

PLANNING COMMITTEE

Monday, 15th April, 2024

Present:-

Councillor Callan (Chair)

Councillors	Brittain	Councillors	Miles
	Caulfield		Ridgway
	Davenport		Stone
	Falconer		Yates

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

CHE/23/00794/FUL - Change of Use from Health Centre to Residential Assessment Centre and Children's Home including Ground Floor and First Floor Extensions and other alterations at 82 St Philips Drive, Hasland, Chesterfield for Dr Catherine Kemp.

Councillors Brittain, Callan, Caulfield, Davenport, Falconer, Miles, Ridgway, Stone and Yates.

*Matters dealt with under the Delegation Scheme

137 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B Bingham, J Bingham and Brady.

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

No declarations of interest were received.

139 **MINUTES OF PLANNING COMMITTEE**

RESOLVED - That the Minutes of the meeting of the Planning Committee held on 25th March, 2024 be signed by the Chair as a true record.

140 **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/23/00794/FUL - CHANGE OF USE FROM HEALTH CENTRE TO RESIDENTIAL ASSESSMENT CENTRE AND CHILDREN'S HOME INCLUDING GROUND FLOOR AND FIRST FLOOR EXTENSIONS AND OTHER ALTERATIONS AT 82 ST PHILIPS DRIVE, HASLAND, CHESTERFIELD FOR DR CATHERINE KEMP.

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

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

In accordance with Minute No. 299 (2001/2002) Amanda Serjeant (Ward Member / objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) David Peck (applicant's agent) addressed the meeting.

***RESOLVED**

That the officer recommendation be REFUSED for the following reasons:

1. The proposed development would in the opinion of the Local Planning Authority result in an over development of the plot to the detriment of local residential amenity and highway safety having regard to the following matters:

- a) An over dominant form of development overlooking the adjacent dwelling at 4 Swanbourne Close to the detriment of residential amenity;
- b) The proposed hipped roof design of the first floor extension would not be in keeping with the predominant character of the area to the detriment of visual amenity;
- c) The elongated form of the single storey extension would result in parking spaces forward of the building resulting in a negative impact to the street scene of St Philips Drive;

- d) The number of parking spaces proposed is inadequate to serve the needs of the proposed development resulting in parking on the highway close to a junction and bend in the road which would not be in the best interests of highway safety;
- e) Satisfying the highway authority requirement for pedestrian intervisibility splays would further reduce parking numbers available on site.

As such the proposal is considered to be an unacceptable form of development which would conflict with policies CLP14, CLP20 and CLP22 of the adopted Chesterfield Borough Local Plan 2018-2035 and with part 12 of the NPPF 2023.

141 **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/23/00471/FUL	Single storey rear extension at 10 Staunton Close, Chesterfield, S40 2FE for Mr A Such
CHE/23/00765/FUL	Installation of 22 no. additional air conditioning units with associated fencing and a gas cylinder cage at Ravenside Retail Park, Unit 5, Park Road, Chesterfield S40 1TB for Pets at Home Limited
CHE/23/00782/FUL	Erection of a single-storey building with link corridor and associated plant and canopy, to form a new main entrance and community diagnostic centre at Walton Hospital, Whitecotes Lane, Walton, Chesterfield S40 3HW for Derbyshire Community Health Services NHS Foundation Trust
CHE/24/00001/LBC	Listed Building consent to replace windows and

- doors and replace roof timbers. Current stone roof tiles to be refitted once work is done at Farriers Croft, 110 The Green, Hasland, Chesterfield S41 0JU for Mr Paul Hancox
- CHE/24/00005/FUL Alterations to the front elevation to remove one existing window and double door, and provide a new double door access and a new single door access with a ramp at Markham House, Markham Road, Chesterfield S40 1TG for Department For Work and Pensions - DWP Estates
- CHE/24/00015/FUL Two storey and single storey rear extension with internal alterations at 87 Somersall Park Road, Chesterfield S40 3LD for Mr and Mrs Cordin
- CHE/24/00030/FUL Two storey rear extension, dormer loft conversion and bay window to front elevation at 15 Kent Street, Hasland, Chesterfield S41 0PJ for Mr Kapar
- CHE/24/00034/FUL Garage conversion. New door and canopy to side elevation and new window to rear elevation at 9 School House Way, Newbold, Chesterfield S41 7QU for Mr & Mrs Tidbury
- CHE/24/00042/FUL Timber-framed garden room at 29 Springbank Road, Chesterfield S40 1NL for J Bamford
- CHE/24/00045/FUL Side and rear single storey extension at 81 Manor Road, Brampton, Chesterfield S40 1HZ for Mr Robin Rees
- CHE/24/00051/ADV 2 Internally Illuminated Wordmarks at Markham Vale Services, Starbucks Coffee, Enterprise Way, Duckmanton, Chesterfield S44 5FD for Euro Garages
- CHE/24/00052/FUL Change of use from C4 house in multiple occupation to Suis Generis larger house in multiple occupation at 26 Fairfield Road,

