

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

Thursday, 17 March 2005

Start Time 9.00 a.m.

At Town Hall, Moorgate Street, Rotherham

AGENDA

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
2. To determine any items which the Chairman is of the opinion should be considered as a matter of urgency.
3. Declarations of Interest
(Forms will be available for completion at the meeting)
4. Minutes of the meeting of the Planning Regulatory Board held on 3rd March, 2005 (herewith) (Pages 1 - 5)
5. Visits of Inspection (report herewith) (Pages 6 - 22)
6. Development Proposals (report herewith) (Pages 23 - 62)
7. Report of the Head of Planning and Transportation Service (herewith) (Pages 63 - 85)
8. Planning Board Training Programme (attached) (Page 86)
9. Updates

**PLANNING BOARD
THURSDAY, 3RD MARCH, 2005**

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

Apologies for absence:- Apologies were received from Councillors Burke, R. S. Russell, Turner and Vines.

112. DECLARATIONS OF INTEREST

Councillor S. Nuttall declared personal interests in applications RB2004/0459 and RB2004/2024, being a personal friend of the owners of the land, the subjects of the respective applications and left the room while the matters were discussed.

Councillor Dodson declared a personal and prejudicial interest in application 2005/012ENF, it being his property, and left the room whilst this matter was discussed.

113. MINUTES OF THE PREVIOUS MEETING

Resolved:- That the minutes of the meeting of the Planning Board held on 17th February, 2005 be approved as a correct signature by the Chairman.

114. 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:-

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

Mrs. M. Sheety (Applicant)

Mr. P. R. Whittingham (Objector)

- Erection of 15 pens to form cattery at the Old Coach House, Wales Court, Manor Road, Wales for Mr. S. Baxendale (RB2004/2056)

Mr. M. Brammer (Objector)

- Details of the erection of residential development comprising 36 No. three storey apartments, 103 No. three storey dwellinghouses, 6 No. two storey apartments, 131 No. two storey dwellinghouses (73 with dormer windows) and 10 bungalows (reserved by Outline RB2002/1971) at land off Walesmoor Avenue, Kiveton Park for Homes by Strata (RB2004/2311)

Mr. A. Whiteway (Objector)

- Erection of agricultural buildings and associated farm dwelling (bungalow), including new access at land off Sheffield Road, South Anston for F. R. & J. M. Glazebrook & Son Ltd. (RB2004/2463)

Mr. Glazebrook (Applicant)

- Creation of public trail (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Disused Railway, Todwick Road, Anston to New Orchard Lane, Thurcroft for RMBC (Social Inclusion) (RB2005/0051)

Mr. J. Clephan (Applicant)

Mr. D. Brooksbank (Supporter)

- Change of use to hot food takeaway at 57 Melton High Street, Wath upon Dearne for Josie Bolton (RB2005/0091)

Mrs. J. Bolton (Applicant)

- 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)

Mr. G. Egginton (Objector)

Mr. E. Stanley (Objector)

(3) That applications RB2004/1707, RB2004/2024, RB2004/2134 and RB2004/2311 be granted, subject to the relevant conditions listed in the report.

(4) That application RB2004/0459 be granted, subject to an amendment to Condition No. 16 to remove the words "sight of the" to now read "...buildings be erected within plots 50, 51 and 57 to 62 ...".

(5) That consideration of applications RB2004/1007, RB2004/2460, RB2005/0096 and RB2005/0098 be deferred pending visits of inspection, the Chairman and Vice-Chairman approving arrangements.

(6) That application RB2004/2056 be granted, subject to an amendment to Condition No. 2 to remove and replace the words "dropped off or picked up outside the hours of" to now read "The cats shall not be delivered or collected between 1900 and 0800 hours."

(7) That application RB2004/2447 be granted, subject to an additional condition to read "Notwithstanding the submitted details, the dwelling on Plot 1 shall be sited 5.5 m back from the highway and visibility/bollards provided, all as indicated on the attached plan. Details of the bollards shall be submitted to, and approved by, the Local Planning Authority prior to their installation."

(8) That applications RB2004/2463 and RB2005/0091 be refused for the reasons listed in the report.

(9) That the Planning Board declared that it was minded to grant application RB2005/0051, but consideration be deferred for officers to consider the conditions which should be attached to this permission relating to habitat and bat surveys and agreed with the Chairman and Vice-Chairman. The applicant is to be informed in writing about concerns from the local resident and Members about the removal of ballast at least 100 m around the bridge area and for the bridge itself to be re-pointed and made structurally sound.

