

PLANNING BOARD
Thursday 18 July 2024

Present:- Councillor Williams (in the Chair); Councillors Mault, Adair, Ahmed, Baker-Rogers, Castledine-Dack, Currie, Elliott, Fisher, Hussain, Keenan, Knight, Tarmey and Thorp.

An apology for absence was received from The Mayor (Councillor Cowen).

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

15. EXCLUSION OF THE PRESS AND PUBLIC

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

16. MATTERS OF URGENCY

There were no matters of urgency for consideration.

17. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

18. MINUTES OF THE PREVIOUS MEETING HELD ON 27TH JUNE, 2024

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th June, 2024, be approved as a correct record of the meeting.

19. DEFERMENTS/SITE VISITS

Consideration was given to any deferrals or site visits in relation to items on this agenda.

Resolved:- That no site visit take place in relation to application RB2021/1686 (erection of 269 dwellinghouses and associated infrastructure at land off Doncaster Road and Farfield Lane, Wath upon Dearne for Barratt and David Wilson Homes) on the basis that a full presentation and detailed maps would be provided to enable a decision to be made.

20. 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 below:-

- Erection of 269 dwellinghouses and associated infrastructure at land off Doncaster Road and Farfield Lane, Wath upon Dearne for Barratt and David Wilson Homes (RB2021/1686)

Mr. M. Sheppard (Applicant)

- Erection of drive-thru restaurant (Use Class E/sui generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works at land north of Campbell Way, Dinnington for McDonald's Restaurants Ltd. (RB2023/1517)

Ms. E. Gomersal (on behalf of the Applicant)

Mr. F. Ventura (Supporter)

Councillor A. Clarke (Supporter)

Statements were also read out on behalf of Mr. D. Proud and Councillor J. Bacon (both Supporters) who could not attend the meeting.

(2) That with regards to application RB2021/1686:-

(a) The Council enter into a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

- 25% on site affordable housing provision in accordance with the Council's adopted Policy on both phases of development, which equates to 54 dwellings on Phase 1 and 13 units on Phase 2 (67 in total).
- Education contribution of £518,705 in total (£412,144 on Phase 1 and £105,561 on Phase 2) towards Wath Victoria Primary School.
- Commuted sum of £134,500 towards sustainable transport measures.
- Appointment of a Travel Plan Co-ordinator and monitoring of Travel Plan provisions.
- Commuted sum of £51,875.42 towards improvements to two bus shelters 30578 Doncaster Road/Cadman Street and 35048 Doncaster Road/Farfield Lane.
- Formation of a Locally Equipped Area of Play (LEAP) within Phase 1 of the development.
- Commuted sum of £65,000 towards the upgrade of existing offsite play facilities off Avenue Road, Wath, the provision of around 90m of an access path at £8,000 and maintenance sum of £10,000 on completion of Phase 2 (£85,000 in total).
- Establishment of a Management Company to manage and maintain the area of on-site open space and LEAP.

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- Financial contribution of £25,000 per Biodiversity Habit Unit that cannot be created on site.
- Commuted sum of £256,000 towards the provision of four consulting rooms at NHS facilities within close proximity of the site.

(b) subject to the satisfactory signing of the legal 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) That the Planning Board declare that it was favourably disposed towards application RB2023/1517 and that it be:-

(a) Granted on the grounds that the Council considers the proposed drive thru restaurant to be acceptable on the grounds that it would meet Criteria 2a of Policy SP17 by providing a range and quality of employment in Dinnington and that this facility would regenerate the area where there was a mix of uses already in existence.

(b) The Chair and Vice-Chair of the Planning agree the conditions to be attached to the permission along with the detail of the Section 106 Legal Agreement for signature in relation to no net loss of biodiversity in the form of a commuted sum.

21. UPDATES

The following update information was provided:-

(a) Enforcement Statistics – January to June 2024

Further to Minute No. 73 of the meeting of the Planning Board held on 29th February, 2024, consideration was given to a short presentation providing an update on enforcement statistics for the first six months of 2024 and a comparison over the last ten years.

Specific details were provided on the number of complaints and the various action that could be taken under enforcement legislation and the numbers pending. A graph depicting action which resulted in a planning application being submitted was also shared along with specific details of the numbers refused and how this was represented.

Further information was also provided on enforcement notice appeals and comparisons provided for 2018 - 2023 and those already received for 2024.

Photographic evidence of examples of where action was recommended and where this had been successful were shared with the Planning Board.

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The Planning Board welcomed the presentation and thanked the Planning Manager for the content. A local example of enforcement dispute was considered and detail provided on how such a complaint was balanced.

Resolved:- That the information as presented by received and the contents noted.