Brockwell, Chesterfield S40 4TP for Dovedale Property Ltd

CHE/24/00055/FUL	Conversion of office/staff kitchen into self-contained residential units (linked to existing hostel); conversion of laundry into office at Parkhouse Lodge, 30 Highfield Road, Newbold, Chesterfield S41 7EY for Action Housing
CHE/24/00117/REM	Removal of Condition 4 (Provision of additional car parking spaces) of application CHE/23/00497/FUL- Erection of a sub station 12 ultra rapid electric vehicle charge points and associated electrical equipment at SMH Group Stadium, 1866 Sheffield Road, Whittington Moor, Chesterfield S41 8NZ for Osprey Charging Network
CHE/24/00185/TPO	Two trees close to no. 1 Ash Lodge - 25% crown thin on both trees at Poplar Motors, Old Road, Chesterfield S40 2QZ for Mr David Lister
 (b) Refusals	
CHE/23/00521/RET	Concrete and wood panelled fencing at 10 Birchen Close, Brockwell, Chesterfield S40 4JT for Mr Andrew Collins
CHE/24/00008/FUL	Erection of porch infill, window to front elevation and erection of a garage at the front of the property at 91 Whitecotes Lane, Walton S40 3HJ for Dr Harris
CHE/24/00032/LBC	Replacement of all windows including bay window, one bay door and front door in heritage style at The Old Rectory, 408 Chatsworth Road, Chesterfield S40 3BQ for Mrs Rebecca Bidwell
CHE/24/00152/NMA	Non-material amendment to an existing planning permission CHE/20/00314/FUL, for change of use from 133no. room hotel to 40no. apartments with commercial space below at land at Basil

Close, Chesterfield for Belmont Projects

(c) Discharge of Planning Condition

- CHE/24/00058/DOC Discharge of conditions 6 (Construction Environment Plan) and 19 (Construction Method Statement) of application CHE/23/00606/REM1- Variation of condition wording of conditions 12, 14 and 15 of CHE/20/00420/FUL - Restoration of the Chesterfield Canal between Eckington Road and Hague Lane, including lifting level of existing earth embankment, installation of aqueduct over river Doe Lea, construction of two vehicular access bridges, two pedestrian/cycle bridges, a new lock and associated infrastructure at Eckington Road to Hague Lane, Eckington Road, Staveley, Chesterfield for Chesterfield Canal Trust Ltd
- CHE/24/00083/DOC Discharge of condition 3 (Construction method statement) of CHE/23/00034 - Creation of a vehicular entranceway from Porter Street, with adjustments to the street facing brick boundary wall to accommodate a new timber gateway and erection of a bin store and shed. Revised drawings showing revised entranceway position with steel gate and half height side railings at 25 Porter Street, Staveley, Chesterfield S43 3UY for Mr & Mrs Hilary & David Mateer
- CHE/24/00100/DOC Discharge of conditions 6b (Remediation works) and 7 (Declaration of site safety) of application CHE/23/00220/FUL- Replacement of existing canopy, fuel tanks, fills, pipework, forecourt and alterations to existing parking arrangement at Petrol Filling Station, Newbold Road, Newbold, Chesterfield S41 7AL for Esso Petroleum Company Limited
- CHE/24/00153/DOC Discharge of conditions 4 (Landscaping plan) and 5 (Bird and bat boxes) of CHE/22/00562/FUL- Demolition of the existing

conservatory and erection of a replacement single storey side extension and a single storey east front/side extension. Timber fencing, raised terracing and associated landscaping works at Upper Close, 17 Somersall Lane, Somersall, Chesterfield S40 3LA for Mr Ash Young

(d) Partial Discharge of Conditions

- | | |
|------------------|--|
| CHE/23/00066/DOC | Discharge of conditions 4 (Surface water drainage scheme),5 (Restriction of peak flow of surface water),6 (Sustainable drainage scheme details) and 17 (Disposal of surface water details) of application CHE/15/00085/OUT- Outline residential development on 1.38 hectares of land for up to 35 dwellings including means of access at land to South of Poplar Farm, Rectory Road, Duckmanton, Chesterfield for Woodall Homes Ltd |
| CHE/23/00721/DOC | Discharge of conditions 25 (protected species survey) and 26 (ecological survey) of CHE/13/00781/EOT - Extension of time to CHE/0502/0312 for 'Commercial (not major retail) office, industrial and warehouse development new and altered roads (including a motorway junction) land reclamation, ground re-modelling, drainage landscaping and re-use of railheads on 360 hectares of land in Bolsover, Staveley and Sutton-cum-Duckmanton on both sides of the M1 in the vicinity of the former Markham Colliery A632 (Chesterfield Road) Erin Road, Lowgates, Eckington Road, Hall Lane and the A619 south of Staveley and land off, Chesterfield Road, Erin Road, Lowgates, Eckington Road' at Markham Employment Growth Zone, Markham Lane, Duckmanton S44 5HS for Peter Storey |