(10) That application RB2005/0077 be deferred pending further discussion with the applicant regarding the chain link fence.

115. APPEAL DECISION - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A 1.8 M STONE BOUNDARY WALL AT THE FRONT OF THE PROPERTY AT 94 UNION STREET, HARTHILL (RB2004/0400)

Consideration was given to a report of the Head of Planning and Transportation Service providing details of a decision in respect of the appeal against the refusal of a retrospective application for the erection of a 1.8 m stone boundary wall.

The Inspector allowed the appeal on the grounds that the boundary stone wall made a significant contribution to the character and appearance of the Harthill Conservation Area.

Resolved:- That the decision be noted.

116. APPEAL DECISION - ROTHER VALLEY GOLF CENTRE AGAINST REFUSAL OF PLANNING PERMISSION FOR LANDSCAPING AND EARTHWORKS TO GOLF COURSE AND DRIVING RANGE (AMENDMENT TO RB2001/0587) AT ROTHER VALLEY GOLF CENTRE, MANSFIELD ROAD, WALES (RB2003/1277)

Consideration was given to a report of the Head of Planning and

Transportation Service providing details of a decision in respect of the appeal against the refusal of planning permission for landscaping and earthworks to golf course and driving range at Rother Valley Golf Centre.

The Inspector allowed the appeal on the grounds that the proposal would enhance the sporting facility and the ecology of the area, without undue harm to either the character or appearance of the country park and its surroundings. He also concluded that the applicant had taken on board previous recommendations and altered the scheme appropriately and was satisfied that the proposal would not appear discordant in the landscape.

In the Inspector's view the Council had acted unreasonably resulting in unnecessary expense and concluded to award full costs.

Resolved:- That the decision to allow the appeal and the award of full costs to the appellant be noted.

117. AMENDMENTS TO THE DEVELOPMENT CONTROL SCHEME OF DELEGATION AND THE PROBITY IN PLANNING - CODE OF CONDUCT

Consideration was given to a report of the Head of Planning and Transportation, detailing proposed amendments to the Scheme of Delegation for Development Control and the Council's Probity in Planning – Code of Conduct.

It was reported that the Scheme of Delegation (revised in October 2003) had been operating for over a year and a number of anomalies had arisen.

Members considered the proposed amendments, which were highlighted in bold in the appendix to the report, and made various comments and raised some concerns particularly about the delegation of Council applications to officers.

Resolved:- That the proposed revisions to the Scheme of Delegation and Probity in Planning – Code of Conduct be considered by the Standards Committee initially, before being returned to the Planning Board for consideration.

118. UNAUTHORISED ERECTION OF A GARAGE AT 40 CRANWORTH ROAD, EASTWOOD (2005/012ENF)

Confirmation had been received that the garage in question had been removed from the site and no discussion took place on this issue.

119. UNAUTHORISED DISPLAY OF NON ILLUMINATED ADVERTISING HOARDING ON GABLE WALL AT 48 DONCASTER ROAD DALTON (2005/012ENF)

Consideration was given to a report of the Head of Planning and Transportation Service regarding the display of an unauthorised non-illuminated advertising hoarding at 48 Doncaster Road, Dalton, which had not been removed despite Mr. Newey being prosecuted on two occasions.

Members' noted that steps had been taken or were ongoing in the vicinity for the removal of other signs and that action in this instance should again be taken.

Resolved:- (1) That the report be noted.

(2) That enforcement proceedings be authorised, pursuant to Section 224(3) of the Town and Country Planning Act 1990, against Mr. Newey.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

VISITS OF INSPECTION - Thursday, 17th March, 2005

1. RB2004/1007 - Two storey side and rear extension and new access at 53 Worksop Road, Thorpe Salvin for Mrs. M. Sheety.

Agent:- G. M. Clay Architectural Designs Ltd., The Coach House, 2 High Street, South Anston, Sheffield. S25 5AY

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

Agent:- K. Eadon, 2 Kiveton Gardens, Kiveton Park, Sheffield. S26 6SU

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

Agent:- Mr. K. Lee, Ashwood Engineering Services, 10 Upperfield Road, Maltby, Rotherham. S66 8BG

4. RB2005/0098 - 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.

Agent:- Design Base Ltd., Northside, Wells Road, Chilcompton, Bath. BA3 4ET

<u>No.</u>	<u>Application</u>	<u>Area</u>	<u>Arrival</u>	<u>Departure</u>
1.	RB2004/1007	Thorpe Salvin	9.35 a.m.	9.55 a.m.
2.	RB2005/0096	Thorpe Salvin	10.00 a.m.	10.20 a.m.
3.	RB2004/2460	Kiveton Park	10.30 a.m.	10.45 a.m.
4.	RB2005/0098	Brinsworth	11.05 a.m.	11.20 a.m.

