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**North East  
Derbyshire**  
District Council

## Supplementary Agenda –

### **Item 6 – Late Representations Summary Update Report**

Contact: Alan Maher

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Date: Thursday, 14 April 2022

### To: Members of the Planning Committee

Please attend a meeting of the Planning Committee to be held on **Tuesday, 26 April 2022 at 1.00 pm in the Council Chamber**, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

The meeting will also be live streamed from the Council's website on its You Tube Channel. Click on the following link if you want to view the meeting:

[North East Derbyshire District Council - YouTube](#)

Yours sincerely



Assistant Director of Governance and Monitoring Officer

### Members of the Committee

Councillor William Armitage  
Councillor Andrew Cooper  
Councillor Peter Elliott  
Councillor Mark Foster  
Councillor Roger Hall  
Councillor David Hancock  
Councillor Lee Hartshorne

Councillor Maggie Jones  
Councillor Heather Liggett  
Councillor Alan Powell  
Councillor Jacqueline Ridgway  
Councillor Kathy Rouse  
Councillor Diana Ruff - Chair

**For further information about this meeting please contact: Alan Maher 01246 217391**

## AGENDA

### 6 Late Representations - Summary Update Report (Pages 3 - 5)

(Planning Manager – Development Management)

# *We speak your language*

**Polish**  
*Mówimy Twoim językiem*

**Romanian**  
*Vorbim limba dumneavoastră*

**Urdu**  
ہم آپ کی زبان بولتے ہیں

**Chinese**  
我们会说你的语言

**North East Derbyshire District Council**



**If you require this agenda in large print or another format please call us on 01246 217753 Text No: 07800 00 24 25**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

## Planning Committee 26<sup>th</sup> April 2022

### SUMMARY OF LATE COMMENTS/REPORT UPDATE

The aim of this report is to seek to avoid the need for lengthy verbal updates that Planning Officers have sometimes needed to provide in the past at the Planning Committee. In consultation with the Chair, it has been decided that on the evening before committee a summary of all the late comments/representations received so far will be emailed to the Committee Members by the Governance Team.

It is possible that verbal updates will still be required at the meeting as sometimes comments are received at the last minute or Officers may wish to amend their recommendations: however Officers will seek to keep verbal updates to a minimum.

At the meeting Officers will only refer briefly to any key points of the case in the summary that has been emailed, as well as providing the usual verbal update for any additional last minute items.

If Members have any queries about the comments or the application itself please feel free to contact the relevant case officer given beneath the title of each summary below.

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**PARISH:** Dronfield

**APPLICATION:** 21/01443/FL

**CASE OFFICER:** Colin Wilson/Adrian Kirkham

**1. SOURCE OF COMMENTS:** Neighbour comments – Mr Morgan (22, Holburn Ave)

**DATE RECEIVED:** 22<sup>nd</sup> April 2022

**SUMMARY:**

Mr Morgan is a resident of Holborn Avenue, which backs onto the building in question. There have been terrible issues with a current Chinese takeaway located on Chesterfield Road. Every day the extractor fan causes the garden to smell, meaning there are times when it is so unpleasant we cannot make use of our garden.

In addition, there have been issues with rats getting into the property. Rat poison has been put into the loft and neighbours have it in their gardens. Mr Morgan has a 2 year old child and is expecting another and therefore this is troubling.

Another takeaway would further compound these issues and also threatens to negatively impact the value of the property which we would not be compensated for.

Our neighbours also experience these current issues and those who Mr Morgan has spoken to about this development object to it. We ask that you do not let this development go ahead.

**OFFICER COMMENTS:**

These comments raise no new material considerations that are not already covered in the Officer report.

The issue of property value is not a material planning matter for consideration in the decision taken on this application whilst the existence of rats is a matter addressed by other legislation and control.

**2. SOURCE OF COMMENTS:** Neighbour Comments – Mr Hodgkinson (26, Holburn Ave)

**DATE RECEIVED:** 22.04.2022

**SUMMARY:**

There are already several fast food outlets on Dronfield Bottom. This development would result in the extraction system being directed up on to Holborn Avenue. This already happens at The Rock Chinese restaurant and the smells on Holborn Avenue can be very strong and unpleasant.

There has been a fire in the extraction system at The Rock already and it was very difficult for the Fire Service to access the building to put the fire out.

There is a problem with rats in the area and it is believed this is, in part, due to the number of food establishments in the area and the poor disposal of food waste.

Parking will be very limited and there is concern customers will either park on Holborn Avenue, which is already very congested, or on the double yellow lines or zebra crossing. This already happens at The Rock with customers putting on hazard warning lights and leaving cars unattended on double yellow lines.

There is no need for another fast food establishment in Dronfield. There are already 10 at the last count.

This is believed to be a listed building in a conservation area and the change of use is strongly objected to.

**OFFICER COMMENTS:**

These comments raise no new material considerations that are not already covered in the Officer report.

The presence of hot food takeaways is not sufficient in itself to justify refusing the application whilst fires at other properties is not a material matter in this case.

**3. SOURCE OF COMMENTS:** Officers

**DATE RECEIVED:** 25.04.2022

**OFFICER COMMENTS:**

For the avoidance of any doubt the Development Plan in the case of this application comprises both the North East Derbyshire Local Plan and the Dronfield Neighbourhood Plan.