

**PLANNING BOARD
Thursday, 6th October, 2016**

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Cutts, Sansome, R.A.J. Turner, Tweed, Walsh and Whysall; together with Councillors Fenwick-Green, Jarvis and Short (as substitutes for Councillors Khan, Ireland and M.S. Elliott respectively); Councillor Sheppard also attended as an observer.

Apologies for absence were received from Councillors Bird, M. S. Elliott, Ireland and Khan.

30. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

31. MINUTES OF THE PREVIOUS MEETING HELD ON 15TH SEPTEMBER, 2016

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 15th September, 2016, be approved as a correct record for signature by the Chairman.

32. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

33. 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 shown below:-

- Demolition of existing buildings and erection of a Renewable Energy Centre (gasification plant) and a Mechanical Treatment Facility with associated access, parking, buildings (including a weighbridge office and education facility), plant and equipment, external works and services and landscaping at land at former Templeborough Steel Works, Sheffield Road, Templeborough for Rolton Kilbride (Rotherham) Ltd. (RB2016/0891)

Mr. A. Needham (on behalf of the applicant Company)

Mr. A. Ballard (objector, on behalf of the Magna Centre)

Mr. J. Silker (objector, on behalf of the Magna Centre)

Mr. S. Mohammed (objector)

Mr. G. Whitfield (objector, on behalf of the Tinsley Community Forum)

- Three storey side extension with associated alterations to car parking and landscaping at the Brecks Beefeater and Premier Inn, East Bawtry Road, Whiston for Premier Inn Hotels Ltd. (RB2016/0901)

Mr. J. McLeod (agent for the applicant)

Mr. D. Mitchell (objector)

Mrs. F. Broadhead (objector)

(2) That applications RB2016/0676 and RB2016/0901 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That application RB2016/0891 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 amended and new conditions:-

Condition 02 to include

Street scene 4138-A403 Rev P1 (received 09 September 2016)

Reworded condition 06

Before the development is brought into use, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the first operation of the development and thereafter retained.

New condition number 28

The applicant shall submit information of a Community Liaison Group which will include details on the formation of the group, how the group will operate, who the group will consist of including a main contact number, an indication of how complaints will be actioned along with details of a regular report back to the Local Planning Authority. This information must be submitted to and approved by the Local Planning Authority and then implemented prior to the approved use becoming operational.

Reason

In order to minimise disruption and disturbance to the surrounding community in accordance with the NPPF.

(4)(a) That, with regard to application RB2016/0745, the Council shall enter into a Legal Agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- The delivery of 16% affordable housing across the application site, comprising of 6 No. two bed apartments and 3 No. three bed dwellings to be offered for rent, based on 52% open market value;
- The offer to provide the First Occupier with a Travel Card with the effect

that each Dwelling is offered one Travel Card irrespective of the number of occupiers living in the relevant Dwelling; 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.

34. CONTINUATION OF TREE PRESERVATION ORDER NO. 7 1990, HOOTON CLIFF WOOD, DONCASTER ROAD, HOOTON ROBERTS

Consideration of this matter was deferred until the meeting of the Planning Board to be held on Thursday, 27th October, 2016 (Minute No. 1506 of the meeting of the Planning and Development Committee held on 18th October 1990, refers).

35. UPDATES

It was reported that, in advance of the submission to this Local Planning Authority of any such application for planning permission, a specific training session about determining applications for planning permission for hydraulic fracturing (commonly known as “fracking”) will be arranged for Members of the Planning Board and is scheduled to take place on Tuesday morning, 18th October, 2016.