

PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 10 MARCH 2020

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PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 10 MARCH 2020

Present:

Councillor D Ruff	Chair
Councillor P Antcliff	Vice-Chair
Councillor W Armitage	Councillor D Hancock
“ J Barry	“ E Hill
“ S Clough	“ H Liggett
“ A Cooper	“ M Potts
“ R Hall	“ A Powell

Substitutes Present:

- Councillor J Birkin - acted as substitute for Councillor T Reader
Councillor N Barker - acted as substitute for Councillor K Rouse

Also Present:

- Adrian Kirkham - Planning Manager – Development Management
Graeme Cooper - Principal Planning Officer
Phil Slater - Principal Planning Officer
Colin Wilson - Senior Planning Officer
Emily Cartwright - Senior Planning Officer
Jim Fieldsend - Team Leader Solicitor (non contentious)
Alan Maher - Senior Governance Officer

587 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors C Huckerby, M Jones, T Reader and K Rouse.

The meeting was advised that Councillors J Birkin and N Barker would act as substitutes for Councillors T Reader and K Rouse.

588 Declarations of Interest

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

589 Minutes of Last Meeting

RESOLVED – That the Minutes of the last meeting of the Planning Committee held on 11 February 2020 be approved as a correct record and signed by the Chair.

590 Development Management Applications

The Committee considered Report No PM/21/19-20/AK of the Planning Manager – Development Management. This explained the applications, which the Committee would be asked to consider and determine. As part of this, Members were advised of the legal and financial implications that could arise from the determination of planning applications and the authorisation of any enforcement action that might be required.

591 Planning Application NED/19/01107/FL

The report to Committee explained that an application had been submitted for a proposed residential development comprising 21 dwellings. The application would revise the scheme previously approved - 18/00273/FL) (Major Development) (Amended Title) at Watercress Farm, Watercress Lane, Clay Cross for Woodsett Homes Limited. The application had been referred to the Committee by Councillor P Wright, who had raised concerns about it.

No objectors spoke against the application.

The Applicant spoke in support of the application.

No supporters spoke in favour of the application.

Committee considered the application. In particular, it assessed the suitability of the proposal in the location in policy terms, its effect on the character and appearance of the site and the surrounding street scene. Committee also considered the impact upon the amenity of neighbouring residents, land uses, its ecological impact, as well as land contamination, drainage and highway safety.

Members discussed the application. They heard about the rising costs of the scheme, why it was no longer financially viable to include the original proposal for affordable homes as part of the development and the independent advice received by the Council confirming that a ‘Section 106’ contribution could not be made by the developer towards meeting the education and recreation provision in the local area.

RESOLVED – That application number NED/19/01107/FL be approved in line with officer recommendations, with the final wording of conditions delegated to the Planning Manager – Development Management.

1 The development hereby approved shall be carried out in accordance with the details shown on the following drawings unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice:

- o 17_2129_ LP (Location Plan)
- o 17/2129/(02)001 (House Type A)
- o 17/2129/(02)002 Rev A (House Type B1 & C)
- o 17/2129/(02)003 (House Type D & E)
- o 17/2129/(90)101 Rev C (Existing & Proposed Site Layout - Materials Only)
- o 17/2129/(02)101 Rev F (Existing & Proposed Site Layout)
- o 17/2129/(02)102 Rev B (Proposed Site Layout with Vehicle Tracking)
- o 17/2129/(90)103 Rev B (Contractors Compound/Phasing Plan)

