

**PLANNING BOARD**  
**Thursday, 17th March, 2005**

Present:- Councillor Walker (in the Chair); Councillors Atkin, Burton, Darby, Dodson, Hall, Kaye, Nightingale, Pickering, G. A. Russell, R. S. Russell, Turner and Wardle.

Apologies for absence were received from Councillors Burke, License, McNeely and S. Nuttall.

**120.       DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**121.       MINUTES OF THE PREVIOUS MEETING**

Resolved:- That the minutes of the Planning Board held on 3<sup>rd</sup> March, 2005 be approved as a correct signature by the Chairman.

**122.       VISITS OF INSPECTION**

Before the formal meeting of the Planning Board, Members of the Board made visits of inspection to four sites (The Mayor, Ward Councillor F. Wright, being in attendance), the subjects of applications for planning permission. The decisions on these applications were recorded as follows:-

**(a) Two storey side and rear extension and new access at 53 Worksop Road, Thorpe Salvin for Mrs. M. Sheety (RB2004/1007)**

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

Mr. P. Leeming (Applicant)  
Mr. B. Whittingham (Objector)

Resolved:- That planning permission be granted, subject to the relevant conditions:-

1. Concurrently with the carrying out of the development a crossing over the footpath/verge in Worksop Road shall be constructed to the specification of the Local Planning Authority and shall be completed before the development is brought into use.

2. Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

3. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
4. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
5. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied.
6. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
7. The development shall only take place in accordance with the submitted details and specifications shown on the approved plans.
8. Before the development hereby approved is first brought into use the turning space indicated on the approved plans shall be provided and maintained clear for that purpose.
9. Any new boundary walls shall be constructed from coursed natural stone in accordance with details to be submitted to, and approved by, the Local Planning Authority.
10. Before the development hereby approved is first brought into use the west facing bedroom window shall be obscure glazed with non opening lights, unless otherwise agreed in writing with the Local Planning Authority.
11. When the proposed access has been brought into use, the existing access marked X on the attached plan shall be permanently closed and the verge reinstated in accordance with details to be submitted to, and approved by, the Local Planning Authority.
12. No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

13. No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to, and approved by, the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:-

1. To avoid damage to the footway/verge.
2. To provide and maintain adequate visibility in the interests of road safety.
3. To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
4. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
5. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
6. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
7. To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.
8. To ensure the development is carried out in accordance with the approved plans.
9. In the interests of the character of the Conservation Area.
10. In the interests of the residential amenities of adjoining occupiers.

11. In the interests of road safety.

12. In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

13. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

**(b) Erection of a bungalow with access from Common Road at land at 37 Worksop Road, Thorpe Salvin for Mr. F. Atkin (RB2005/0096)**

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

Ms. J. Atkin (Applicant)

Mr. Hollingsworth (Objector)

Mr. D. Walker (Objector)

Resolved:- That planning permission be granted, subject to the following conditions:-

1. Concurrently with the carrying out of the development a crossing over the verge in Worksop Road shall be constructed to the specification of the Local Planning Authority and shall be completed before the development is brought into use.

2. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

3. No tree or hedgerow shall be cut down, uprooted or destroyed nor shall any tree or hedgerow be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any tree or hedgerow is removed, uprooted or destroyed or dies, another tree or hedgerow shall be planted in the immediate area and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

4.

Before the development hereby approved is first brought into use the turning space indicated on the approved plans shall be provided and maintained clear for that purpose.

5. The development hereby approved shall be constructed from coursed natural stone, and red clay pantiles, samples of which shall be submitted, and approved by, the Local Planning Authority prior to the commencement of development.

6. Permission hereby granted is for one single storey dwelling only.

Reasons:-

1. To avoid damage to the footway/verge.

2. To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

3. In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

4. To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.

5. In the interests of the character of the Conservation Area.

6. The site and access are not considered adequate to acceptably cater for more than one dwelling.

**(c) Two storey side extension and single storey front extension at first floor level at 74 Broad Bridge Close, Kiveton Park for Mr. K. Weston (RB2004/2460)**

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

Mr. K. Weston (Applicant)

Mr. T. Meechan (Objector)

Mrs. Pickersgill (Objector)

Resolved:- That the Planning Board declared that it was not favourably disposed towards this application, but consideration be deferred and the Head of Planning and Transportation Services, in consultation with the Chairman and Vice-Chairman of the Planning Board, be authorised to determine the reasons for refusal to be attached to this application.

**(d) Retrospective application for the erection of a single storey rear extension, canopy over existing approved external chiller and resiting of refrigeration frogbox at 15 Brinsworth Lane, Brinsworth for Tesco Stores Ltd. (RB2005/0098)**

Resolved:- That the Planning Board declare that it was minded to grant the application, but that consideration be deferred pending further discussions between the Head of Planning and Transportation Service and the applicant regarding the appropriate boundary screening from local residents, lighting direction, general amenity in the area and condition of the rear loading area.

**123. DEVELOPMENT PROPOSALS**

Resolved:- (1) That, on the development proposals now considered, decisions be recorded as set out in the schedule now submitted and the requisite notices be issued (a copy of this schedule, together with the schedule of decisions made under delegated powers, will be made available when the printed minutes are produced).

(2) That the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply to the decisions referred to at (1) above.

In accordance with the right to speak procedures, the following people attended the meeting and spoke about the applications listed below:-

- Recontouring of land including infilling to facilitate improved drainage and alterations to access at land off Moat Lane, Wickersley for Mr. G. Vasey (RB2004/1655)

Mr. Auban (Objector)  
Mr. Leverick (Objector)

- Outline application for the erection of three storey apartments (21 units only) including details of the siting and means of access at The Canal Tavern, 17 Bridge Street, Swinton for Joseph Croft Leisure (RB2005/0126)

Mr. Ashcroft (Applicant)

3) That applications RB2004/1655, RB2004/2574, RB2005/0063, RB2005/0076, RB2005/0126, RB2005/0141, RB2005/0145 and RB2005/0161 be granted, subject to the relevant conditions listed in the report.

(4) That application RB2005/0113 be granted, subject to the relevant conditions, and that a letter be sent to the Head of Resources and Information Service asking for consideration to be given to allowing minibuses to drop off children on the site that was to be retained and enhanced as part of the new car park area.

**124. PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 276 DWELLINGS AND ASSOCIATED GARAGES, PARKING AREAS, OPEN SPACE AREAS AND ALTERED ROAD LAYOUT (AMENDMENT TO RB2004/0428) AT LAND AT OUTGANG LANE/ROTHERHAM ROAD, LAUGHTON COMMON, ROTHERHAM (REF. RB2005/0054)**

Consideration was given to a report of the Head of Planning and Transportation Service concerning the above application for planning permission.

Resolved:- (1) That the Council enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of ensuring:-

- (i) Provision of a commuted sum towards the up-grading of the existing play area off Meadow Street (approximately £50,000).
- (ii) Provision of 59 affordable housing units, in the form of built units on site through a Registered Social Landlord, in the positions indicated on the approved plans, unless otherwise agreed with the Local Planning Authority.
- (iii) Provision of a management agreement for the open space areas, which shall include details of the phased implementation of the open space, funding mechanism, access to the public and future maintenance.
- (iv) Provision of a commuted sum for the provision and maintenance of a sculpture trail (approximately £45,000).
- (v) Provision of a travel pack including a one year Travel Master pass and personal journey planner for each household prior to occupation (approximately £96,800).

(2) That, consequent upon the satisfactory conclusion of such an agreement, planning permission be granted for the proposed development, subject to the following conditions:-

**Drainage**

1. Surface water from areas likely to receive petrol/oil contamination (e.g. vehicle parking areas) shall be passed through effective oil/grit interceptors prior to the discharge to any sewer or watercourse.
2. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to, and approved by, the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

3. Unless otherwise agreed in writing with the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to the completion of the approved foul drainage works.
4. The development shall proceed in accordance with the approved flood risk assessment incorporating the accepted mitigation measures into the construction of the development.
5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
6. There shall be no new buildings, structures (including gates, walls and fences) or raised ground levels within:-
  - (a) 8 metres of the top of any bank of watercourses, and/or
  - (b) 4 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.

