

PLANNING BOARD
Thursday 10 October 2024

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

Apologies for absence:- Apologies were received from Councillors Fisher and Hussain.

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

29. EXCLUSION OF THE PRESS AND PUBLIC

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

30. MATTERS OF URGENCY

There were no matters of urgency for consideration.

31. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

32. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH AUGUST, 2024

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 29th August, 2024, be approved as a correct record of the meeting and signed by the Chair.

33. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended/requested.

34. 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:-

- Demolition of existing buildings, erection of twenty-five dwellings (Use Class C3) and change of use and conversion of existing listed building to seven dwellings (Use Class C3) at land west of

Doncaster Road, Thrybergh for Avant Homes Ltd. and Fosters of Thrybergh Ltd. (RB2023/1033)

Ms. C. Hatton (Applicant)

- Application to vary Conditions 2 and 6 (now Conditions 1 and 3) (seasonal closure of five parking spaces to create an outdoor terrace) imposed by Planning Application RB2015/0777 at The Cutler, Woodsetts Road, North Anston for Star Pubs & Bars Ltd. (RB2024/1070)

Mr. A. Woodhead (Objector)

Mr. Keeton (Objector)

A statement was read out on behalf of Ms. D. Graham (Objector)

(2) That with regards to application RB2023/1033:-

(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:-

- Commuted sum of £16,000 towards sustainable transport measures.
- Commuted sum of £24,054.24 towards the removal of existing bus stops and provision of two No. new solar powered bus shelters in Doncaster Road.
- Commuted sum of approximately £28,000 towards healthcare provision in the area.
- Establishment of a Management Company to manage and maintain the area of on-site open space.
- Establishment of a Management Company to manage and maintain the existing bat roost.
- The phasing of the development to ensuring that minimum works are carried out in respect of the conversion of the Grade II Listed Barn and the former agricultural buildings.

(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 not favourably disposed towards application RB2024/1070 and that it be refused on the grounds that the proposals would increase the potential for pedestrian and car conflict, to the detriment of the safety of users and that the detail of the reasons for refusal be agreed by officers in consultation with the Chair and Vice-Chair of the Planning Board.

35. UPDATES

The following update information was provided:-

(a) Change of Meeting Date

The Chair confirmed that following circulation of a proposed meeting date change by the Clerk, the next meeting of the Planning Board would remain as originally scheduled on Thursday, 31st October, 2024.

(b) Appeal Notification – Widening of existing access and access track, formation of additional access tracks within the site, (including partial relocation of existing access track and provision of passing bays), erection of building to house borehole equipment and erection of water tank at Lindrick Nursery, Worksop Road, Lindrick for Carrier Landscapes Ltd. (RB2023/1132)

Further to Minute No. 56 of the meeting of the Planning Board held on 18th January, 2024, the Planning Manager confirmed the outcome of the appeal by the Inspector following refusal of the application.

The Inspector allowed the appeal and subsequently granted planning permission conditionally and in doing so indicated:-

“When exiting the site, users can see along the highway over a considerable distance in both directions. This would allow for users to exit the site safely once traffic has passed. When specifically turning right, users may have to wait longer due to the 50 mph speed along the A57. However, as the A57 is a single carriageway in this location, and the vehicle would be located within the site, the exiting of vehicles from the site will not cause an unacceptable impact to highway safety.”

Resolved:- That the update information be noted.