(e) Split Decision with Conditions

- | | |
|------------------|--|
| CHE/24/00160/TPO | Oak tree to north west elevation (side) of |
|------------------|--|

property. Location of tree and photos shown on accompanying images. Works as described below. All works to be undertaken for safety purposes to protect the property and / or neighbour properties, esp. in inclement / adverse weather conditions where a sail effect is being created. Removal of lowest limb over green house and shed - Pruning back from the property by the removal of 2m - Pruning back the higher parts of the extended branches towards the property and neighbouring property to reduce sail effect in storms - Pruning back the lower branches that overhang neighbours garden to the rear - Removal of dead wood where necessary - General crown reduction to focus on extending limbs to reduce sail effects in storms at 23 Coupland Close, Old Whittington, Chesterfield S41 9TB for Mrs Jenny Toothill

(f) Conditional Consent for Non-Material Amendment

CHE/24/00194/NMA Non-material amendment to CHE/23/00356/FUL (Demolition of conservatory and erection of single storey side/rear extension and provision of a raised decking area) to replace raised decking with patio level with the garden lawn. Steps to lead down from the dining area to access the patio at 2 The Knoll, Brookside, Chesterfield S40 3PS for Mr and Mrs Bentley

142 **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/24/00103/TPO Consent is granted to the pruning of one Pine tree within G2 on the Order Map and which is situated on land adjacent to 392 Ashgate Road, Ashgate.

- CHE/24/00108/TPO Consent is granted to the felling of two Scots Pines and the pruning of two Scots Pines within G7 on the Order Map and which are situated to the frontage of 188 Somersall Lane, Somersall, with a condition to plant one new Pine trees in the first available planting season after felling.
- CHE/24/00127/TPO Consent is granted to the felling of one Cedar tree within A1 on the Order Map and which is situated in the rear garden of 15 The Dell, Ashgate, with a condition attached to plant one purple Maple tree in the first available planting season.
- CHE/24/00131/TPO Consent is granted to the pruning of two Beech trees reference T1 & T2 on the Order Map and which are situated on land to the west of Poplar Motors, Old Road, Brampton.
- CHE/24/00086/TPO Consent is granted to the felling of one dead Elm tree and one Beech tree within W1 and one pruning of three Holly trees within G4 on the Order Map and which are situated to the north of 33 Coupland Close, Old Whittington. A condition is attached for a replacement Oak tree for the Beech. Consent is also granted to the selective pruning of one Holly tree to give a clearance away from the adjacent protected Oak tree.
- CHE/24/00004/TPOEXP Consent is granted to the removal of one storm damaged Lombardy Poplar reference T34 on the Order map, with a condition to plant one Lime tree as a replacement in the first available planting season.
- CHE/24/00098/TPO Consent is granted to the pruning of one Alder tree reference T1 on the Order Map and which is situated in the garden of 2 Bowness Road, Newbold.

- CHE/24/00148/TPO Consent is granted to the pruning of four trees reference T1, Sycamore, T23 & T24 Horsechestnut and T27 Lime on the Order Map and which are situated at The Rectory, Church Street, Staveley.
- CHE/24/00099/TPO Consent is refused to the felling of one Sycamore tree reference T1 on the Order Map and which is situated in the grounds of 15 High Street, Brimington.
- CHE/24/00160/TPO Split decision – consent refused to the pruning of T64 Oak tree at 23 Coupland Close, Old Whittington but minor crown lift and reduction of branches growing toward 23 Coupland Close granted.
- CHE/24/00185/TPO Consent is granted to the pruning of 2 Beech trees T1 and T2 at Poplar Motors, Old Road.

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

- CHE/24/00149/CA The Agreement to the pruning of trees. The crown lifting of one pruning of the trees will have no adverse Rowan tree and reduce effect on the character and amenity of the the sides of Sycamore, area.
Horse Chestnut, Ash
and Laurel to the fence The trees are within the Staveley line as shown in the Conservation Area.
submitted tree report at
The Rectory, Church
Street, Staveley.

143 **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.

144 **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.