold Derbyshire S41 8AZ for Mr Andrew Stubbs

(g) Withdrawn

CHE/20/00363/FUL Two storey rear extension. Revised drawings received 28.07.2020 at 7 Fairfield Court Holme Hall Chesterfield S42 7PT for Mr Adam Wilkins

CHE/20/00508/FUL Single storey side extension, demolition of existing single garage and erection of a

replacement detached double garage and erection of a boundary wall at 29 Meadowhill Road Hasland Derbyshire S41 0BG for Mr Steve Thompson and Ms Trudy Gibbins

185 **APPLICATIONS TO FELL OR PRUNE TREES (P620D)**

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

(a) The felling and pruning of trees:-

CHE/20/00565/TPO	Consent is granted to the pruning of 1 Lime tree reference T3 on the order map for Dr William Jones of 9 Bryn Lea, Hady.
CHE/20/00547/TPO	Consent is granted to the pruning of 1 Oak tree reference T4 on the order map for Mrs Dunkley of 28 Foxbrook Drive.
CHE/20/00564/TPO	Consent is granted to the pruning of 1 Maple tree reference T1 on the order map for Mrs Mosley of 154 High Street, Old Whittington.
CHE/20/00528/TPO	Consent is granted to the felling of two trees reference T211 Elm and T276 Beech on the Order map at The Chesterfield and District Model Engineering Society, Hady, with a duty to plant two new Oaks as replacements in the next available planting season.
CHE/20/00640/TPO	Consent is granted to the pruning of two trees reference T24 Oak and T25 Lime on the order map for A & J Arb Access Ltd for 9 Collishaw Close, Hasland.
CHE/20/00612/TPO	Consent is granted to the pruning of four Lime trees reference T5-T8 on the Order map for Ken Portas Tree Surgery on behalf of 5 Bryn

Lea, Hady.

CHE/20/00616/TPO

Consent is granted to the felling of one Larch tree and the pruning of 8 Larch trees within G4 on the Order map for Mr Wilson of 26 Netherleigh Road.

A condition has been attached to plant one new Larch tree.

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

CHE/20/00602/CA The felling of one conifer tree and one Ash tree to the frontage of 7 & 9 Old Road, Brampton for Mrs Amanda Ellis.

Agreement to the felling of two trees. The felling of the trees will have no adverse effect on the amenity value of the area.

The trees are within the Chatsworth Road Conservation Area and the applicant wishes to remove the trees because they are pushing over the front boundary wall.

186 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.

187 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.

188 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC**RESOLVED –**

That under Section 100(A)(4) of the Local Government Act, 1972 the public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 3 and 6 of Part I of Schedule 12A of the Act.”

189 CONDITION OF LAND AT 80 HIGHFIELD ROAD, CHESTERFIELD, DERBYSHIRE

The Development Management and Conservation Manager presented a report on the poor condition of land at 80 Highfield Road, Chesterfield which warranted Section 215 intervention.

***RESOLVED –**

1. That authority be granted for the service of Section 215 Notices, allowing for a 6 month compliance period, requiring removal of all debris, waste including engineering components, slabs, timber and metal from front side and rear of 80 Highfield Road, Chesterfield.
2. In the event of default in compliance with the notice, that the Council proceeds on the basis of direct action with the Council undertaking the works themselves.

190 CONDITION OF LAND AT 26 TAPTON TERRACE, CHESTERFIELD, DERBYSHIRE

The Development Management and Conservation Manager presented a report on the poor condition of land at 26 Tapton Terrace, Chesterfield which warranted Section 215 intervention.

***RESOLVED –**

1. That authority be granted for the service of Section 215 Notices, allowing for a 6 month compliance period, requiring removal of the Harris fencing and the erection of new fencing to form a boundary, to remove all vans from front and side garden areas and all debris

and waste including engineering components, slabs, timber and metal from 26 Tapton Terrace, Chesterfield.

2. In the event of default in compliance with the notice, that the Council proceeds on the basis of direct action with the Council undertaking the works themselves.

**191 APPLICATION FOR CIL EXCEPTIONAL CIRCUMSTANCES RELIEF;
KNIGHTSBRIDGE COURT, CHESTERFIELD**

The Infrastructure Planning Officer submitted a report on the application for CIL Exceptional Circumstances Relief for Knightsbridge Court, the former Magistrates Court House building located off West Bars, Chesterfield.

***RESOLVED –**

That the application for CIL Exceptional Circumstances Relief be granted.