

PLANNING BOARD
Thursday, 17th November, 2016

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, M. S. Elliott, Jarvis, R.A.J. Turner, Tweed, Walsh and Whysall; and Councillor Fenwick-Green (as substitute for Councillor Khan).

Apologies for absence were received from Councillors Ireland, Khan, Price and Sansome.

42. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

43. MINUTES OF THE PREVIOUS MEETING HELD ON 27TH OCTOBER, 2016

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th October, 2016, be approved as a correct record for signature by the Chairman.

44. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

45. 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 applications shown below:-

- Application to vary condition 02 (approved plans) imposed by RB2014/1282 at Fullerton Public House, Vale Road, Thrybergh for RJR Developments Ltd. (RB2016/1183)

Borough Councillor K. Albiston (objector)

- Use of land as extension to garden area at 21 Milton Road, Dinnington for Mrs. S. Short (RB2016/1206)

Mrs. S. Short (applicant)

Mrs. T. A. Stannard (objector)

- Siting of portable building to provide outside bar at Masons Arms Public House, Bawtry Road/Northfield Lane, Wickersley for Greene King plc

(RB2016/1286)

Mr. L. Adams (on behalf of the applicant Company)
Mr. T. Grech (on behalf of the applicant Company)
Mr. T. Bentham (landlord of the Public House, on behalf of the applicant Company)
Mr. D. Mitchell (objector)
Parish Councillor Mr. P. Thirlwall (objector)
Parish Councillor Mrs. S. Ellis (objector)

(2) That applications RB2016/1183, RB2016/1206 and RB2016/1286 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 RB2016/0817 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report, including the amended condition 02, which reads:-

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority.

Site Layout KP-SL-01 Rev H (Received 14/11/2016)

Abney Elevations KIV/AB-02, Abney Floor Plans KIV/AB-01, Ashbourne KIV-PL-01, Curbar Elevations KIV/CU-01, Curbar Floor Plans KIV/CU-02, Hathersage Elevations KIV/HA-12, Hathersage 1st Floor Plans KIV/HA-02, Hathersage Ground Floor Plans KIV/HA-01, Hopton Elevations KIV/HO-01, Hopton Floor Plans KIV/HO-02 & Matlock MA-PL-01 (Received 20 June 2015).

46. PROPOSED TREE PRESERVATION ORDER NO. 5, 2016 - LAND AT 108 MAIN STREET, BRAMLEY

Consideration was given to a report of the Assistant Director of Planning, Regeneration and Culture concerning the proposed making and serving of a Tree Preservation Order to protect two trees (T1 Sycamore and T2 Silver Birch) on land at 108 Main Street, Bramley. The report stated that the condition of these trees had been inspected as part of consideration of the planning application for the redevelopment of this site (application reference RB2016/0114).

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

Mr. A. Hill (objecting to the making of the Order)
Mr. W. Anderson (objecting to the making of the Order)

The report detailed the evaluation of these two trees, using the TEMPO system (Tree Evaluation Method for Preservation Orders).

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

(2) That the serving of Tree Preservation Order No. 5, 2016, be confirmed without modification with regard to the two trees the subject of the submitted report, which are situated on land at 108 Main Street Bramley, in accordance with Section 198 and Section 201 of the Town and Country Planning Act 1990.

47. UPDATES

Members were informed of the Government's issuing of a safeguarding direction which would affect any applications for planning permission for development alongside the proposed route of HS2 High Speed railway line. The safeguarding direction required the HS2 organisation to be consulted on any applications for planning permission affecting land alongside the proposed railway route.