#### Highways

7. The development shall not be commenced until details of the proposed roundabout at Outgang Lane, indicated in draft form on plan reference 04-009-01 rev B, and all new vehicular accesses to Outgang Lane/Rotherham Road have been submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented in accordance with a time scale to be agreed with the Local Planning Authority.
8. Prior to the commencement of development details of the siting/design of the two bus shelters and pedestrian crossing facilities for Outgang Lane shall be submitted to, and approved by, the Local Planning Authority.
9. Prior to the commencement of development, details of a prospectively adoptable vehicular turning head at the end of Meadow Street (capable of accommodating the manoeuvres of a refuse collection vehicle) shall be submitted to, and approved by, the Local Planning Authority. The approved details shall be implemented before the development is brought into use.
10. The proposed on site road layout shall be designed and constructed in accordance with the Council's specification for prospectively adoptable residential estate roads as outlined in the document 'Better Places to Live

in South Yorkshire` and its technical appendix.

11. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority.

12. When the proposed accesses have been brought into use, all redundant vehicular accesses to Outgang Lane and Rotherham Road shall be permanently closed and the kerblines, verges, footways reinstated in accordance with details to be submitted to, and approved by, the Local Planning Authority.

13. Before the development is commenced road sections, constructional and drainage details shall be submitted to, and approved by, the Local Planning Authority.

14. Before the development is brought into use the car parking area shown on the approved layout plan shall be provided, marked out and thereafter maintained for car parking.

Noise/Dust etc

15. Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site during demolition and construction works. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

16. The operator shall install and thereafter utilise as appropriate, wheel washing facilities on the site for the duration of the demolition and subsequent building works. Prior to its installation on site, full details of its specification and siting shall be first agreed with the Local Planning Authority.

17. Except in case of emergency or as agreed in writing with the Local Planning Authority, no operations on site or H.G.V. movements onto or off site shall take place other than between the hours of 0800-1800 Monday to Friday and between 0900-1800 on Saturdays. There shall be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

18. All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in accordance with the guidance

provided in British Standard 5228 (1984) Code of Practice.

19. The developer shall appoint an engineer or similarly qualified person to be responsible for investigating complaints regarding operations on site immediately such complaints are notified to him and shall inform the Local Planning Authority of such appointment and the arrangements to be employed. A log of complaints shall be kept and made available to the Local Planning Authority on request.

20. No dwelling shall be occupied unless it has been constructed in accordance with a scheme which has been submitted to, and approved by, the Local Planning Authority, so as to ensure that the building envelope provides sound attenuation against external noise, with windows shut and other means of ventilation provided, to achieve an internal noise level of no greater than:-

- (i) 35dB(A) Leq, 1 hour, measured at the mid point in any bedroom.
- (ii) 45dB(A) Leq, 1 hour measured at the mid point in any living room.

#### Trees/Landscaping

21. No trees/hedges shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work) If any tree/hedge is removed, uprooted or destroyed or dies, another tree/hedge shall be planted in the immediate area and that tree/hedge shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

22. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. The scheme shall include for the provision of tree planting in the highway verges on Rotherham Road and on both sides of Outgang Lane, details of the planting, species and maintenance of the landscape buffer on the eastern boundary and planting on the site of the proposed community centre to include provision of anti-gypsy bund. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

23. No work, including site preparation work, or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to, and approved by, the Local Planning Authority. The protective fencing shall be properly maintained and shall not be

removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, including any excavations for service routes, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

24. All tree works shall be carried out in accordance with B.S.3998:1989. A schedule of all tree works shall be submitted to, and approved by, the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.

#### General

25. Notwithstanding the submitted details, prior to the commencement of development, details of all boundary treatments on the site shall be submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

26. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority and the development shall be carried out in accordance with the approved details.

27. Details of the siting and number of bat boxes to be erected in trees on site shall be submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented before the commencement of development.

28. No development shall take place on the area shaded red on the attached plan which is to be set aside for community use.

#### Reasons:-

1. To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

2. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

3. To ensure that the development can be properly drained.

4. To minimise the impacts of flooding.

5. To prevent the increased risk of flooding.

6. To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.
7. In the interests of highway safety.
8. To ensure that the siting and design of bus shelters/pedestrian facilities are acceptable to the Local Planning Authority as no details having been submitted they are reserved for approval in accordance with UDP Policies, ENV3.1 'Development and the Environment'.
9. In the interests of highway safety and the proper planning of the area.
10. For the avoidance of doubt by ensuring that the proposed road layout is designed and constructed in accordance with the Council's specification for prospectively adoptable residential estate roads as outlined in the document 'Better Places to Live in South Yorkshire' and its technical appendix.
11. To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
12. In the interests of highway safety.
13. No details having been submitted they are reserved for approval.
14. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
15. In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity.
16. In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity.
17. In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the U.D.P.
18. In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the U.D.P.
19. In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the U.D.P.
20. In the interests of the amenities of future residents and in

accordance with Policy ENV3.7 'Control of Pollution' of the U.D.P.

21. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

22. In the interests of the visual amenities of the area and in accordance with U.D.P. Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

23. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with U.D.P. Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

24. To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with U.D.P. Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

25. In the interests of the visual amenity of the area and in accordance with U.D.P. Policies ENV3.1 'Development and the Environment'.

26. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with U.D.P. Policy ENV3.1 'Development and the Environment'.

27. So as to protect species protected by the Wildlife and Countryside Act 1981.

28. For the avoidance of doubt and in accordance with the Laughton Common Planning Brief.

- 125. OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT TO INCLUDE A2 (FINANCIAL AND PROFESSIONAL), A3 (FOOD AND DRINK), B1 (BUSINESS), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION), C1 (HOTEL), D1 (NON - RESIDENTIAL INSTITUTION) ON PHASE 1 OF THE DEVELOPMENT EXCLUDING PLOTS 6 AND 7 (FIG. 2A). THE APPLICATION ALSO PROPOSES B1 EXCLUDING OFFICES, B2, B8 AND C2 USES ONLY ON PHASE 2 OF THE DEVELOPMENT AND PLOTS 6 AND 7 OF PHASE 1 (FIG.2A) AT FORMER DINNINGTON COLLIERY, OUTGANG LANE, DINNINGTON FOR RENAISSANCE SOUTH YORKSHIRE.**

Consideration was given to a report of the Head of Planning and Transportation Service concerning the above application for planning

permission.

Resolved:- (1) That the Council enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

- (i) A contribution of £2 million for improvements to the B6463 Todwick Road and railbridge.
- (ii) A contribution of £200,000 for the provision of a cycleway between Dinnington and Thurcroft along the former mineral railway line to the west of the site.
- (iii) The provision of 2 No. bus shelters (£6,000 approx. each) to existing bus stops within the vicinity of the site.
- (iv) A contribution of £12,500 towards the Wheels to Work Project.
- (v) Contribution in respect of the future maintenance of footpaths, cycleways and bridleways across the site and that the level of contribution be a matter to be delegated to the Head of Planning and Transportation.
- (vi) A contribution (if shown to be necessary) for mitigation in respect of junction 31 of the M1 motorway and that the level of contribution be a matter to be delegated to the Head of Planning and Transportation.

(2) That, consequent upon the satisfactory signing of such an agreement, the Council resolves to grant permission for the proposed development, subject to the following conditions, and subject to the Highway Agency concerns being satisfied:-

1. Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site shall be submitted to, and approved by, the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to, and approved by, the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
3. Surface water from areas likely to receive petrol/oil contamination (e.g. vehicle parking areas) shall be passed through effective oil/grit interceptors prior to discharge to any sewer or watercourse.
4. Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

5. Prior to the commencement of the development, the developer shall submit a site investigation report for the approval of the Local Planning Authority. The investigation shall address the nature, degree and distribution of contamination on site and its implications on the health and safety of site workers and nearby persons, building structures and services, final end users of the site, landscaping schemes and environmental pollution, including ground water, and make recommendations so as to ensure the safe development and use of the site. The sampling and analytical strategy shall be approved by the Local Planning Authority prior to the start of the survey and all recommendations and remedial works contained within the approved report shall be implemented by the developer, prior to occupation of the site.

6. The existing woodland shown on fig. 1 and fig 2 of the Landscape Framework shall be retained and incorporated into future development proposals for the site.

7. Prior to commencement of any development on the site, a survey shall be submitted to Council for approval in writing identifying all trees and hedgerows on the application site, those to be retained and any to be lost.

8. Prior to the commencement of any development on the site, a scheme for the provision of hard and soft landscaping on the strategic site boundaries shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented by future developers in respect of that part of the site boundary which their development plot relates to.

9. A management plan shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include management proposals in respect of the following areas:-

Land north of Church Lane:-

- (i) Roundabout and approved roads.
- (ii) Balancing pond.
- (iii) Site boundaries.
- (iv) Foot/cycleways.

Land south of Church Lane:-

- (i) Site boundaries.
- (ii) Trees and hedgerows.
- (ii) Foot/cycleways.

