

4th September 2018

Application No: CHE/18/00473/FUL

Proposal: Single storey pharmacy extension and internal alterations to existing reception area of main surgery

Location: Avenue House Surgery, 109 Saltergate Chesterfield
Tree Preservation Order 4901.261 No.109 Saltergate/Saltergate Health Centre (2006)

Town Centre Conservation Area

There are 3 trees reference T1 Tree of Heaven and T3 & T4 Sycamore on the site that are covered by the above mentioned tree preservation order and one tree just off the site along the driveway to Hunters Walk, Saltergate reference T2 Lime. The site is also within the Town Centre Conservation Area.

None of the trees under the preservation order will directly be affected by the proposed development; however 4 trees consisting of 1 Pillar apple, 1 Maple, 1 Ornamental Pear and 1 Sweet Gum which are within the Town Centre Conservation Area will have to be removed to facilitate the development. There is also the possibility that 1 Himalayan Birch may also have to be removed for the proposed pathway and loss of roots.

The Coal Authority records indicate that a recorded mine entry (shaft, CA ref. 437371-021) is present within the south western corner of the application site. In addition, coal mining is recorded to have taken place beneath the site at shallow depth and further historic unrecorded shallow coal mining is likely to have taken place.

The Coal Authority therefore recommends that intrusive site investigations, in the form of the drilling of boreholes, are carried out in order to locate the shaft and to enable its treatment (capping). These works would also enable an investigation into the condition of the Deep Hard coal seam which is recorded to have been worked at shallow depth beneath the site.

Such intrusive works would therefore result in the removal of the landscaped area to the west and south west corner of the site removing trees and shrubs in this location. The total loss of trees on the site that are within the Town Centre conservation area would therefore increase to 8 consisting of 1 Abies (fir tree), 1 Rhus (Sumac), 1 Pillar apple, 1 Himalayan Birch, 1 Maple, 1 Ornamental Pear, 1 Ornamental Plum and 1 Sweet Gum along with some ornamental shrubs and other associated landscaping.

At this stage the site investigations are around the proposed extension and in the south west corner of the site but due to potential plotting inaccuracies the actual position of the shaft could deviate by several metres. If at any time further site investigations need to be carried out towards the Tree of Heaven reference T1 in the south east corner of the site then the proposed development should be reassessed.

and evaluate what affects this would have on the protected tree. Any site investigations should therefore not go beyond the existing footpath to the frontage of the surgery.

I have no objections to the development at this stage even though it would remove an established landscaped area within the conservation area and which is in a prominent position in the streetscene on the junction of Saltergate and Tennyson Avenue.

The trees and shrubs which would have to be removed are at a fairly young age and could therefore be replaced by a new landscaping scheme which would in a short period of time become established and replace the landscaping lost.

As the mining site investigations are to be carried out before a decision is given on this application a tree application/notification to planning services will be required for the removal of the trees to the west and south west areas of the site for consideration as they are within the Town Centre Conservation Area.

Steve Perry Tree Officer (Planning)