

**PLANNING BOARD
19th April, 2018**

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, Fenwick-Green, Jarvis, Taylor, John Turner, Tweed, Vjestica, Walsh and Whysall.

Apologies for absence were received from Councillors M. Elliott, Ireland and Price.

The webcast of the Council Meeting can be viewed at:-

<https://rotherham.public-i.tv/core/portal/home>

78. DECLARATIONS OF INTEREST

Councillor R. A. J. Turner withdrew from the meeting whilst the Planning Board considered the item at Minute No. 82 below (Update - appeal against non-determination of application for planning permission for the construction of an exploratory well on land at Common Road, Harthill (RB2017/0805).

79. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH MARCH, 2018

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 29th March, 2018, be approved as a correct record for signature by the Chairman.

80. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

81. 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 following application:-

- Change of use of land to form camp site for touring caravans/motorhomes (129 pitches) and tents (34 pitches). Including erection of reception building with café/shop, 2 No. toilet/laundry blocks, associated vehicle and pedestrian hardstanding, soft landscaping, service points, dog wash area and children's play area at Rother Valley Country Park, Mansfield Road and Delves Lane, Wales for Rother Valley Country Park (RB2018/0264)

- Mr. P. Gill (speaking on behalf of the Local Authority as applicant)
- Mr. Lund (objector)

(2) That application RB2017/1103 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report, including a correction to condition 01 which shall read as follows:-

01

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) -

(Proposed GF Plan MS/IDN/17/01, Proposed FF Plan MS/IDN/17/04D, Proposed SF Plan MS/IDN/17/05D, Location Plan)(received 25/07/2017)

(Proposed Site Plan MS/IDN/17/06)(received 25/10/2017)

(Proposed Elevation Plan MSI/IDN/18/02)(received 12/04/2018)

(3) That application RB2018/0096 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 condition:-

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Prior to the occupation of the first dwelling a management company shall be established to maintain the car park and landscaped area shown on the Proposed Site Plan – Drawing No 105 Rev P01. The management company shall thereafter manage and maintain these areas for the lifetime of the development.

Reason

To ensure the satisfactory management and maintenance of these areas.

(4) That application RB2018/0264 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

82. UPDATE - APPEAL AGAINST NON-DETERMINATION OF APPLICATION FOR PLANNING PERMISSION FOR CONSTRUCTION OF AN EXPLORATORY WELL ON LAND AT COMMON ROAD, HARTHILL (RB2017/0805)

Further to Minute No. 61 of the meeting of the Planning Board held on 25h January, 2018, consideration was given to a report of the Assistant Director of Planning, Regeneration and Transport concerning the forthcoming public inquiry (due to begin on Tuesday, 24th April, 2018) in respect of the above item (application reference RB2017/0805). The report stated that the appellant Company had submitted a revised Traffic Management Plan to be considered at the public inquiry. Accordingly, the Planning Board considered whether, in the light of the contents of the additional Enhanced Traffic Management Plan, this Council's reasons for

resisting the appeal on highway grounds should be withdrawn from the appeal process. Members expressed their dissatisfaction with the timing of the submission of the additional information which gave them and the public limited time to comment.

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

Mrs. D. Gibson, Harthill Against Fracking (objector)
Mr. R. Dyer, Friends of the Earth (objector)
Councillor D. Beck, Ward Member – Wales (objector)

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

(2) That the Planning Board affirms the resolutions contained in Minute No. 61 of the meeting held on 25th January, 2018 stating the reasons for the Board not being in favour of this application for planning permission; the Planning Inspectorate is to be notified of the Council's position prior to the commencement of the Public Inquiry on 24th April, 2018 and an additional document shall be sent setting out the concerns raised by Members of the Planning Board.

(Councillor R. A. J. Turner withdrew from the meeting whilst the Planning Board considered the above item)

83. UPDATES

Members were invited to notify officers of any suggested sites for inclusion in the Planning Board's tour of completed developments, due to take place on either 8th or 22nd June, 2018.