The approved details shall be implemented.

10. Protective amphibian fencing is to be erected around the balancing pond and Eel Mires Dyke on land to the north of Church Lane. The

specification and location of fencing shall first be submitted to, and approved in writing by, the Local Planning Authority. The fencing shall remain in position until development on this part of the site has been completed and shall be maintained to the satisfaction of the Local Planning Authority during that period.

11. Prior to commencement of development, a full ecological survey shall be carried out in accordance with English Nature Guidelines, including mitigation measures. The details of the survey and any appropriate mitigation measures shall be agreed in writing by the Local Planning Authority prior to commencement of any work.

12. The detailed plan, to be submitted in accordance with the requirements of this permission, shall include a plan indicating the positions, design, materials and type of site boundary treatment to be erected. The approved details shall be implemented.

13. Prior to the commencement of any future development on the site, a scheme shall be submitted to the Council for approval in writing, indicating strategies to encourage and/or enable local people to access job opportunities arising from the development site. Before each new use is commenced a statement shall be provided to, and approved in writing by, the Local Planning Authority demonstrating how occupants have complied with the approved scheme.

14. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within (a) 8 metres of the top of any bank of watercourses and/or (b) 4 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.

15. In accordance with the development, hereby approved, prospectively adoptable footpath and bridleway links shall be incorporated into the future development of the site. The details of the routes, widths, surfaces, furniture and landscaping shall be first provided to the Local Planning Authority and approved in writing and the approved details shall be implemented concurrently with the carrying out of the development.

16. In accordance with the planning permission, hereby approved, a scheme shall be submitted to the Council for approval in writing, to prevent unauthorized motorcycle access to site. The approved details shall be implemented concurrently with the carrying out of the development.

17. In accordance with the permission, hereby approved, development on phase 1 of the application site shall be restricted to 1,000 sqm in respect of A2, 1,000 sqm in respect of A3, A4 and A5 and 1,800 sqm in respect of C1, of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

18. The development shall not be commenced until details of the proposed signal controlled junction with B6463 Todwick Road, as indicated in draft form on plan reference D108348/TP01, have been submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented.

19. The development shall not be commenced until details of the proposed access to Church Lane (to serve plot 8), also the closure of the existing highway (Old Church Lane) have been submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented.

20. The development shall not be commenced until details of the proposed reopening of the junction of Old Church Lane with B6463 Monksbridge Road have been submitted to, and approved by, the Local Planning Authority and the approved details shall be implemented.

21. Before each building within the development is brought into use a Travel Plan shall have been submitted to, and approved by, the Local Planning Authority in respect of the intended occupier. The plans shall include clear and unambiguous objectives, modal split targets together with a time bound programme of implementation, monitoring and regular review and improvement. The Local Planning Authority shall be informed of, and give prior approval in writing, to any subsequent improvements or modifications to the Travel Plan following submission of progress performance reports as time tabled in the programme of implementation.

22. Any future detailed layout shall include car parking facilities in accordance with the Council's Interim Maximum Car Parking Standards.

23. Any future detailed layout shall include cycle parking facilities in accordance with the Council's Cycle Parking Guidelines for New Developments.

24. The proposed highway network shall be designed and constructed to the Council's standards for prospectively adoptable industrial estate roads.

25. There shall be no direct, individual vehicular access to Monksbridge Road or Outgang Lane.

Reasons:-

1. No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.

2. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

3. To prevent pollution of any watercourse in accordance with U.D.P. policies ENV3.2 'Minimising the impact of Development' and ENV3.7 'Control of Pollution'.
4. In the interests of safe redevelopment and afteruse of this site and in accordance with U.D.P. Policy 4.4 'Contaminated Land'.
5. In the interests of safe redevelopment and afteruse of this site and in accordance with U.D.P. Policy 4.4 'Contaminated Land'.
6. The trees currently provide valuable amenity and screening to neighboring residential properties and in accordance with policy of the U.D.P.
7. In the interests of ecology, biodiversity and to ensure a well established scheme of advance, strategic planting on the site boundaries, in the interests of the visual amenity of the site.
8. In the interests of biodiversity and visual amenity.
9. In the interests of the proper planning control of the development.
10. In the interests of conserving protected species.
11. In the interest of conserving protected species.
12. In the interests of visual amenity.
13. In the interests of the economic regeneration of settlements associated with the development site.
14. To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.
15. In the interests of sustainable development and ensuring the site is accessible to non car modes and to contribute towards the Borough's strategic bridleway network. Sensitive screening of the footway/bridleway will be required to promote the security and privacy of the development plots, separate any conflicting uses and promote the visual amenity of the area.
16. To prevent motor cycle misuse and in the interests of the amenity of the development and for the safety of users of the site.
17. These uses are considered to be ancillary to the main use as business park and accordingly it is necessary to restrict the floor area across phase 1 of the development site.
18. In the interests of highway safety.

19. In the interests of highway safety.
20. In the interests of sustainable development.
21. In the interests of the future control of the development.
22. In the interests of the future control of the development.
23. In the interests of the future control of the building.
24. In the interests of highway safety.
25. In the interests of highway safety.

**126. PLANNING BOARD TRAINING PROGRAMME**

Members welcomed the Training Programme circulated and appreciated the inclusion of Parish Councils in the sessions.

Resolved:- That the details of the Training Programme be noted.

**127. UPDATES**

There were no updates to report.



## ROTHERHAM METROPOLITAN BOROUGH COUNCIL

### PLANNING BOARD

#### SCHEDULE OF DEVELOPMENT PROPOSALS SUBMITTED AND DECISIONS RECORDED THEREON IN THE EXERCISE OF DELEGATED POWERS

- Part 1** Development Proposals submitted and decisions recorded by the Planning Regulatory Board on the 17th March, 2005, under Town Planning Legislation (Minute No. 123).
- Part 2** (a) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation.
- (b) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation after consultation with the Chairman and Vice-Chairman of the Planning Regulatory Board.
- Part 3** Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under the Building Regulations.



**PLANNING REGULATORY BOARD**

**DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

**RB2004/1655**

**Recontouring of land including infilling to facilitate improved drainage and alterations to access at land off Moat Lane Wickersley for Mr G Vasey**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

**General**

1. The permission hereby granted shall refer to the area of land bounded by the red line on the approved plan Site Location Plan and shall have a maximum duration of 18 months from the date of commencement of works. At the end of that period (unless further permission be granted by the Local Planning Authority prior to the end of that period) all works shall have ceased and the site shall have been restored and treated in accordance with the Landscape Master Plan Engineering Remodelling, Site Location Plan, Existing Site Plan and accompanying written statement dated September 2004.
2. Prior to the commencement of any works on site a detailed design scheme showing drainage ditch and pond construction shall be submitted for approval by the Local Planning Authority, and implemented in accordance with the approved details.
3. A minimum of 7 days notice, in writing, shall be given to the Local Planning Authority before the development is commenced.
4. Prior to any tipping taking place a vehicle turning area shall be provided within the site curtilage which shall be constructed in crushed stone, hardcore or similar and this shall be maintained for the duration of the development
5. Importation of material shall be completed within a four week period.
6. The material to be tipped on site in furtherance of this permission shall be restricted to a maximum of ten x 20m<sup>3</sup> lorry loads of sub soil, consistent with the engineering requirements of the site.

**Highways**

7. Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

**Part 1(2) 17/03/05**

8. All vehicles entering the site importing waste materials or leaving the site with materials shall be securely and effectively sheeted.

Hours of working

9. Heavy goods vehicles shall only enter or leave the site between the hours of 0900 to 1700 on weekdays and no such movements shall take place on or off the site on Saturdays, Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).
10. Except in case of emergency, no operations shall take place on site other than between the hours of 0800 to 1700 Monday to Friday. There shall be no working on Saturdays, Sundays or Public Holidays.

Noise

11. All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in accordance with the guidance provided in British Standard 5228 (1984) Code of Practice; 'Noise Control on Construction and Open Sites', and Minerals Planning Guidance Note 11 (1993) 'The Control of Noise at Surface Mineral Workings'.

Dust

12. At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of waste shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Drainage

13. All ditches, streams, watercourses or culverts passing through or adjacent to the permitted site shall be protected and no works shall impair the flow nor render less effective the drainage onto or from adjoining land.
14. Effective measures shall be employed by the developer to ensure the surface and sub-surface drainage of the tipped/regraded areas as operations proceed and on completion of the final landform so as to avoid any instability arising within the site, surface ponding, or problems of flooding on adjoining land. Drainage/off-site drainage of the final landform shall be installed in accordance with details which shall have received the prior written approval of the Local Planning Authority.
15. A detailed design and specification of the weir detail including V notch design and size must be submitted for approval by the Local Planning Authority, prior to the commencement of works and installed in accordance with the approved details.