- o FT/12607/F1 (Bat, Bird and Hedgehog Gap Plan)
 - o 42371/005 Rev L (Section 104 Layout)
 - o 42371/006 Rev F (External Works)
 - o 42371/007 Rev D (Plot Drainage)
- 2 Notwithstanding the submitted details, within 2 months of this decision, the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,
 - b) the details of any trees and hedgerows to be retained, together with measures for their protection during development,
 - c) a schedule of proposed native plant species, size and density and planting locations, which takes into account the comments of DWT including new native hedgerow planting, native tree planting, wildflower seeding in green spaces, etc,
 - d) an implementation programme.
- 3 All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 4 Notwithstanding the submitted details, within 2 months of this decision, a plan to show the positions, design, materials, height and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the occupation of that dwelling and shall be retained as approved unless otherwise agreed in writing by the Local Planning Authority.
- 5 The scheme to enhance and maximise employment and training opportunities during the construction stage and post construction stage hereby approved under planning reference 19/00088/DISCON shall be implemented in full in accordance with the approved timetable.
- 6 Works on site and deliveries to the site shall be undertaken only between the hours of 7.30am to 6pm Monday to Friday and 7.30am to 12pm on Saturday. There shall be no work undertaken on site or deliveries to the site undertaken on Sundays or public holidays.
- 7 The ecological features illustrated on drawing FT/12607/F1, prepared by ECUS Environmental Consultants dated January 2019 shall be implemented in full prior to the occupation of each dwelling and retained as approved for the lifetime of the development.
- 8 Prior to the first use of Plot 11 hereby approved, the window shown on the approved plans to the bathroom on the dwellings southern elevation shall be fitted with obscure glazing. The obscure glazing shall be of an obscurity equivalent to at least Level 4 of the Pilkington obscure glazing range. The

window shall be of a non-opening design or alternatively any opening parts must be more than 1.7m above the floor level of the room in which the window is installed. The window shall then be retained as such thereafter at all times.

- 9 Within 2 months of this decision and notwithstanding the submitted details, a scheme for the disposal of highway surface water via a positive gravity-fed system, discharging to an outfall on public sewer, highway drain or watercourse, shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full prior to the completion of the final dwelling and retained as approved for the lifetime of the development.
- 10 The site accommodation and phasing plan hereby approved by drawing 17/2129/(90)103 Rev B shall be adhered to and retained throughout the construction period.
- 11 Throughout the period of construction, wheel washing facilities shall be provided and utilised within the site.
- 12 There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.
- 13 The new junction hereby approved under planning reference 19/00088/DISCON shall be laid out, constructed to base level and provided with 2.4m x 160m visibility splays in both directions, the area in advance of the sightlines being levelled, constructed as footway and not being included in any plot or other subdivision of the site. For the avoidance of doubt, the developer will 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.
- 14 Within 2 months of this decision, details of how all other means of access into the development site have been permanently closed with a physical barrier shall be submitted to and approved in writing by the Local Planning Authority. These other means of access into the site shall remain permanently closed in perpetuity.
- 15 The proposed access drive to Springvale Close shall be no steeper than 1 in 15 for the first 10m from the nearside highway boundary and measures shall be implemented to prevent the flow of surface water onto the adjacent highway. Once provided any such facilities shall be maintained in perpetuity free from any impediment to their designated use.
- 16 The new dwellings shall not be occupied until the proposed new estate street between each respective plot and the existing public highway has been laid out in accordance with the approved application drawings to conform to the County Council's design guide, constructed to base level, drained and lit in accordance with the County Council's specification for new housing development roads.
- 17 The premises, the subject of the application, 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 residents/visitors/service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18 Within 2 months of this decision, details for the storage of refuse bins and collection of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage facilities shall then be implemented in full prior to the completion of the development and retained for the designated purposes at all times thereafter.

19 The dwellings hereby approved shall not be occupied until:

The remediation works identified in the Remediation Plan submitted with the application as part of the Eastwood & Partners letter report 'Watercress Farm Danesmoor Planning Reference 19/00088/DISCON (Ref: PR/AJK/SAE/42371-004; dated 18th November 2019)' shall be undertaken in accordance with the scheme in that report. The remediation works shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The developer shall give at least 14 days' notice to the local planning authority (Environmental Health) prior to commencing works in connection with the remediation scheme.

20 Upon completion of the remediation works required above a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

21 If during the construction associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority and the local planning authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the phased approach for assessing, investigating and managing land contamination contained in good practice guidance.