Return to Town Hall at approximately 11.30 a.m.

SITE VISIT NO. 1 (Approximate time on site - 9.35 a.m.)

RB2004/1007

Two storey side and rear extension and new access at 53 Worksop Road, Thorpe Salvin for Mrs. M. Sheety.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC16*] 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.

02

[PC17*] 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.

03

[PC24] 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.

04

[PC38] 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.

05

[PC44*] 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.

06

[PC51] 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.

07

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the approved plans.

08

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.

09

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

(PC21) 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

(PC37) 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

(PC40) 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 for Conditions:

01

[PR16] To avoid damage to the footway/verge.

02

[PR17] To provide and maintain adequate visibility in the interests of road safety.

03

[PR24B] 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'.

04

[PR38] 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'.

05

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

06

[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'.

07

[PR18] To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.

08

[PR91] To ensure the development is carried out in accordance with the approved plans.

09

In the interests of the character of the Conservation Area.

10

In the interests of the residential amenities of adjoining occupiers.

11

(PR21) In the interests of road safety.

12

(PR37) 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

(PR40) 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'.

Notes for RB2004/1007

Background

The host property is the subject of a current application for a house within the garden on the other side of the property.

The application the subject of this report has been held in abeyance pending submission of amended plans.

An application for the erection of a dwelling within the cartilage of the property was considered by Board Members at the Meeting on 17th February.

Development Plan Allocation and Policy

The site is allocated Green Belt and is within Thorpe Salvin Conservation Area, on the statutory Unitary Development Plan.

Policies:

Policy ENV 1 GREEN Belts states that only development which is essential for the use of agriculture forestry or recreation will be allowed unless there are exceptional circumstances.

Policy ENV1.3 Extensions to Dwellings in the Green Belt refers to allowing limited extensions to existing dwellings in the Green Belt.

Supplementary Planning Guidance (As modified March 2001):

Extensions to houses in the Green Belt will need to satisfy the following criteria:

- A. For a dwelling or small group of dwellings relatively isolated from other dwellings, or for a dwelling in a prominent position on the edge of a village washed over Green Belt, extensions shall be no more than 33% of the floor space area of the original dwelling excluding the loft;*
- B. For dwelling within a village washed over Green Belt, where there is no impact on the openness or character of the green belt: will be considered on its merits*
- C. In all cases*
 - 1. Be subsidiary to the original dwelling, not dominate and be sympathetic terms of size scale and design.*
 - 2. Have a minimal visual impact on the local setting and amenity.*
 - 3. Involve minimal intensification and urbanisation of the site.*
 - 4. Not be readily convertible to two or more dwellings.*
 - 5. Be sympathetic in architectural design in relation to the existing dwelling.*

ENV3.1 Development and the Environment states that development will be required to make a positive contribution to the environment by achieving an appropriate standard of design.

ENV2.10 Conservation Areas, states that the Council will seek to promote and enhance the character of such areas.

ENV2.11 Development in Conservation Areas, states that development which adversely affects the character of such areas, will not determine applications on the basis of outline proposals and will have regard for the vernacular style of existing development, when considering development proposals.

Site Description

The site of application is a large house standing in a substantial plot. To the south east and west are other detached properties in large gardens.

On the opposite side of the road is a cluster of buildings, including a stone built house, which appears to be a disused farmstead.

Proposals

The application is for a large two storey side extension on the western side of the property and comprising a double garage utility room and sun lounge at ground floor level, with two bedrooms and an en-suite bathroom above. The plan has been amended on several occasions partly at my request and partly at the request of the applicant. The final proposals provide for a new access to serve the existing house and the proposed dwelling the subject of a separate application (RB2004/1004).

