

**PLANNING BOARD
28th August, 2014**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Godfrey, Kaye, Middleton, Pitchley, Roche, Roddison, G. A. Russell, Smith, Turner, Tweed and Vines.

Apologies for absence were received from Councillor Whysall.

T22. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T23. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 7TH AUGUST, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 7th August, 2014, be approved as a correct record for signature by the Chairman.

T24. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

T25. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following persons attended the meeting and spoke about the applications listed below:-

Demolition of an existing unlisted pair of semi-detached residential properties within Letwell Conservation Area and erection of 1 No. dwelling at land at 15-17 Gildingwells Road, Letwell for Mr. and Mrs. P. Smith (RB2014/0333)

Mrs. S. Smith (Applicant)

Replacement of existing raised patio and wall with new raised patio and wall at 2 Blenheim Close Bramley for Mr. and Mrs. J. Dallinson (RB2014/0756)

Mr. and Mrs. J. Dallinson (Applicants – statement read out on their behalf)

Retrospective application for change of use of part of dwelling to day nursery for 14 No. places (use class D1), Arborlawn, Carlisle Street, Kilnhurst for Mr. and Mrs. P. Young (RB2014/0911)

Mrs. Young (Applicant)
Mr. M. Rix (Objector)
Mrs. Jackson (Objector)
Mrs. Harris (Objector)
Mr. Harris (Objector)

Erection of 39 No. retirement living (category II type accommodation), including provision of communal landscaping areas, erection of bin / electric scooter store and sub-station and associated external car parking at land at Companions Close, Wickersley for McCarthy and Stone Retirement Lifestyles Ltd. (RB2014/0643)

Mrs. H. Fox (on behalf of the Applicant)

Sub-division of building to create a hot-food takeaway (use class A5) in new unit, external alterations including installation of ventilation / extraction equipment, erection of bin store and formation of 4 No. parking spaces at Against the Grain, Unit 2, Greasbrough Street, Masbrough for Peter and Paul Eyre (RB2014/0927)

Mr. G. Sutton (on behalf of the Applicant)

Application under Section 73 for a minor material amendment to vary conditions 01-06, 08, 12-15, 18, 19, 25, 33, 35, 43, 44, 47 and 48 imposed by RB2012/1428 (Outline application for Waverley New Community) including alterations to the Design and Access Statement and Parameter Plans, the Surface Water Strategy, and with an increase in the trigger points for the submission of an alternative transport scheme to the Bus Rapid Transit and for improvements to the B6066 High Field Spring/Brunel Way at Waverley New Community Site, High Field Spring, Catcliffe for Harworth Estates Ltd (RB2014/0775)

Mr C Martin (on behalf of the Applicant)

(2) That applications RB2014/0012, RB2014/0333, RB2014/0756, RB2014/0835 and RB2014/0927 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) (a) That, with regard to application RB2014/0643, the Council shall enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing a commuted sum of £110,000 towards off-site provision of affordable housing, with an additional overage payment applicable for any rises in

sales values from today's date, calculated on an index linked rise in the house market as calculated by either the Halifax or the Nationwide Building Society and will be payable at the end of the financial years 2015/16, 2016/17 and 2017/18;

(3)(b) consequent upon the satisfactory signing of such an agreement, the Council resolves to grant permission for the proposed development subject to the conditions set out in the report now submitted.

(4) That application RB2014/0698 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to the following amended conditions:-

02

To vary the approved plan to allow an updated elevation detail as shown on the 3D visuals.

15, 16 and 20

To include the wording "Prior to the commencement of each phase of the development" to allow the development to be commenced in phases.

(5)(a) That, with regard to application RB2014/0775, the Council shall enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the same obligations as was previously secured through planning permission RB2012/1428.; and

(5)(b) consequent upon the satisfactory signing of such an agreement the Council resolves to grant permission for the proposed development subject to the conditions set out in the report now submitted.

(6) That the Planning Board declares that it is not in favour of application RB2014/0911 on the grounds that the proposed development:-

- constitutes inappropriate business-use development in a residential area;
- will generate noise from the premises and its adjoining garden area which will cause a nuisance within the immediate environment resulting in a loss of amenity (quiet enjoyment of their homes) for local residents; and
- will result in disturbance to local residents caused by vehicles parking near to the premises when parents/carers bring their children to the nursery and collect them at various times of the day,

but the Director of Planning, Regeneration and Culture, in consultation with the Chairman of the Planning Board, be authorised to determine the reasons for refusal of this application.

T26. UPDATES

(1) Planning Board tour of completed developments – Members discussed the issues arising from the visits of inspection which had taken place on 21st August, 2014.

(2) Department for Communities and Local Government - consultation about the proposed regulatory changes to the neighbourhood planning system introduced via the Localism Act 2011 – it was noted that, in view of the very short timescale for responses to this consultation document, this Council's response is to be considered by the Cabinet Member for Planning, Highways and Street Scene Services and the Planning Board will be notified of that response in due course.