

**PLANNING BOARD
19th May 2022**

Present:- Councillor Atkin (in the Chair); Councillors Bacon, Bird, Burnett, Cowen, Elliott, Fisher, Keenan, Sansome, Sheppard, Tarmey, Tinsley and Wooding.

Apologies for absence:- Apologies were received from Councillors Havard, Lelliott and McNeely.

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

89. EXCLUSION OF THE PRESS AND PUBLIC

There were no items on the agenda to warrant exclusion of the press and public.

90. MATTERS OR URGENCY

There were no matters of urgency for consideration.

91. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

92. MINUTES OF THE PREVIOUS MEETING HELD ON 7TH APRIL, 2022

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 7th April, 2022, be approved as a correct record of the meeting.

93. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

94. 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, a number of people attended the meeting and spoke about the following application:-

- Construction of new 3G all-weather football pitch associated hardstandings, floodlighting and fencing, Wales High School, Storth Lane, Kiveton Park (RB2021/1326)

Mr. M. Dunker (Applicant)

- Reserved matters application (details of appearance, landscaping, layout & scale) for the erection of 320 No. dwellinghouses (reserved by outline RB2019/0894) at land East of Moor Lane South Ravenfield for Redrow Homes Limited (RB2021/1532)

Ms. J. Hodson (Agent for the applicant)

Councillor G. Reynolds

Mr. D. Rowley (Ravenfield Parish Council) (Objector)

(2) That, application RB2021/21326 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That, with regards to application RB2021/1532:-

(a) subject to the Council entering into a Deed of Variation Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following, which were agreed as part of the signed Section 106 agreement attached to the outline permission:-

- 25% on site affordable housing provision in accordance with the Council's adopted Policy (80 dwellings).
- Commuted sum of £500 per dwelling towards sustainable transport measures (£25,600).
- Financial contribution towards the enhancement of local bus services - £100,000 per annum for a period of 3 years.
- Improvement of 4 bus shelters on Moor Lane South and Braithwell Road amounting to £63,389.10.
- Education Contribution in line with the Council's adopted formulae towards Maltby Academy (£670,728).
- Formation of a Local Area of Play prior to occupation of the 100th dwelling.
- Formation of a Local Equipped Area of Play prior to the occupation of the 200th dwelling.
- Financial contribution towards the improvement of football pitches at Ravenfield Recreation Ground or Bill Hawes to provide playing surfaces - £15,000 prior to the occupation of the 250th dwelling.
- Establishment of a Management Company to manage and maintain the areas of Greenspace, including the proposed LAP and LEAP.

(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.

95. UPDATES

The Head of Planning drew the Planning Board's attention to:-

- (a) The Levelling Up White Paper and the potential for planning reforms. These plans to address and narrow these differences were to be introduced, covering numerous areas of Government structures and public policy. Further details as the White Paper progressed towards Royal Assent would be provided in due course.
- (b) A forthcoming Town and Country Planning Association's Webinar: 'An introduction to planning reform for elected councillors' which would take place on Wednesday, 15th June, 2022 from 10:00 a.m. to 11:30 a.m., hosted on Zoom.

This introductory session would explain the current English planning system and outline how the proposed reforms to the system were expected to be implemented.

Details on how to join would be circulated.

96. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 9th June, 2022 at 9.00 a.m. at Rotherham Town Hall.