Publicity

The original and amended proposals were advertised on site and in the press, and adjoining occupiers notified. 25 letters of representation have been received, 18 of which object to the proposal and include 1 from Thorpe Salvin Parish Council. Six letters, including one from the applicant are in support and one is a request to speak at Board. Points raised by objectors are: Access Loss of trees, existing sewer on site, highway safety, character of the conservation area, spacing and distances referred to in Housing Guidance Note 1 of the UDP, and policy ENV 1.3 Extensions to houses in the Green Belt.

Letters in support suggest that the proposal will enhance the conservation area, will not encroach into the green belt, that it will not amount to over development and that the access arrangement will be an improvement.

Consultations

Transportation Unit:

No objection.

Thorpe Salvin Parish Council:

No comments received.

Landscape Unit:

No comments received.

Appraisal

The site of application is washed over Green Belt but is within Thorpe Salvin village and Conservation Area, and will have no impact on the openness and character of the green belt. Consequently in relation to Policy ENV 1.3

Extensions to Houses in the Green Belt, the proposal can be considered on its merits.

The proposed development is substantial and virtually doubles the size of the house. However the dwelling stands in a substantial garden and the majority of the extension is to the rear, running parallel to the western boundary. I estimate that the extension would be between approximately 5 m and 6.5 m respectively from that boundary. From the nearest point to that boundary the roof slopes up and away to first storey dormer windows, to a bedroom and a bathroom. The bedroom window would be approximately 8.5 m from the boundary. The nearest property is approximately 18 m to the north-west of the extension. That property has a main elevation facing the extension and consequently it is important that any windows in the proposal are obscure glazed and non opening. I am of the opinion that given the distances involved, the effect of the scale and massing of the proposal on the amenities of the adjacent property will be at an acceptable level.

I consider that in relation to the main front elevation, whilst the proposals are not subsidiary, they will add balance and unity to the front elevation, and will cause no detriment to the visual amenities of the area.

With regard to trees on the site four trees are to be felled, all of which are conifers. I am therefore of the opinion that their loss can be mitigated by a good supplementary planting scheme of indigenous species. The Transportation Unit is satisfied that the proposed new access is acceptable.

Having regard for all the above I am of the opinion that the proposal will not be in conflict with UDP Policies, and am in favour of the development.

SITE VISIT NO. 2 (Approximate time on site - 10.00 a.m.)

RB2005/0096

Erection of a bungalow with access from Common Road at land at 37 Worksop Road, Thorpe Salvin for Mr. F. Atkin.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC16*] 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.

02

[PC24] 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.

03

[PC37] 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.

04

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.

05

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.

06

Permission hereby granted is for one single storey dwelling only.

Reasons for Conditions:

01

[PR16] To avoid damage to the footway/verge.

02

[PR24B] 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'.

03

[PR37] 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'.

04

[PR18] To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.

05

In the interests of the character of the Conservation Area.

06

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

Notes for RB2005/96

Background

I have no record of any planning history for the site.

Development Plan Allocation and Policy

The site is allocated Green Belt and is within Thorpe Salvin Conservation Area, on the statutory Unitary Development Plan.

Policies:

Policy ENV 1 GREEN Belts states that only development which is essential for the use of agriculture forestry or recreation will be allowed unless there are exceptional circumstances.

Policy ENV 1.5 Infilling within Green Belt villages states that infilling may be acceptable in certain named Green Belt villages. Thorpe Salvin is one of those villages. It goes on to say that infilling means the filling of a small gap in an otherwise built up frontage, and will generally be limited to a single dwelling.

ENV3.1 Development and the Environment states that development will be required to make a positive contribution to the environment by achieving an appropriate standard of design.

ENV2.10 Conservation Areas, states that the Council will seek to promote and enhance the character of such areas.

ENV2.11 Development in Conservation Areas, states that development which adversely affects the character of such areas, will not determine applications

on the basis of outline proposals and will have regard for the vernacular style of existing development, when considering development proposals.

Housing Guidance 2 Back Land and tandem Development of the Unitary Development Plan states that back land development should be carefully planned have an proper means of access, be well designed with adequate distances between existing and new properties and have regard for the amenities of existing adjoining dwellings.

Site Description

The site forms part of an allotment garden owned by Mr Atkin who lives adjacent at 37, Worksop Road, and is bounded on all sides by existing fences and hedges to existing residential properties. Access is via an existing 4m wide access to Common Road adjacent number 16.