**Part 1(3) 17/03/05**

16. A detailed design for the construction of a small bund around the perimeter of the site, for the purposes of confining water within the field boundary, and preventing water from flooding adjoining land, must be submitted for approval of the Local Planning Authority prior to the commencement of works, and the approved details shall be implemented within the time period specified in Condition 1.

Soils

17. Except with the prior agreement of the Local Planning Authority stripping, moving and stacking of soils shall take place only during dry weather conditions.
18. All reasonable precautions shall be taken to prevent the mingling of topsoil, subsoil and other overburden in the course of re-grading.
19. All operations involving soil replacement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry soil moisture condition to minimise soil damage and to maximise the effects of the subsoiling (rooting) operations.
20. There shall be no processing or recovery for export/sale of material tipped on the site in furtherance of this permission.

Landscaping / Screening

21. For the duration of the development hereby permitted, appropriate steps shall be taken to protect all existing trees and/or hedgerows on the site which are outside the approved operational areas from wilful damage or destruction and no trees and/or hedgerows shall be lopped, topped or felled without the prior written approval of the Local Planning Authority. Any trees and/or hedgerows removed without such approval or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees/plants of such size and species as may be agreed with the Local Planning Authority.
22. Within the first available planting season after the commencement of the development, works shall be undertaken on the site in accordance with a landscaping scheme which shall have received the prior written approval of the Local Planning Authority. The scheme shall provide for tree/shrub species and grass seed mixtures; sizes of planting materials; planting positions/distances and provision of hedgerows as appropriate - together with a programme of maintenance and establishment. Plants dying, removed, destroyed or severely damaged/diseased within five years of planting shall be replaced in a manner to be approved by the Local Planning Authority.

Reasons

General

1. To limit the extent and duration of the permission in the interests of amenity and to permit the land to be restored/redeveloped, in accordance with Policy WM 1.3 of the adopted Unitary Development Plan.

**Part 1(4) 17/03/05**

2. To ensure that the development does not give rise to drainage problems, further to Policies WM 1.3 and WM 1.8 of the adopted UDP.
3. WM 1.8 of the adopted Unitary Development Plan.[WR05] To enable the Local Planning Authority to monitor the development in the interests of local amenity, in accordance with Policy WM 1.3 of the adopted Unitary development Plan.
4. In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, in accordance with Policy WM 1.3 of the adopted UDP
5. In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
6. To enable the envisaged afteruse of the site for development purposes to be realised and to prevent underground and surface water pollution, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

Highways

7. In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, in accordance with Policy WM 1.3 of the adopted UDP.
8. In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, in accordance with Policy WM 1.3 of the adopted UDP. In the interests of general highway safety/amenity.

Hours of working

9. In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
10. In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Noise

11. In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Dust

12. In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Drainage

13. To ensure that the development does not give rise to drainage problems, further to Policies WM 1.3 and WM 1.8 of the adopted UDP.

**Part 1(5) 17/03/05**

14. To ensure that the development does not give rise to drainage problems, further to Policies WM 1.3 and WM 1.8 of the adopted UDP.
15. To ensure that the development dose not give rise to drainage problems.
16. To ensure the development dose not give rise to problems of drainage or flooding adjoining land or highways.

Soils

17. To prevent damage to soil structures and subsequent reduction in the quality of site restoration, in accordance with Policy WM 1.3 of the adopted UDP.
18. In order to maximise the quality of restoration works carried out, in accordance with Policy WM 1.3 of the adopted UDP.
19. In order to maximise the quality of restoration works carried out, in accordance with Policy WM 1.3 of the adopted UDP.
20. In the interests of local amenity and to promote the early restoration of the site in accordance with Policy WM 1.3 and WM 1.8 of the adopted Unitary Development Plan.

Landscaping

21. In the interests of the visual amenities of the area and to ensure that all trees/shrubs not affected by the development are protected and retained in a healthy and safe condition, in accordance with Policies ENV 3.2 and WM 1.2 of the adopted UDP.
22. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity, in accordance with Policy WM 1.8 of the adopted Unitary Development Plan.

**RB2004/2574**

**Formation of new roundabout to facilitate future development at Land at Europa Link Catcliffe for Sheffield Business Park**

**RECOMMENDED: GRANTED**

**RB2005/0063**

**Application to prune various trees protected by RMBC Tree Preservation Order No1 1952 at land at Wath and Boyd Royd Wood Abdy Lane Wath-upon-Dearne for RMBC (EDS Streetpride)**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Condition**

All tree works shall be carried out in accordance with B.S.3998: 1989. A schedule of all tree works shall be submitted to and approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.

**Reasons**

To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

**RB2005/0076**

**Outline application for 3 storey residential development, 18 apartments including details of the means of access at land at Rotherham Superbowl Wortley Road Kimberworth for Keith Brown Properties (Hull) Ltd**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

**General**

1. Before the commencement of development, details of the siting, design and external appearance of the building(s) and the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority

**Drainage**

2. The site shall be developed with separate systems of drainage for foul and surface water on and off site. Details of which shall be submitted and approved in writing by the Local Planning Authority prior to the development being brought into use.
3. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

**Part 1(7) 17/03/05**

4. Unless approved otherwise in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works

Transportation

5. Prior to the occupation of the dwellings, a minimum of one secure long stay cycle parking space per flat will be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority
6. Before the development is brought into use, the sight lines indicated on the amended plan received 14 February 2005 shall be rendered effective by removing or reducing the height of anything existing on the land between the sightline and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained
7. Prior to the commencement of development, details of the control barrier as indicated on the amended plan received 14 February 2005, shall be submitted to and approved in writing by the Local Planning Authority
8. Prior to the first occupation of the development the developer shall supply each apartment with a Travel Pack including a one-year Travel Master pass and personal journey planner. Each Travel Master pass and journey planner are to be allocated to each apartment and are to remain with the apartment for the duration of the year, for use by the occupants only. The applicant shall notify the Local Planning Authority in writing on the first occupation of each apartment and confirm that a Travel Pack has been supplied to the occupant.

Materials

9. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details

Residential Amenity

10. Prior to the occupation of the dwelling units, the existing floodlighting columns around the perimeter of the site shall be wholly removed

Miscellaneous

11. Land levels shall not be raised above the existing levels on site, the details of which should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development
12. No development shall take place until there has been submitted to and approved in writing by The Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation of the residential units.

**Part 1(8) 17/03/05**

**Reasons**

1. No details of the matters referred to have been submitted, they are reserved for the subsequent approval of the Local Planning Authority
2. In the interest of satisfactory and sustainable drainage
3. To ensure that the development can be properly drained
4. To ensure that no surface water discharges take place until proper provision has been made for its disposal
5. In the interests of providing a sustainable development
6. To provide and maintain adequate visibility in the interests of road safety
7. In the interests of road safety
8. In the interests of sustainable development in accordance with UDP Policy HG5 'The Residential Environment' and ENV3.1 'Development and the Environment'
9. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity
10. In the interests of the residential amenity of the future occupiers of the dwelling units
11. In the interests of the visual amenity of the area
12. In the interests of visual amenity

**RB2005/0113**

**Demolition of existing buildings and erection of new school building (application under Relations 3 & 9A of the Town & Country Planning General Regulations 1992) at Green Arbour Special School Green Arbour Road Thurcroft for RMBC (Head of Resources & Information Service)**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

**Part 1(9) 17/03/05**

3. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmac, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
4. Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
5. Effective steps shall be taken by the developer to prevent the deposition of mud and other material on the adjoining public highway caused by vehicles entering and leaving the site during the construction of the development.
6. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
8. Except in case of emergency or as agreed in writing with the Local Planning Authority, no operations on site, including demolition works, or HGV movements onto or off site shall take place other than between the hours of 0800-1800 Monday to Friday and between 0900-1800 on Saturdays. There shall be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.
9. All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in accordance with the guidance provided in British Standard 5228 (1984) Code of Practice;
10. The developer shall appoint an engineer or similarly qualified person to be responsible for investigating complaints regarding operations on site immediately such complaints are notified to him and shall inform the Local Planning Authority of such appointment and the arrangements to be employed. A log of complaints shall be kept and made available to the Local Planning Authority on request.