592 NED/19/00713/FL

The report to Committee explained that an application had been received to erect 8 semi-detached and 5 detached bungalows, associated highway works, access, car parking, landscaping and outdoor amenity space. (Major Development) (Additional Information) at The Old Station, Station Road, Killamarsh, Sheffield for Mr T Rusling – Akroyd & Abbott. The application had been referred to the Committee by Councillor S Clough, who had raised concerns about it.

One objector exercised their right to attend the meeting and spoke against the application.

The agent exercised their right to attend the meeting and spoke in support of the application.

No supporter spoke in favour of the application.

Committee considered the application. In particular, it took into account the suitability of the proposal in the location in policy terms, its effect on the character of the site, as well as the amenity of neighbouring uses.

Members discussed the application. As part of this, they noted that it was a brownfield site and planning permission had originally been granted to build 14 houses on it. They discussed the reasons why the proposed development had changed and the suitability of the proposed bungalows in the context of neighbouring nineteenth century properties. They also heard about the provision of parking spaces and the possible impact on road safety and traffic congestion.

RESOLVED – That application number NED/19/00713/FL be approved in line with officer recommendations, with the final wording of conditions delegated to the Planning Manager - Development Management.

- 1 The development hereby approved shall be started within 3 years from the date of this permission.
- 2 The development hereby approved shall be carried out in accordance with the details shown on the following plans:-
 - o 2801:0111-D Site Plan Layout
 - o 2801:0112 Site Boundary Sections
 - o 2801:0110 Site Location Plan
 - o 2801:0108 revision C Levels Site Plan
 - o 2801:0107 Site Sections and 3D View
 - o 2801:0104 Proposed House Type A
 - o 2801:0105 Proposed House Type B
 - o 2801:0107 Proposed House Type C
 - o 2801:0109 Proposed House Type D
 - o Flooding and Drainage assessment
 - o Phase 1 and 2 Engineering and Environmental Report
 - o Preliminary Ecological Appraisal ReportUnless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice.
- 3 Before the development hereby approved commences, a scheme to enhance and maximise employment and training opportunities during the construction stage of the project, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full in accordance with the approved timetable.
- 4 Before any above ground works commence, the following shall be submitted to and approved in writing by the Local Planning Authority:
 - o a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,
 - o the details of any trees and hedgerows to be retained, together with measures for their protection during development,
 - o details of the removal of the existing chain link fence and concrete pots on the boundary with the Trans-Pennine Trail (TPT)

o a schedule of proposed plant species, size and density and planting locations including hedgerow enhancement details adjacent to the TPT
o an implementation programme.

- 5 All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6 Prior to the first occupation of the dwellings the boundary treatments shown on the approved drawings shall be erected and retained as approved thereafter.
- 7 The development shall be carried out in accordance with the finished floor levels and finished ground levels shown on drawing 2801-0108 revision C.
- 8 Before any above ground works starts, precise specifications (including the manufacturer, range and colour details where applicable) of the walling and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority . The development shall then be carried out in accordance with the approved details.
- 9 Construction works on site and deliveries to the site shall be undertaken only between the hours of 7:30 to 6pm Monday to Friday and 7:30 to 12pm on Saturday. There shall be no work undertaken on site or deliveries to the site undertaken on Sundays or public holidays.
- 10 Prior to the first occupation of the dwellings hereby approved a scheme of sound mitigation shall be submitted to and approved in writing the local planning authority. The scheme shall be designed following the completion of a sound survey undertaken by a competent person. The scheme shall take account of the need to provide adequate ventilation, which will be by mechanical means where an open window would not achieve the following criteria. The scheme shall be designed to achieve the following criteria with the ventilation operating:

Bedrooms 30 dB LAeq (15 Minutes) (2300 hrs - 0700 hrs)

Living/Bedrooms 35 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)

All Other Habitable Rooms 40 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)

All Habitable Rooms 45 dB LAm_{ax} to occur no more than 6 times per hour (2300 hrs - 0700 hrs)

Any outdoor amenity areas 55 dB LAeq (1 hour) (0700 hrs - 2300 hrs)

The scheme as approved shall be validated by a competent person and a validation report submitted to and approved in writing by the local planning authority. The approved scheme shall been implemented in full and retained thereafter.