Proposals

The application is for a two bedroom bungalow and garage with access via the existing track to Common Road. The original proposal was amended to give the property a 10m deep back garden.

Publicity

The original and amended proposals were advertised on site and in the press. Adjoining occupiers were notified by letter on the original and amended proposal. Three letters of objection have been received, two requesting to speak a the meeting. Points raised by objectors are: Access width and visibility, road width, privacy departure, over development of site, no footpath in highway, visual intrusion, services and precedent.

Consultations

Transportation Unit:

No objection.

Thorpe Salvin Parish Council:

No comments received.

Landscape Unit:

No comments received.

Appraisal

The site of application is washed over Green Belt but is within Thorpe Salvin village and Conservation Area, and will have no impact on the openness and character of the green belt. Thorpe Salvin is one of the villages identified for

infilling in the Unitary Development Plan and the proposal fits the test referred to in the plan. The proposal is for a single storey dwelling on a site surrounded by existing residential properties, and apart from those properties will not be readily visible outside the site. The proposal will be overlooked by number 41, Worksop Road, that property being a two storey house located some 6m from the northern site boundary. However, given the type of building and the existing boundary treatment, (hedges and fences), the proposal will not have a material effect on the adjoining occupiers in terms of overlooking or overshadowing.

With regard to the character of the conservation area, normally a well designed house would be desirable in such a location. The current proposal is for a bungalow, which was considered by the applicant to have less effect in terms of overlooking on the adjoining occupiers. Additionally the dwelling is well designed and in materials appropriate to the conservation area. Having regard for these factors and the fact that the building will not be readily visible from outside the site, I am of the opinion that a bungalow is acceptable in this instance and that the proposal will have no adverse effect on the character of the conservation area.

The access is not ideal in terms of visibility. However the Transportation Unit is of the opinion that given the scale of development will result in little if any adverse impact in highway terms.

Having regard for all the above I am of the opinion that the proposal will not be in conflict with UDP Policies, and am on balance in favour of the development.

SITE VISIT NO. 3 (Approximate time on site - 10.30 a.m.)

RB2004/2460

Two storey side extension and single storey front extension at first floor level at 74 Broad Bridge Close, Kiveton Park for Mr. K. Weston.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] 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.

02

[PC24] 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.

03

No windows shall be inserted into the side (western) elevation of the extension unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:

01

[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'.

02

[PR24B] 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'.

03

In the interests of the amenity of neighbouring residents and in accordance with Policy ENV 3.5 - Development and the Environment of the UDP

Notes for RB2004/2460

Background

No previous applications submitted.

UDP Allocation and Policies

UDP Allocation: Residential

Householder development (Housing Guidance HG1) is relevant in this application.

Site Description

Semi-detached dwelling that is situated in a cul-de-sac. The applicant's property is one of two two-storey blocks in this part of the Broad Bridge Estate, the remaining dwellings are bungalows. The area to the south of the property is allocated Urban Greenspace. To the west of the property there are several bungalows and a two storey semi-detached dwelling. The dwellings to the west are currently sited around 10-12 metres from the applicants existing side wall.

There have been no other extensions implemented in this part of the estate.

Proposals

Applicant originally intended to construct a two storey side and rear extension with a rear balcony at first floor level. Due to my concerns about overlooking, the proposed balcony has been removed and amended plans submitted.

Publicity

All relevant neighbours were informed by letter on 15 December 2004 in respect of original plans. Representations received from the occupiers of 68, 70, 76 and 78 Broad Bridge Close. The main points of concern were:

- Proximity of proposed extension to the front windows of the existing houses*
- Severe loss of privacy from the proposed rear balcony*
- Parking problems and increased congestion which will result from proposed extension.*
- Extension would be out of character with the current set up.*
- Detrimental effects on house prices.*
- Disturbance during construction, refuse to allow access on their land.*

On 1 February 2005 Chair and Vice Chair of the Planning Regulatory Board asked for the application to be referred to full Board for a decision.

Right to Speak forms sent out to relevant neighbours on 8 February 2005. No further comments have been received at the time of writing the report.

Consultations

Transportation Unit consulted November 2004: no objections subject to condition PC 24.