**Part 1(10) 17/03/05**

11. Prior to the commencement of development details of the siting of any plant or machinery on/within any of the proposed building and of any appropriate measures to mitigate the impact of any noise on local residents from this plant or machinery shall be submitted to and approved by the Local Planning Authority and the approved details/measures shall be implemented before the development is brought into use.
12. Prior to the premises being occupied, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and the approved Travel Plan shall be implemented. The plan shall include clear and unambiguous objectives, modal split targets together with a time bound programme of implementation, monitoring and regular review and improvement. The Local Planning Authority shall be informed of and give prior approval in writing to any subsequent improvements or modifications to the Travel Plan following submission of progress performance reports as time tabled in the programme of implementation.
13. Prior to the commencement of development, details of the alterations to the access from Locksley Drive to the proposed car park shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

**Reasons**

1. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
3. To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
4. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
5. In order to ensure the development does not give rise to problems of mud/material deposit on the adjoining public highway in the interests of road safety.
6. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
7. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**Part 1(11) 17/03/05**

8. In the interests of the amenities of nearby residents and in accordance with Policy ENV3.7 Control of Pollution of the Rotherham UDP
9. In the interests of the amenities of nearby residents and in accordance with Policy ENV3.7 Control of Pollution of the Rotherham UDP
10. In the interests of the amenities of nearby residents and in accordance with Policy ENV3.7 Control of Pollution of the Rotherham UDP
11. In the interests of the amenities of nearby residents and in accordance with Policy ENV3.7 Control of Pollution of the Rotherham UDP
12. In the interests of promoting sustainable transport choices
13. In the interests of highway safety.

**RB2005/0126**

**Outline application for the erection of three storey apartments (21 units only) including details of the siting and means of access at The Canal Tavern, 17 Bridge Street Swinton for Joseph Croft Leisure**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

1. Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. Prior to the first occupation of the development the developer shall supply each apartment with a Travel pack including a one year travel master pass and personal journey planner. Each travel master pass and journey planner are to be allocated to each apartment and are to remain with the apartment for the duration of the year, for use of occupants only. The applicant shall notify the Council in writing on the first up take of each apartment and confirm that a travel pack has been supplied to the occupant.
3. Prior to the first occupation of the development, 20 no. secure cycle parking spaces and 5 short stay cycle parking stands shall be provided within the site, details shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the developments first occupation
4. Prior to the first occupation of the building the existing vehicular access shall be permanently closed and the kerbline reinstated between points A and B indicated on the attached plan.

**Part 1(12) 17/03/05**

5. Prior to the first occupation of the development a dwarf wall, with piers and railings, the details of which is first to be agreed in writing with the Local Planning Authority, shall be erected on the entire length of the site frontage
6. Prior to the commencement of the development the applicant shall carry out a bat survey of all trees and buildings on the site, the results of which and any necessary mitigation shall be agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved mitigation prior to the development be carried out.
7. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
8. No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.
9. All tree works shall be carried out in accordance with B.S.3998: 1989. A schedule of all tree works shall be submitted to and approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.
10. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
11. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
12. The development shall not be first occupied until the recommendations set out in section 1.4, 1.5, 1.6 and 1.7 (Summary and Conclusion) of S and D Garritt Ltd.'s sound measurements and recommendations report dated 18 January 2005, have been incorporated into the development.

**Reasons**

1. No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.

**Part 1(13) 17/03/05**

2. In the interests of sustainable development and in accordance with policy HG5 The Residential Environment.
3. In the interests of sustainable development and in accordance with policy HG5 The Residential Environment.
4. The application proposes a car free development and there is no longer a need for a vehicular access.
5. To discourage drivers from attempting to park fronting the premises, and in the interests of the visual amenity of the development and policy ENV 3.1 Development and the Environment of the UDP.
6. In the interests of the ecology of biodiversity and to comply with policy ENV 3.1 Development and the Environment of the UDP.
7. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
8. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
9. To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
10. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
11. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
12. In the interests of the residential amenity of the development and in accordance with policy ENV 3.7 Control of Pollution.

**RB2005/0141**

**Demolition of existing house and erection of detached dwellinghouse at Orchard House Lindrick Common Lindrick for Mr Darren Dixon**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
3. Notwithstanding the provisions of Schedule 2, Part 1, Classes A,B,C and E of the Town and Country Planning (General Permitted Development) Order 1995 no enlargement or other alteration to the dwelling hereby approved, or building or enclosure within its curtilage, shall take place without the prior permission of the Local Planning Authority.

**Reasons**

1. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
3. In the interests of avoidance of doubt and in accordance with Policy ENV1 - Green Belt of the Rotherham Unitary Development Plan.

**RB2005/0145**

**Elevation alterations, formation of air conditioning equipment compound and erection of trolley park and formation of three steps at Unit 1 Cortonwood Retail Park Corton Wood Brampton Bierlow for Asda Stores Ltd**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

1. Prior to the buildings first use, the roller shutter door hereby approved, shall be powder coated a colour to be submitted to and approved by the Local Planning Authority in writing.
2. Prior to commencement of the development, the developer shall assess the existing sound insulation provided between the development site and the adjoining properties, for both airborne and impact sound. A report detailing this, and any recommended upgrading of the noise insulation so as to prevent loss of amenity to the adjacent occupiers from activities proposed within the development site, shall be submitted to and approved by the Local Planning Authority. All such recommendations in the approved report shall be undertaken prior to first use of the building.

**Reasons**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenity of the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'

**RB2005/0161**

**Change of use to child daycare centre, offices and community room including single storey extension (Application under Regulations 3 & 9A of the Town & Country Planning General Regulations 1992) at 27 Goldsmith Road Herringthorpe for RMBC (ECALS)**

**RECOMMENDED: GRANTED CONDITIONALLY**

**Conditions**

1. Prior to the commencement of the development the existing vehicular access to the car park shall be widened to 5 metres, as shown on the approved plan.
2. Prior to the commencement of the development, pedestrian visibility splays shall be provided as indicated on the attached copy plan, and approved plan. The area shaded red shall be free of obstruction for a maximum of 600mm above the height of the footway.

**Part 1(16) 17/03/05**

3. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmac, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
4. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
5. Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
6. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first brought into use.
8. No work or storage on the site shall commence until all the trees/shrubs to be retained as shown on the attached plan in yellow have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.
9. The use hereby permitted shall only be open to customers or for deliveries between the hours of 7am to 10pm Mondays to Saturdays and not at all on Sundays.

**Reasons**

1. In the interests of highway safety.
2. In the interests of pedestrian safety.
3. To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
4. To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

**Part 1(17) 17/03/05**

5. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
6. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
7. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
8. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
9. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

**RB2004/0351**

**Retention of 4 illuminated fascia signs and 1 totem sign at Perrys Motor Stores Rotherham Road Parkgate for Perrys Motor Sales**

**REFUSED**

Insufficient and inaccurate information has been submitted with the application to enable its proper consideration.

**RB2004/1452**

**Application to prune a sycamore tree protected by KPRDC No 2 1971 at 8 Doctor Lane Harthill for P M Howe**

**GRANTED CONDITIONALLY**

**Condition:**

Work shall be carried out in compliance with the recommended Schedule of Tree Work (copy attached).

**Reason:**

To ensure that the treeworks are carried out in a manner which will maintain the health and appearance of the trees in the interests of visual amenity.

**RB2004/2037**

**Two storey rear extension at 16 Worksop Road Woodsetts for Mr & Mrs Thickett**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2106**

**Two storey rear extension and single storey front extension at 121 Swinston Hill Road Dinnington for Mr R Grocock**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 Two parking spaces, or a garage and a parking space, shall be provided for dwellings up to and including three bedrooms and a minimum of three parking spaces, or one garage and two parking spaces, shall be provided for dwellings with four bedrooms or more within the curtilage of each dwelling. No dwelling shall be occupied until the required garage and/or parking space(s) have been provided.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

**RB2004/2273**

**Two storey side extension at 12 Buttermere Close North Anston for Mrs Burgin**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2310**

**Listed Building Consent for the conversion to 9 flats, erection of two and three storey extension to form 8 flats and demolition of outbuildings at St Marys Rectory High Street Rawmarsh for Clearwater Management Services Incorporated**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 No boundary treatments (walls, security fencing etc.) required as part of the approved development shall be erected without the prior written approval of the local planning authority.
- 3 Notwithstanding the information submitted with the application, prior to the commencement of the development the following information shall be submitted to and approved in writing by the LPA:
  - (i) Before the development is commenced details for the replacement of windows, including sections and scale drawings shall be submitted to and approved by the LPA and the approved details thereafter implemented.