- 11 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- 12 Prior to the commencement of work on site (including clearance of refugia piles, vegetation or groundworks), a Reptile Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include reasonable avoidance measures and a watching brief. The Method Statement shall be implemented in full and a short statement of compliance submitted at the end of site clearance works.
- 13 Prior any above ground works commencing, a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2019. Such approved measures shall be implemented in full and maintained thereafter. This management plan should provide details, but not limited to: wildlife friendly fencing, bat and bird boxes and their locations, native planting including hedgerow planting.
- 14 Prior to the commencement of development, including preparatory site clearance, a detailed badger survey for any recently excavated badger setts on the site or within 30 metres of the site boundary should be undertaken. The results and any appropriate mitigation/licensing requirements shall be submitted to and approved in writing by the Local Planning Authority for approval. Such approved measures must be implemented in full.
- 15 No removal of hedgerows, trees, shrubs other vegetation 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
- 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 until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
- a. Coda Structures (04/02/2020), Flooding & Drainage Assessment for the Proposed Re-Development of the Old Station, Station Road, Killamarsh, Revision A, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team,
 - b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),
- have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing
- 18 Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
- 19 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. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period
- 20 Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.
- 21 The carriageway of Station Road and the proposed footway fronting the site shall be constructed in accordance with details first to be submitted and agreed, in writing, by the Local Planning Authority up to and including at least base level, prior to any above ground works commencing. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve

months (or three months in the case of a shared surface road) from the occupation of such dwelling.

- 22 Highway' surface water shall be disposed of via a positive, gravity fed system (i.e. not pumped) discharging to an approved point of outfall (e.g. existing public sewer, highway drain or watercourse)
- 23 No dwelling shall be occupied until space has been laid out within the site in accordance with the application drawing for cars to be parked (spaced being of minimum dimensions 2.4m x 5.5m). Once provided, the spaces shall be maintained free from any impediment to their designated use for the life of the development
- 24 The proposed driveways to Station Road shall be no steeper than 1:14
- 25 Prior to first occupation, details of the proposed arrangements for future management and maintenance of the proposed street i.e. the unadopted section of Station Road and new footway fronting the development shall be submitted to and approved in writing by the Local Planning Authority. The street shall thereafter be maintained in accordance with the approved management and maintenance details.
- 26 Prior to first occupation of the dwellings a scheme for the storage of bins and collection of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and retained as such thereafter.
- 27 Prior to commencement of development hereby approved an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

- 28 Prior to commencement of development hereby approved:

Where the findings of the site investigation and risk assessment indicate there is an unacceptable risk to human health and/or the environment a detailed remediation scheme to bring the site to a condition suitable for the intended use must be submitted, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- 29 The dwellings hereby approved shall not be occupied until the approved remediation works required by 26 above have been carried out in full in compliance with the approved methodology. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority

- 30 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with good practice guidance, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

593 NED/19/00786/FL

The report to Committee explained that an application had been submitted to demolish a range of existing buildings (formerly used in association with the livery business and riding school); conversion of existing buildings (formerly used in association with the livery business and riding school) to form a single dwelling; restoration and retention of ancillary buildings; and erection of four new dwellings with associated landscaping, parking and access (conservation area/affecting a public right of way) at Cartledge Hall Farm, Cartledge Lane, Holmesfield, Dronfield for Mr Matthew Jacques c/o Crowley Associates Ltd. The application had been referred to Committee by Councillor C Huckerby, who had raised concerns about it.

Two objectors exercised their right to attend the meeting and spoke against the application.

One supporter (the architect for the scheme) exercised their right to attend the meeting and spoke in favour of the application.

The agent exercised their right to attend the meeting and spoke in support of the application.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting.

Committee considered the application. It had regard to the suitability of the proposal in the location in policy terms, its effect on the character of the site and the surrounding area, impact on the Green Belt, impact on heritage assets, the privacy and amenity of neighbours, and highway safety issues.

Members discussed the application. They heard about the contribution which it could make to restoring historic buildings, dating from the seventeenth and eighteenth centuries. They also heard about the comparatively modern buildings that would be removed and the new buildings that would be constructed.

