

**PLANNING BOARD  
17th September, 2015**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Cutts, Godfrey, Middleton, Pickering, Rosling, Smith, John Turner, Tweed, Whysall and Sansome (as substitute for Councillor Roche).

Apologies for absence:- Apologies were received from Councillors Lelliott, Roche, Sims, Yasseen and Burton.

**36. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**37. MINUTES OF THE PREVIOUS MEETING HELD ON 27TH AUGUST, 2015**

The Chairman drew attention to the fact that when the Planning Board had been requested to vote on the Proposed Tree Preservation Order No. 1 2015 at Church View, 19 High Street, Whiston (Minute No. 34 refers), he had referred to "grant the application" rather than "confirm the Tree Preservation Order with modification". For the purposes of legal certainty, the Chairman asked that those Board Members in attendance at the 27<sup>th</sup> August meeting, show their hands to confirm their understanding of the decision made.

Those present at the August meeting showed their hands and confirmed their understanding of the decision they had made.

Resolved:- That, taking into consideration the above, the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th August, 2015, be approved as a correct record for signature by the Chairman.

**38. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**39. VISIT OF INSPECTION - ERECTION OF A CHURCH, FORMATION OF 144 CAR PARKING SPACES AND MEANS OF ACCESS, FORMATION OF EARTH BUND AND BOUNDARY FENCING, BALANCING POND AND LANDSCAPING AT LAND OFF COMMON ROAD, NORTH ANSTON FOR ELSWORTH ACRES LTD. (RB2015/0174)**

Before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site (Ward representative Councillor Jepson was also in attendance).

Consideration was given to the report of the Director of Planning and Regeneration Service concerning the application for planning permission for the erection of a church, formation of 144 car parking spaces and means of access, formation of earth bund and boundary fencing, balancing pond and landscaping at land off Common Road, North Anston for Elsworth Acres Ltd. (RB2015/0174).

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

Mr. J. Lomas (agent)

Mr. I. St John (supporter)

Ms. H. Smith (supporter)

Mrs. G. Parkin (supporter)

Ms. J. Brunt (supporter)

Councillor Burton (supporter – statement read out on her behalf)

Councillor Taylor (supporter – statement read out on his behalf)

Mr. Smith (supporter – statement read out on his behalf)

Mrs. J. Dalton (supporter)

Mr. S. Thornton (objector)

Councillor Jepson (objector)

Resolved:- That application RB2015/0174 be refused for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report, with the deletion of condition No. 5 and replaced with a substitute reason as follows:-

(5) The development will introduce a significant number of additional, potentially conflicting vehicular turning movements at the Todwick Road/Common Road crossroads which has a history of personal injury accidents, such that safe and suitable access cannot be achieved, contrary to the provisions of the NPPF.

#### **40. DEVELOPMENT PROPOSALS**

Resolved:- (1) That, on the development proposal now considered the requisite notice 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, a letter of support from Councillors Ellis, Hoddinott and Read (Ward Councillors) was read out in respect of the following application:-

- Demolition of existing units and construction of new food store with car parking, landscaping and associated works at land north of Bawtry Road, Bramley for Aldi Stores Ltd. (RB2015/0876)

(2) That application RB2015/0876 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

**41. COURTESY CONSULTATION - ERECTION OF ADVANCED MANUFACTURING AND RESEARCH CENTRE CAMPUS (AMRC2) INCLUDING DEMOLITION OF HANGARS TO INCLUDE UP TO 80,000 SQM B1(B) + B1(C) FLOORSPACE, 43,500 SQM C1/C2 FLOORSPACE AND 1,500 SQM D2 USE AT LAND BETWEEN EUROPA LINK AND EUROPA COURT, EUROPA LINK, SHEFFIELD S9 1XE**

Consideration was given to a report of the Director of Planning and Regeneration Service concerning a courtesy consultation from Sheffield City Council in respect of the development of Advanced Manufacturing and Research Centre Campus (AMRC2) including demolition of hangars, (development to include up to 66,983 sqm of B1(b) and B1(c) of C2 residential training centre and conferencing floorspace up to 450 sqm of D2 outdoor and indoor recreation floor space) at land between Europa Link and Europa Court, Europa Link, Sheffield, for the University of Sheffield (RB2015/0474).

The site comprised part of the land that was previously used as the runway for the former Sheffield Airport which had been closed to commercial flights since 2008 and had been subject to redevelopment for business use in the form of the Sheffield Business Park.

The closest residential properties were located approximately 370m away in Brinsworth.

The proposal would form Phase III and comprise mainly of advanced manufacturing uses and teaching space as well as support amenities. Those amenities may include office space and elements of retail, however, they were proposed to be of a scale to support the overall function of the campus and be ancillary in nature.

Resolved:- That Sheffield City Council be informed that this Council raised no objections to the proposed development subject to attaching conditions and/or securing the delivery through Section 106 Agreement of:-

(1) the implementation of a robust Travel Plan, various transportation improvements and the development of trip rate restrictions;

(2) the implementation of robust mitigation measures to reduce the emissions of air pollutants from the proposed development as outlined in the submitted Air Quality Assessment.

**42. UPDATES**

(1) Members were reminded of the Completed Developments Tour which was to take place on 29<sup>th</sup> September, 2015.

(2) The potential planning application for Gulliver's Kingdom was currently at the pre-application discussion stage. There was to be consultation and publicity in the form of displays and exhibitions in the community. Consideration was to be given to an offer by the company for the Planning Board to visit Warrington which had a leisure park similar to that proposed for Rotherham

(3) A training session for Board Members was to be held on 8<sup>th</sup> October, 2015.