(ii) Before the development is commenced details and schedule of all repair work required shall be submitted to and approved by the LPA and the approved details thereafter implemented

(iii) Before the development is commenced methodology for all structural work shall be submitted to and approved by the LPA and the approved details thereafter implemented

(iv) Before the development is commenced specifications and sample panels for all internal and external finishes, including rendering and pointing shall be submitted to and approved by the LPA and the approved details thereafter implemented.

(v) Before the development is commenced a schedule of decorative joinery and plasterwork to be retained or reinstated. This should include details for recording and protection shall be submitted to and approved by the LPA and the approved details thereafter implemented,

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To enable the future control of the development in the interest of the appearance of the development.
- 3 To prevent unintended loss to the historic fabric of the building.

**RB2004/2385**

**Two storey side and rear extension and single storey rear extension at The Darndales Larch Avenue Wickersley for Mr Kitson**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2504**

**Erection of dwellinghouse at Land at Victoria Mews Victoria Street Kilnhurst for Mr J G Clifford**

**WITHDRAWN**

**RB2004/2544**

**Change of use from shop/office to dwellinghouse at 53 Nursery Road North Anston for Mr D Beeley**

**GRANTED**

**RB2004/2545**

**Conservatory to side and rear at 10 Wood Close Ravenfield for Mr and Mrs Pope**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Prior to the commencement of development, two vehicle parking bays (minimum 5 metres x 2.5 metres) shall be provided and thereafter maintained for car parking.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

**RB2004/2548**

**Two storey side extension and front porch at 10 Oak Terrace Swallownest for Mr and Mrs Yates**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2550**

**Two storey side extension at 132 Occupation Road Harley for Mr D Smallman**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2561**

**Erection of control equipment kiosk at Harley Sewage Treatment Works Harley Road Harley for Yorkshire Water Services**

**GRANTED CONDITIONALLY**

**Condition:**

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

**Reason:**

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2573**

**Erection of detached bungalow and single detached garage at Land between 99 and 101 Greenwood Crescent Wickersley for Mr Trevor Dakin**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the bungalow is first occupied.
- 3 The hedgerow along the western and southern boundaries of the site shall be retained at its current height (approximately 2 metres) unless otherwise agreed in writing with the Local Planning Authority.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 at no time shall any further alterations be made to the external appearance of the bungalow, neither shall any extensions, nor additional buildings erected within the site of application: neither shall any dormer windows, windows or rooflights be added without the prior written permission of Local Planning Authority.
- 5 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 6 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 3 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 4 In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
- 5 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 6 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

**RB2004/2579**

**Conversion of garage/stable/workshop to living accommodation and erection of conservatory at The Old Coach House, Wales Court Manor Road Wales for Mr S Baxendale and Mrs K Baxendale**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2580**

**Single storey side and rear extension at 7 Plantation Avenue North Anston for Mr N Stratford**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0004**

**Use of garages as extension to living accommodation and erection of attached double garage at 4 Todwick House Gardens Todwick for Mr Havard**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0006**

**Conservatory to rear at 55 Cherry Tree Road Wales for Mr and Mrs Jackson**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0007**

**Rear conservatory at 27 Orgreave Rise Woodhouse Mill for Mrs Green**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0008**

**Two storey side extension, single storey rear extension and single storey front porch at 9 All Saints Way Aston for Mr and Mrs M F Biggin**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0009**

**Two storey side extension at 72 Skipton Road Swallownest for Mr and Mrs S Alcock**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 Before the development is brought into use the car parking area shown on the attached plan shall be provided, marked out and thereafter maintained for car parking.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reasons:**

- 1 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0011**

**Change of use of first floor flat to dental surgery for use in connection with existing ground floor surgery at Bramley Dental Surgery, 93 Main Street Bramley for Dr A Soni**

**GRANTED**

**RB2005/0013**

**First floor side extension at 25 Kiveton Gardens Kiveton Park for Kevin Cooper**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0014**

**Detached garage at 21 Admiral Biggs Drive Treeton for Mr and Mrs R Potts**

**CANCELLED**

**RB2005/0016**

**Two storey rear extension and conservatory to rear at 15 Crescent End Thurcroft for Mr A Murray**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The windows in the side elevation of the conservatory shall be obscure glazed as indicated on the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the amenities of the occupiers of the neighbouring property and in accordance with Policy ENV 3.1 - Development and the Environment of the UDP.

**RB2005/0020**

**Rear conservatory at 18 Lane End Road Broom for Mr and Mrs Green**

**GRANTED**

**RB2005/0024**

**Two storey side and rear extension at 131 Fenton Fields Kimberworth Park for Mr & Mrs J Smith**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 Classes A, B, C, D, E of the Town and Country Planning (General Permitted Development) Order

1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the eastern elevation of the two-storey side extension.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reasons:**

- 1 In the interests of the residential amenity of the adjacent occupiers.
- 2 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0027**

**Conservatory to rear and single storey side extension at 7 Harold Croft Greasbrough for Mr K Marshall**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0028**

**Second floor extension over existing flat roof at Rotherham General Hospital Moorgate Road Moorgate for Rotherham General Hospitals NHS Trust**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0037**

**Single storey rear extension at 5 Hoodhill Road Harley for Mr and Mrs S Brumpton**

**WITHDRAWN**

**RB2005/0039**

**Single storey side and rear extension at 92 Racecourse Road Swinton for Mr and Mrs Janvier**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0040**

**First floor side and front extension at 6 Hunters Gardens Dinnington for Mr and Mrs Herdman**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0041**

**Erection of front and rear conservatories at 26 Moorlands Wickersley for Mr Hutchinson**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0049**

**First floor side extension over existing at Brookhouse Farm Main Street Brookhouse for Mr and Mrs Leaning**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 A sample panel of the pointing of the stonework shall be submitted to and approved by the Local Planning Authority.
- 3 All windows hereby permitted shall be set back 100mm in reveal, must be constructed from timber and shall be side hung casements unless agreed otherwise, in writing, by the Local Planning Authority.
- 4 All windows and openings hereby permitted shall be finished with white paint unless otherwise agreed in writing by the Local Planning Authority.
- 5 Notwithstanding the submitted details, details of the design of the windows, including roof lights and glazing of ventilator slots shall be submitted to and approved by the Local Planning Authority.

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 3 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 4 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 5 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.

**RB2005/0050**

**Listed Building Consent for first floor side extension over existing at Brookhouse Farm Main Street Brookhouse for Mr and Mrs Leaning**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 A sample panel of the pointing of the stonework shall be submitted to and approved by the Local Planning Authority.
- 3 All windows hereby permitted shall be set back 100mm in reveal, must be constructed from timber and shall be side hung casements unless agreed otherwise, in writing, by the Local Planning Authority.
- 4 All windows and openings hereby permitted shall be finished with white paint unless otherwise agreed in writing by the Local Planning Authority.
- 5 Notwithstanding the submitted details, details of the design of the windows, including roof lights and glazing of ventilator slots shall be submitted to and approved by the Local Planning Authority.

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 3 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 4 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.
- 5 In the interests of the preservation of the character of the building in accordance with Policy ENV 2.6 Alterations to Listed Buildings.

**RB2005/0056**

**Two storey side extension and rear conservatory at 8 Chapelfield Crescent  
Thorpe Hesley for Mr N Rodgers**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The windows on the southern elevation of the two storey side extension shall be obscure glazed and retained as such hereafter.
- 3 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the southern elevation of the two storey side extension.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.
- 3 In the interests of the residential amenity of the adjacent occupiers.

**RB2005/0061**

**Rear conservatory at 33 Mortain Road Moorgate for Mr and Mrs D Gammons**

**GRANTED**

**RB2005/0071**

**Two storey side extension at 40 Church Street Rawmarsh for Mr and Mrs T Yates**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development hereby approved is commenced, a plan showing a vehicle hardstanding, measuring a minimum of 5m x 2.5m, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the extension is brought into use.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of highway safety.

**RB2005/0072**

**Rear conservatory at 31 Weetwood Road Moorgate for Mr and Mrs Freedman**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0080**

**Display of an illuminated pole mounted double sided advertisement display unit at Greasbrough Service Station Potter Hill Greasbrough for Primelight Advertising**

**REFUSED**

The proposal by virtue of its position in relation to existing signage and lampposts and other paraphernalia in the highway would appear cluttered in the streetscene to the detriment of the visual amenity of the locality.