During their discussion Members discussed the building materials that would be used and whether these would be suitable. They also discussed the dimensions and whether they would be appropriate. Some Members felt that if further consideration of the application could be delayed, then the applicant could reflect on the comments of the Committee and decided if they wish to amend the application prior to the Committee's determination on it.

RESOLVED – That application number NED/19/00786/FL be deferred at this time.

594 NED/19/01179/FL

The report to Committee explained that an application had been submitted for the regularisation of Engineering Works consisting of the re-levelling of an agricultural field (Retrospective Application) at Field to the North of Grange Barn, Milken Lane, Far Hill, Ashover for Mr Hollingworth c/o the Agent. The application had been referred to Committee by Councillor W Armitage, who had raised concerns about it.

Two objectors exercised their right to attend the meeting and spoke against the application. With the agreement of the Chair a statement was read out on behalf of another objector, who was unable to attend the meeting on medical grounds.

The agent exercised their right to attend the meeting and spoke in support of the application.

No supporters spoke in favour of the application.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting.

Committee considered the application. As part of this it took into account the visual account the visual impacts of the application on the surrounding countryside. They also considered the ecological impact and residential amenity.

Members, discussed the application. They noted concerns that had been raised that the works might be the precursor to possible future developments, as well as concerns about the transfer of soil with high levels of lead pollution.

Members heard that the movement of soil in this way would not normally be subject to planning permission, if prior notification had been given to the Local Planning

Authority. Members also heard that the Council's Environmental Health Officer had been consulted on the application and confirmed that there was no specific evidence to indicate that the concentrations of lead in the soil which had been moved differed from that already on the site.

RESOLVED – That application number NED/19/01179/FL be approved without conditions.

595 Planning Appeals Lodged and Determined

The Committee considered Report No PM/22/19-20/AK of the Planning Manager – Development Management.

The following appeals had been lodged:-

Mr A Rowland - Erection of single detached dwelling on infill plot. (Conservation area) at Land North Of Main Road, Main Road, Troway (19/00525/FL)

Land Allocation Ltd - Outline planning application for residential development including means of access with all other matters reserved for subsequent approval (Major Development/Departure from Development Plan) at Land At Rear Of 263, Nethermoor Road, Wingerworth (19/00376/OL)

Mr David Booth - Outline application with some matters reserved for proposed construction of two three bed one and a half storey detached dwellings (Affecting the Setting of a Listed Building) at Land North West Of Henmoor Cottage, Mill Lane, Holmgate, Clay Cross (19/00827/OL)

Mr and Mrs Cain - Retention of single/two-storey front extension, two-storey side extension and single-storey rear extension with rendering to the external facades of the property (Amended Plans) (Conservation Area) (Revised scheme of 18/00567/FLH) at 6 Wellfield Close, Ridgeway (19/00680/FLH)

Mrs Denise Greenhough – Application for the construction of a new dwelling (revised scheme of 18/00848/FL) at 24 Caldey Road, Dronfield (19/00764/FL)

The following appeal had been allowed:-

Mr Cooper – Application for the erection of one dwelling and replacement double garage (Amended Title/Amended Plans) at Rear Of 91 And 91A, Chesterfield Road, North Wingfield (19/00430/FL)

The following appeals had been dismissed:-

Mr Bayliss – Demolition of existing garage and erection of detached dwellinghouse (Listed Building) (Revised scheme of 17/00448/FL) (Amended Plan) (Further Amended Plans) at 26 Hallows Lane, Dronfield (17/00914/FL)

Mr Bayliss – Listed building consent application for the retention of partially demolished and relocated 2m high boundary wall at 26 Hallows Lane, Dronfield (18/00637/LB)

Mr Howarth – Conversion of two existing stable buildings to form one, four bedroom dwelling, with associated access lane, parking area and garden. (Affecting a public right of way at Holly House, Matlock Road, Spitewinter (18/01265/FL)

No appeals have been withdrawn.

RESOLVED – That the report setting out the appeals lodged and determined within the previous month be noted.

596 Matters of Urgency

None

PLAN MINS(0310)/MD