

**PLANNING BOARD  
18th July, 2019**

Present:- Councillor Sheppard (in the Chair); Councillors Bird, D. Cutts, M. Elliott, Jarvis, Sansome, Steele, John Turner, Walsh, Whysall and Williams.

Apologies for absence were received from Councillors Atkin and Tweed.

The webcast of the Council Meeting can be viewed at:-  
<https://rotherham.public-i.tv/core/portal/home>

**13. DECLARATIONS OF INTEREST**

Councillor Whysall declared a personal interest in application RB2019/0550 on the grounds that she lived very near to the application site and was, therefore, affected by parking in the area.

**14. MINUTES OF THE PREVIOUS MEETINGS**

Resolved:- That the minutes of the previous meetings of the Planning Regulatory Board held on 6<sup>th</sup> and 27<sup>th</sup> June, 2019, be approved as correct records of the meetings.

**15. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**16. VISIT OF INSPECTION - ERECTION OF BUILDING FOR USE AS TEA ROOMS (USE CLASS A3) INCLUDING FORMATION OF GARDENS AND CAR PARKING AT LAND AT WELLGATE, ROTHERHAM TOWN CENTRE (RB2019/0773)**

Consideration was given to the report relating to the above application for planning permission. Prior to the meeting, Members of the Planning Board made a visit of inspection to the above site, the subject of this application.

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

Mrs. R. Bennett (Objector)

Mr. T. Henley (Objector)

A letter from Councillor R. McNeely, Ward Member, was also read out at the meeting

Resolved:- That application RB2019/0773 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to an amendment to Conditions 2 and 6 to now read:-

Condition 2

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)

Location Plan at scale 1:1250, received 16 May 2019

105/19/1A, received 16 May 2019

105/19/2C, received 15 July 2019

Condition 6

Before the development is brought into use the car parking area shown on the approved plan (ref: 105/19/2C) shall be provided, marked out and thereafter maintained for car parking.

**17. 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 applications:-

- Removal of storage sheds and pub garden marquee and erection of covered pergola/bandstand and freestanding outside bar/beer store building at Three Horse Shoes 133 Bawtry Road Wickersley for Stonegate Pub Company (RB2019/0490)

Mr. P. Semple (Applicant)  
Councillor E. Hoddinott (Objector)  
Mr. P. Thirlwall (Objector)

- Part Change of Use to specialist clothes shop (Use Class A1) at 7 Church Street Wales for Mrs Shepherd (RB2019/0490)

Mrs. M. Shepherd and Mrs. C. Wadskjaer (Applicants)  
Mrs. P. Bennett (Supporter)  
Mrs. K. Abbott (Supporter)  
Mr. A. Betts (Objector)  
Mr. D. Garrity (Objector)  
Mr. D. Cooper (Objector)  
Mr. B. Marsh (Objector)  
Councillor J. Whysall (Objector)

(2) That, with regard to application RB2019/0040:-

(a) subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 with the developer for the purposes of securing:-

- A commuted sum of £288,000 towards affordable housing in the area.

(b) subject to the satisfactory securing of such an agreement, the Council resolves to grant planning permission for the proposed development subject to the reasons for grant and conditions listed in the submitted report.

(3) Resolved:- That application RB2019/0773 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to an amendment to Condition 4 to now read:-

The external bar hereby permitted shall only be used between the hours of 11.00 a.m. and 10.00 p.m. Mondays to Sundays.

(4) That application RB2019/0550 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

## **18. UPDATES**

The following update information was provided:-

(1) Enforcement Training – 18<sup>th</sup> July, 2019

Members were advised that Enforcement Training was being held tonight in the Town Hall at 6.00 p.m. All Members were invited to attend alongside Parish Council Representatives.

(2) Public Enquiry – Exploratory Drill – Woodsetts

Members were advised that the decision on the Exploratory Drill at Woodsetts would now be made by the Secretary of State.

The decision was likely not to be received until early 2020.

(3) Retrospective Appeals

Members were advised that the recent two retrospective appeals at Dale Road, Rawmarsh and at The Pitches Site were likely to be delayed until later in the year/early new year.

## **PLANNING BOARD - 18/07/19**

The Planning Inspectorate had been contacted expressing a wish for these appeals to be brought to an early conclusion.

Resolved:- That the information be noted.

### **19. DATE OF NEXT MEETING**

Resolved:- That the next meeting of the Planning Board take place on Thursday, 8<sup>th</sup> August, 2019 at 9.00 a.m.