**RB2005/0083**

**First floor side extension over existing at 4 Holmoak Close Swinton for Mr R Taylor**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0085**

**Two storey side and single storey front extension and porch to rear to form link to garage at 2 Renishaw Avenue Broom for Mr and Mrs P Whitham**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of the second Schedule Parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no additional windows, shall be inserted to the first floor side elevations of the two storey side extension hereby permitted.
- 3 The new rear window at first floor level facing no. 11 Maynard Road shall be glazed with obscure glass, which shall thereafter be retained unless otherwise agreed by the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To protect both visual appearance of the dwelling and the interests of the occupiers of neighbouring dwellings in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 3 To avoid the possibility of overlooking in the interests of preserving the amenity of residents.

**RB2005/0087**

**Installation of ATM Machine at Co-op Store 115 Claypit Lane Rawmarsh for The Co-operative Bank**

**GRANTED**

**RB2005/0088**

**Conservatory to rear at 69 Dovedale Road Herringthorpe for John N Turner**

**GRANTED CONDITIONALLY**

**Condition:**

The windows proposed for the southern elevation of the conservatory shall be glazed with obscure glass and shall remain glazed thereafter.

**Reason:**

In the interests of amenity of the occupiers of 67 Dovedale Road.

**RB2005/0089**

**Two storey & single storey rear extension (amendment to RB2004/614) at 82 Herringthorpe Valley Road Herringthorpe for Mohammed Shafiq**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the single storey flat roof extension hereby permitted shall not be used as a balcony, nor shall railing be erected on to its roof nor any doors be inserted into the rear elevation of the two storey extension hereby permitted.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In order to protect the living conditions of adjacent occupiers.

**RB2005/0093**

**Single storey rear extension at 3 Cavendish Close Brecks for Mr Smith**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0094**

**Two storey side and single storey front extension at 11 Walker Street Rawmarsh for Mr Thompson**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0095**

**Erection of a detached garage at 77 Bent Lathes Avenue Broom for Mr and Mrs Ventour**

**GRANTED**

**RB2005/0100**

**Six weeks notice of intent to fell a conifer and the pruning of a pear tree and pruning of a beech tree within South Anston Conservation Area at 10 and 12 Crowgate South Anston for Mr and Mrs Holcum**

**NO OBJECTIONS**

**RB2005/0104**

Details of the siting and appearance re: installation of 6no pole mounted telecommunications antennae to existing 30m water tower and siting of 2no equipment cabinets at ground level at Water Tower Magna Sheffield Road Templeborough for O2 (UK) Ltd

**GRANTED**

**RB2005/0106**

Display of an A- Board at 86 Broad Street Parkgate for Robert John Quinlan

**GRANTED**

**RB2005/0115**

Listed Building Consent for display of wall mounted letters at Aston Reading Room Aughton Lane Aston for Aston cum Aughton Parish Council

**GRANTED**

**RB2005/0127**

Single storey extensions to side and rear at 13 Brookside Herringthorpe for Mr R A Shearer

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0131**

**Conversion of dwellinghouse to two flats at 13 Adelaide Street Maltby for Mrs L Bolger**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 2 Development to be constructed in accordance with the approved plans.

**Reasons:**

- 1 To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
- 2 In the interests of road safety and convenience.

**RB2005/0138**

**Six weeks notice of intent to fell a tree within North Anston Conservation Area at 3 Granary Court North Anston for Mr and Mrs Thompson**

**NO OBJECTIONS**

**RB2005/0153**

**Two storey rear extension and front porch at 56 Sheep Cote Road Brecks for Mr A Dilaurenzio and Miss A L Brown**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows shall be formed in any part of the first floor elevation facing south west , unless approved otherwise in writing by the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the living conditions of the occupiers of 58 Sheepcote Road.

**RB2005/0172**

**Single storey front and side extension at 87 Grange Road Broom for Mr M Oliver**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

**RB2004/1651**

**Erection of a two storey building comprising four flats at Land adjacent 65 Church Lane Bramley for New Vistas Ltd**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the approved plans.
- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the flats are first occupied.
- 4 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 5 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmac, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 6 Notwithstanding the submitted layout drawing and the permission hereby granted a scheme for the provision of two car parking bays and stone boundary wall adjacent shall be submitted to and approved in writing with the Local Planning Authority. The flats shall not be occupied until the approved scheme has been implemented.
- 7 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.
- 3 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 4 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 5 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 6 In the interests of road safety.
- 7 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

**RB2004/2077**

**Two storey side and rear extension at 168 Bawtry Road Wickersley for Mr P Grimshaw**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before development is brought into use, provision shall be made to accommodate 2 vehicles off-road.
- 3 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 4 Windows on eastern and western elevations at first floor level shall be non-opening and obscure glazed unless otherwise agreed in writing with the Local Planning Authority.

- 5 Window on western elevation ground floor level shall be fixed & non-opening.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In order to keep on-street parking to a minimum.
- 3 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 4 In order to prevent encroachment onto neighbouring properties and to prevent potential for overlooking onto 166 and 170 Bawtry Road, Wickersley.
- 5 In order to prevent encroachment into 166 Bawtry Road.

**RB2004/2119**

**Display of two non-illuminated free standing signs at Land at Grange Park Droppingwell Road Kimberworth for Millmoor Juniors FC**

**GRANTED**

**RB2004/2154**

**Two storey side and rear and two storey rear extension at 15 Shawsfield Road Moorgate for Mr Lal**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no windows shall be inserted into the end elevation facing 11 Shawsfield Road of the extensions hereby permitted.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the living conditions of the occupants of 11 Shawsfield Road.

**RB2004/2220**

**Single storey extension at Falconer Grange Falconer Lane Fence for Mrs J Crump**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2004/2372**

**Single storey front and rear extensions at 24 Pringle Road Brinsworth for Mr and Mrs K Markell**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the eastern elevation of the single-storey rear extension or the eastern elevation of the single-storey front extension, unless approved otherwise in writing by the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.

**RB2004/2519**

**Change of use to beauty salon at Former Post Office Manvers Road Swallownest for Miss Louisa Capps**

**GRANTED**

**RB2005/0010**

**Erection of a detached dwellinghouse and two detached garages fronting Croft Road at land adjacent to 115 Brinsworth Lane Brinsworth for Mr P Woodger**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to the occupation of the dwelling.
- 3 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
- 4 The drainage must connect into the public sewer system in Brinsworth and not the highway drain that runs east of the site in Brinsworth Lane.
- 5 The finished floor level of the site must be raised by 300mm from the existing ground level of the adjacent dwelling at 115 Brinsworth Lane.
- 6 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the southern elevation of the dwelling, unless approved otherwise in writing by the Local Planning Authority.
- 7 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), there shall be no further alterations or extensions to the approved dwelling, unless approved otherwise in writing by the Local Planning Authority.
- 8 The hedge on the northern boundary of the site, abutting the highway on Croft Road shall be retained at a minimum height of 2 metres and shall remain as such thereafter.
- 9 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

**Reasons:**

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 3 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
- 4 To ensure that the development does not exacerbate the existing problems associated with the highway drain on Brinsworth Lane.
- 5 To ensure that the development site is not affected by the flooding problems associated with the highway drain on Brinsworth Lane, in the interests of sustainability.
- 6 In the interests of the residential amenity of the adjacent occupiers.
- 7 In the interests of visual amenity.
- 8 To provide an effective screen in the interests of visual amenity.
- 9 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

**RB2005/0025**

**Two storey side and single storey front extension at 3 Pearsons Close  
Herringthorpe for Mr R Cardwell**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0045**

**First floor side extension over existing at 5 Rosemary Road Wickersley for Mr and Mrs Hayley**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2005/0065**

**Two storey side extension, single storey rear extension and detached garage to rear at 51 Richard Road Moorgate for Mr Mohammed Zarar**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The new window in the side elevation of the two storey side extension facing no.49 Richard Road shall be glazed with obscure glass, which shall thereafter be retained.
- 3 No garage door shall be fitted to the car port without the prior consent of the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To avoid the possibility of overlooking in the interests of preserving the amenity of residents.
- 3 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

**RB2005/0070**

**First floor rear extension over existing at 423 Herringthorpe Valley Road  
Herringthorpe for Mr and Mrs Davenport**

**GRANTED CONDITIONALLY**

**Conditions:**

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The new rear window at first floor level facing no. 1 Dovedale Road shall be glazed with obscure glass, which shall thereafter be retained unless otherwise agreed by the Local Planning Authority.

**Reasons:**

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To avoid the possibility of overlooking in the interests of preserving the amenity of residents.

**RB2005/0082**

**Two storey side and front extension and single storey rear extension at 5  
Pearsons Close Herringthorpe for Mr C Graves**

**GRANTED CONDITIONALLY**

**Condition:**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reason:**

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

B2004/3892FP                      Single storey extension & alterations at 2 Durnan Grove Rawmarsh for Miss Spedding.

