

PLANNING BOARD

4th June, 2015

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Middleton, Roche, Turner, Tweed, Sims, M. Vines, Whysall, Evans, Khan and Sansome.

Apologies for absence:- Apologies were received from Councillors Godfrey, Lelliott, Pickering, Rosling, Smith, Yasseen and Beaumont.

1. DECLARATIONS OF INTEREST

Councillor Atkin declared his personal interest in application RB2015/0278 (Erection of a two-storey building comprising of Primary School and Nursery accommodation with retention of existing school entrances and car parking facilities at Wath Victoria Junior and Infant School, Sandymount Road, Wath upon Dearne for Kier Construction for the Secretary of State for Education), because his daughter was currently a pupil at this School and she would still be a pupil there should the new school be built as a consequence of this Authority's granting of planning permission. During the Planning Board's consideration of this matter, Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. The Vice-Chair, Councillor Tweed, assumed the Chair for the Board's consideration of this application.

2. MINUTES OF THE PREVIOUS MEETING HELD ON 14TH MAY, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 14th May, 2015, be approved as a correct record for signature by the Chairman.

3. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

4. 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:-

PLANNING BOARD - 04/06/15

- Details of the erection of 66 No. dwellinghouses (reserved by outline RB2014/0775) at Waverley New Community Site, High Field Spring, Catcliffe for Harworth Estates Ltd. and Harron Homes (RB2015/0416)

Mrs. C. Kent (agent, on behalf of the applicant Companies)

- Application to vary condition 02 (amended plans) imposed by RB2014/0727 (Installation of 2 No. turbines (24.8m hub height and 34.5m tip height)) at Parkcliffe Farm, Morthen Road, Wickersley for Mr. R. Parkes (RB2015/0493)

Parish Councillor P. Thirlwall (objector, on behalf of Wickersley Parish Council)

Mr. K. Goodall (objector)

(2) That applications RB2015/0233, RB2015/0278 and RB2015/0434 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 RB2015/0416, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of defining the legal responsibilities of the developer in respect of the following:-

- 10% affordable housing within each application site; and
- the provision of Travel Master cards for each household;

(b) That, subject to the signing of the Section 106 Legal Agreement, the reserved matters for the proposed development shall be approved and shall be subject to the reasons and conditions set out in the submitted report, including the removal of condition 1 (time limits) and an amendment to condition 16 which shall read as follows:-

16

Prior to the commencement of development a biodiversity mitigation statement, including a schedule for implementation, shall be submitted to and approved by the Local Planning Authority. The statement should include details of all measures given in the Waverley Ecological Checklist – Pre Work Assessment for Housing Development Phases 1G and 1H (19.03.2015) and shall thereafter be implemented in accordance with the agreed statement before the development is brought into use.

(4) That the Planning Board declares that it is not in favour of application RB2015/0493 for the following reasons, with the Chairman and the Vice-Chairman being authorised to agree the final wording of the reason:-

No very special circumstances exist to justify an increase in the turbines' blade length such that it will be detrimental to the visual amenity of the locality and the openness of the Green Belt, contrary to the National Planning Policy Framework.

(Councillor Atkin declared his personal interest in application RB2015/0278 (Erection of a two-storey building comprising of Primary School and Nursery accommodation with retention of existing school entrances and car parking facilities at Wath Victoria Junior and Infant School, Sandymount Road, Wath upon Dearne for Kier Construction for the Secretary of State for Education), because his daughter was currently a pupil at this School and she would still be a pupil there should the new school be built as a consequence of this Authority's granting of planning permission. During the Planning Board's consideration of this matter, Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. The Vice-Chair, Councillor Tweed, assumed the Chair for the Board's consideration of that application)

5. CONFIRMATION OF REVOCATION OF TREE PRESERVATION ORDER NO. 14, 2010 - AT CHURCH VIEW, 19 HIGH STREET, WHISTON

Consideration was given to a report of the Director of Planning and Regeneration Service stating that an Order was made on 3rd September 2010 (Tree Preservation Order No. 14, 2010), as a consequence of concerns about three trees at Church View, 19 High Street, Whiston, within the Whiston Conservation Area. The report noted an appeal had been lodged against the Council's refusal of an application to prune four trees, as well as issues about the validity of the original notice because of an incorrect date included within it. As a consequence, the report stated that in accordance with powers under Section 333(7) of the Town and Country Planning Act 1990, the Council may vary or revoke this Tree Preservation Order and it had been decided to revoke the Order such that a new Order could be made. Members agreed to revoke the Order and noted that a new Tree Preservation Order (No. 1, 2015) had been temporarily placed on the site at Whiston and that a report seeking confirmation of the new Order would be submitted to a future meeting of the Planning Board.

Resolved:- (1) That the report be received and its contents noted.

(2) That, in the light of the administrative error on Tree Preservation Order No. 14, 2010, as now reported, the Planning Board confirms the revocation of this Tree Preservation Order under Section 333(7) of the Town and Country Planning Act 1990.

6. UPDATES

The Planning Board was reminded that training on planning matters would be provided for all existing and new Members of the Board, including substitute Members, at a meeting to be held at the Town Hall, Rotherham during the afternoon of Tuesday, 16th June, 2015.