

PLANNING BOARD

25th June, 2015

Present:- Councillor Atkin (in the Chair); Councillors Middleton, Pickering, John Turner, Tweed, Smith, Whysall, Beaumont, Cutts and Khan.

Apologies for absence:- Apologies were received from Councillors Godfrey, Lelliott, Roche, Rosling, Sims, M. Vines and Yasseen.

7. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

8. MINUTES OF THE PREVIOUS MEETING HELD ON 4TH JUNE, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 4th June, 2015, be approved as a correct record for signature by the Chairman.

9. DEFERMENTS/SITE VISITS

The Planning Board agreed to undertake a site inspection, prior to the next meeting, in respect of the application for planning permission for the demolition of existing dwelling and erection of replacement dwelling at 5 Stafford Crescent, Moorgate, Rotherham for Mr. E. Elgamil (RB2015/0436), as determined by the Board, in order to familiarise Members with the overall layout of the site and the likely impact of the proposed development upon neighbouring properties.

10. VISIT OF INSPECTION - DETAILS OF THE DEMOLITION OF EXISTING DWELLING AND ERECTION OF 9 NO. DWELLINGHOUSES AND FORMATION OF ACCESS ROAD (RESERVED BY OUTLINE RB2013/1015) AT LAND AT THE CROFT, WORKSOP ROAD, SOUTH ANSTON FOR FIRSURE LTD. AND FRAMECOURT LTD. (RB2014/1703)

Further to Minute No. T93(3) of the meeting of the Planning Board held on 3rd April, 2014 (in respect of outline permission RB2013/1015), before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site (Ward representatives Councillors Burton and Jepson were also in attendance).

Consideration was given to the report of the Director of Planning and Regeneration Service concerning the application for planning permission for details of the demolition of existing dwelling and erection of 9 No. dwellinghouses and formation of access road (reserved by outline RB2013/1015) at land at The Croft, Worksop Road, South Anston for Firsure Ltd and Framecourt Ltd (RB2014/1703).

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In accordance with the right to speak procedure, the following people attended the meeting and spoke about this application:-

Councillor C. Jepson (Ward Councillor, expressing an objection on behalf of Anston Parish Council)

Mrs. B. Sandham (objector)

Mr. C. Butterworth (objector)

Resolved:- That application RB2014/1703 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to the following additional conditions now considered and determined by Members of the Planning Board:-

07

Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority, and the approved details shall be implemented before the development is completed.

Reason

No details having been submitted they are reserved for approval.

08

Prior to the development being commenced, a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority and the approved details, which shall include details of an on site loading/unloading area, staff parking, and measures to deal with mud in the highway, shall be implemented.

Reason

In the interests of road safety.

09

When the proposed vehicle access has been brought into use, the existing vehicle access shall be permanently closed and the kerblineline/footway/verge reinstated in accordance with details to be submitted to, and approved by, the Local Planning Authority.

Reason

In the interests of road safety.

10

No development shall take place until details of measures to prevent right turning manoeuvres both into and out of the site have been submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

Reason

In the interests of road safety.

11. 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 people attended the meeting and spoke about the application listed below:-

Demolition of existing dwelling and erection of replacement dwelling at 5 Stafford Crescent, Moorgate, Rotherham for Mr. E. Elgamil (RB2015/0436)

Mr. H. Dhorat (agent, on behalf of the applicant)

Mr. D. Hunter (objector)

Mr. Foster (objector)

(2) That applications RB2015/0477 and RB2015/0504 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 RB2015/0510, the Council shall enter into a deed of variation to the Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the provision of a contribution of £154,845 towards highway improvements within the Barnsley Metropolitan Borough Council area area specifically for improvements to the Cortonwood, Wath Road and Broomhill roundabouts; and

(b) That, subject to the signing of the Section 106 Legal Agreement, planning permission be granted for the proposed development subject to the conditions set out in the submitted report and including the following corrections:-

Condition 2 and 9 are duplicated, consequently one will be deleted; the plan reference in condition 5 is changed from f to g, with the wording amended to 'completion of development' instead of 'commencement of development'.

(4)(a) That, with regard to application RB2015/0676, the Council shall require that a Unilateral Undertaking be signed confirming that the building will be demolished if not used for agricultural purposes within 10 years of it being brought into use; and

(b) That, subject to the signing of the Unilateral Undertaking, planning permission be for the proposed development subject to the conditions set out in the submitted report.

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(5) That the Planning Board shall make a visit of inspection in respect of application RB2015/0436, as determined by the Board, in order to familiarise Members with the overall layout of the site and the likely impact of the proposed development upon neighbouring properties.

(6) That it be noted that application RB2015/0678 has been withdrawn from this agenda.

12. UPDATES

(1) Planning Board Members were welcome to attend a drop-in event, taking place during the afternoon and evening of Thursday 25th June, 2015, at Ulley Parish Hall, being organised by Banks Development, at which there will be displays of the proposed solar farm to be developed on land near to Ulley village.

(2) Several Members (and substitute Members) of the Planning Board had attended the training on planning matters, held at the Town Hall, Rotherham during the afternoon of Tuesday, 16th June, 2015. A repeat training session was to take place at the Town Hall on Thursday 2nd July, 2015 and there was also the facility for Members to have training on an individual basis.