PASSED

B2004/4125FP                      Two storey rear extension for a disabled person at 540 Wortley Road Kimberworth for Mr Gary Harper.

CANCELLED

B2004/4488FP                      Single storey rear extension & car port at 20 Ryton Road North Anston for Mr & Mrs Canyilmaz.

PASSED CONDITIONALLY

B2004/4613FP                      Attached garage & kitchen extension at 7 Plantation Avenue North Anston for Mr N Stratford.

REJECTED

B2005/9FP                          Conversion of dwelling to 2no one bedroom flats at 13 Adelaide Street Maltby for Mrs L Bolger.

REJECTED

B2005/43FP                          Two Storey Side & first floor rear extension at 11 Walker Street Rawmarsh for Mr Thompson.

REJECTED

B2005/50FP	Three storey new build office accommodation at Land at Moorgate Road Moorgate for RIDO.  PASSED CONDITIONALLY
B2005/52FP	Extension to office, kitchen & toilet at 15 Station Road Laughton Common for Andrew Fisher.  REJECTED
B2005/68FP	New Dwelling at 12 (Plot 9) Pastures Todwick for Habbins Builders.  PASSED CONDITIONALLY
B2005/75FP	Single storey rear extension at 3 Cavendish Close Brecks for Mr Smith.  PASSED
B2005/149FP	Internal Alterations at 56B Knollbeck Lane Brampton Bierlow for Sarah Calladine.  PASSED CONDITIONALLY
B2005/263FP	Loft Conversion at 12 Brinsworth Lane Brinsworth for Mr Ford.  PASSED
B2005/345FP	New build detached house with detached double garage at Land ADJ Church Farm Church Street Wath-upon-Deerne for Mr & Mrs R Beardsley.  PASSED

B2005/358FP	Two storey side extension at 2 Teesdale Road Wingfield for Sarah Wildin.  PASSED CONDITIONALLY
B2005/374FP	Internal Alterations to form larger office & WC refurbishment at Grove Hall Grove Road Rotherham Town Centre for RMBC Resources.  PASSED
B2005/410FP	Two storey rear & side extension at 59 Caraway Grove Swinton for Mr J Thompson.  PASSED
B2005/413FP	Two storey side extension with single storey rear extension at 5 Birch Green Close Maltby for Mr & Mrs N Cruise.  PASSED CONDITIONALLY
B2005/414FP	Garage conversion at 2 Old School Yard School Hill Whiston for R Oxley.  PASSED
B2005/451FP	Single storey front extension at 134A Hague Avenue Rawmarsh for Mr Woodcock.  PASSED CONDITIONALLY
B2005/465FP	Loft conversion at 41 Lings Lane Wickersley for Mr & Mrs Hall.  PASSED

B2005/486FP	Detached Dwelling at Land Adjacent No.2 Lockwood Avenue South Anston for Mr P Knights.  PASSED CONDITIONALLY
B2005/489FP	Two storey side extension at 17 Haigh Court Brampton Bierlow for Mr & Mrs Wiltshire.  PASSED
B2005/492FP	Two storey side, attached garage & w.c extension at 22 Harding Avenue Rawmarsh for Mr Horspool.  PASSED
B2005/498FP	Two storey side extension at 6 Finch Rise Aston for Mr & Mrs R Walker.  PASSED CONDITIONALLY
B2005/551FP	Two storey extension at 3 Derwent Road Wingfield for Mr & Mrs P Goddard.  PASSED
R2005/561RG	Replacement windows at 6 Broadoaks Close Dinnington for Graham Bird.  CERTIFICATE GRANTED
B2005/573FP	Detached dwelling with integral garage at Plot 2 Rowernfields Dinnington for Mortons Haulage Developments.  PASSED CONDITIONALLY

B2005/579FP	New build bungalow & detached single garage at 99 Greenwood Crescent Wickersley for Mr T Dakin.  PASSED
B2005/580FP	Loft conversion at 18 Occupation Road Harley for Mr T Kirton.  PASSED
B2005/582FP	Two storeyy side extension at 75 Walesmoor Avenue Kiveton Park for Mr & Mrs Oldale.  PASSED CONDITIONALLY
B2005/585FP	Two storey extension at 32 Main Street North Anston for Mr & Mrs R Haywood.  PASSED CONDITIONALLY
B2005/604FP	Detached garage at 21 Admiral Biggs Drive Treeton for Mr & Mrs R Potts.  PASSED
B2005/635FP	Two storey side extension at 10 Lonsdale Close North Anston for Mr A Taylor.  PASSED CONDITIONALLY
B2005/690FP	Internal Alterations & single storey rear extension at 43 Manor Approach Kimberworth for Gary Coleman.  PASSED

- B2005/691FP Two storey extension at 133 Byron Road Dinnington for Mr Huckle.  
PASSED CONDITIONALLY
- B2005/692FP Attached Garage at 8 Hounsfield Crescent East Herringthorpe for Mr S Carney.  
PASSED
- B2005/708FP Attached garage extension at 204 Dale Hill Road Maltby for Mr Ian Gregory.  
PASSED CONDITIONALLY
- B2005/710FP Single storey extension at 91 Flanderwell Lane Sunnyside for Mr & Mrs Charnock.  
PASSED CONDITIONALLY
- B2005/718FP Two storey extension at 6 Limesway Maltby for Mr P Maugham.  
PASSED CONDITIONALLY
- B2005/721FP Disabled Toilet at Pentocostal Church Station Road Masbrough for Mr Att.  
PASSED
- B2005/722FP Loft Conversion with dormer window at Merlewood Moorgate Grove Moorgate for Mr Kulmer.  
PASSED

- B2005/745FP Shower/toilet extension for a disabled applicant at 35 Ramsden Road Moorgate for Mrs Nazeem Akhtar.  
PASSED
- B2005/746FP Shower/toilet extension for a disabled person at 1 Grendan Villas Oxford Street Clifton for Mrs Zahida Sultan.  
PASSED
- B2005/747FP Attached store at 25 Albion Road Clifton for Mr I Wragg.  
PASSED
- B2005/752FP Two storey side and rear extension at 16 Worksop Road Woodsetts for Mr & Mrs I Thickett.  
PASSED CONDITIONALLY
- B2005/753FP garage/car port extension at 23 Queensway Moorgate for Mr Farrell.  
PASSED CONDITIONALLY
- B2005/760FP Two storey side extension at 22 Bradshaw Avenue Treeton for Mr & Mrs Smith.  
PASSED
- B2005/761FP Link corridor (junior to infant school) new staff room and alterations to existing at Redscope Junior & Infant School Kimberworth Park Road Kimberworth Park for RMBC - Ecals - Attn: D Hill.  
PASSED CONDITIONALLY

B2005/763FP	Loft conversion at 35 Clifton Grove Clifton for Mr S Hammill.  PASSED CONDITIONALLY
B2005/767FP	Rear garden room at 19 Fernleigh Drive Brinsworth for Mr & Mrs Tickhill.  PASSED
N2005/802BN	Building Notice re: Loft conversion at 51 The Motte Kimberworth for Mr & Mrs T Ford.  ACCEPTED
N2005/803BN	Building Notice re: Formation of disabled access w.c. at Normanville Centre, 111 Flanderwell Lane Sunnyside for RMBC - H&ES - Neighbourhoods.  ACCEPTED
N2005/808BN	Alterations to form disabled access w.c. at Community centre Wedgewood Close Rawmarsh for RMBC - H&ES Neighbourhoods.  ACCEPTED
N2005/809BN	Building Notice re: Internal alterations to provide disabled access w.c at 30c Foljambe Street Parkgate for RMBC - H&ES Neighbourhoods.  ACCEPTED
N2005/810BN	Building Notice re: Internal alterations to provide disabled access w.c. at 1c Arcon Place Rawmarsh for RMBC - H&ES - Neighbourhoods.  ACCEPTED

N2005/811BN Building Notice re: Single storey side extension at 17 Sexton Drive  
Bramley for Mr J K Beck.

ACCEPTED

N2005/828BN Building Notice re: Replacement windows at 18 Garbroads Crescent  
Thrybergh for RMBC - HES - Attn: G Purshouse.

ACCEPTED

N2005/831BN Building Notice re: replacement windows at 16 Birch Crescent  
Wickersley for H J Atkinson.

ACCEPTED

N2005/833BN Building Notice re: Single storey rear extension at 21 Taylor  
Crescent Woodsetts for Mr B Dale.

ACCEPTED

NN2005/863NN Initial Notice re: Extension to form family room at 5 Gill Close  
Wickersley for Mr & Mrs Rogan.

CANCELLED