Appraisal

The two storey house as extended would be approximately 10 metres from the front elevations of the two semi detached houses and a bungalow to the west and is below the recommended distance of 12 metres. However, I am of the opinion that as the proposed extension will be located to the front of these properties, and is located to the east, I do not consider the impact on the adjacent properties would be significant. From a design point of view, I am satisfied that the proposed extension will not look out of character in the area.

There are no windows in the side elevation of the extension and as the proposed balcony has been removed, the potential increase in overlooking resulting from the structure is no longer an issue. A condition preventing the insertion of any windows in the side elevation is also proposed.

The Transportation Unit have not raised any concerns regarding increased parking problems and congestion.

Detrimental effects on house prices is not a planning issue and cannot be taken into consideration when deciding this application. I also consider that a certain amount of disruption to neighbours during construction of the extension is inevitable.

Taking the above issues into consideration, I am of the opinion that the proposal will not result in a significant loss of amenity to neighbouring properties and recommend approval.

SITE VISIT NO. 4 (Approximate time on site - 11.05 a.m.)

RB2005/0098

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.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

Within the first available planting season after the commencement of development, a semi-mature evergreen tree/shrub of no less than 3 metres in height shall be planted on the northern boundary of the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme of planting shall establish the necessity for any removal and replacement of the trees on the northern boundary and provide for species, siting, planting distances, programme of planting and maintenance to establishment. Any trees/shrubs dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed in writing by the Local Planning Authority.

02

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.

03

Development to accord with the details and specifications relating to the "Frogbox Acoustic and Ventilation Enclosures" received 28th May, 2004 and the enclosure shall be kept in situ at all times.

Reasons for Conditions:

01

To provide an adequate screen from the development in the interests of both visual and residential amenity.

02

In the interests of the visual amenity of the locality.

03

To mitigate the potential for noise disamenity, in the interests of the residential amenity of the adjacent occupiers and in accordance with Policy ENV3.7 "Pollution Control" of the Rotherham U.D.P.

Notes for RB2005/0098

Background

RB2004/2110 Retrospective application for a temporary single storey rear extension (Amendment to RB2004/362) – Refused

RB2004/1649 Rear and side extensions to form store – Withdrawn
RB2004/1175 Display of various illuminated shop signs – Granted Conditionally
RB2004/0639 Display of various illuminated shop signs – Withdrawn
RB2004/0362 Installation of new refrigeration plant in rear yard, formation of new shop front and install ATM machine – Granted Conditionally
RB1999/0055 Rear extension, installation of new shop front and formation of car parking area at rear – Granted Conditionally
RB1999/0024 Display of an illuminated shop sign – Granted Conditionally
RH1973/2822 Single storey extension to shop – refused
RH1970/6266 Extension to wet fish and greengrocery shop with ladies hairdressing salon over – Granted Conditionally

Development Plan Allocation and Policy

The site is allocated for Retail Use, in the adopted Rotherham Unitary Development Plan. UDP policies ENV3.1 'Development and the Environment', ENV3.7 'Control of Pollution' and RET1.1 'Shopping Environment' are relevant to this proposal.

Site Description

To the rear of the shop premises is a yard area that borders to the north with the rear gardens of residential dwellings on Pringle Road. On the boundary there is a 1.5 metre high wooden fence, an evergreen tree and several self-set, immature deciduous trees. A rear extension has been constructed projecting approximately three metres into the yard and a refrigeration frogbox is positioned between the extension and the boundary of the site approximately four metres from the fence. A canopy over the existing detached outbuilding and external chiller has been erected on the side of the new extension adjacent No.5 Brinsworth Lane.

Proposal

It is proposed that the existing unauthorised works on-site are retrospectively authorised. The unauthorised works are a single storey rear extension; a canopy over an existing chiller (authorised) and siting of a refrigeration frogbox.

Publicity

The application was advertised with a site notice. The Ward Councillor, Parish Council and occupiers of dwellings in the locality were consulted by letter. I am in receipt of two letters of objection with regard to the materials used in the construction of the extension, the over-development of the rear yard area and traffic problems associated with the development. I have received two 'Right to Speak' requests.

Consultations

Transportation Unit – No objections

Environmental Health – There is a potential for disamenity from noise from the refrigeration equipment. Recommends a condition making the use of the enclosure obligatory at all times.

Access Officer – No response

Trees and Woodlands Officer – Recommends the standard landscaping condition

Appraisal

I am of the opinion that the proposals comprise of generally acceptable extensions to retail premises, however, it is noted that the outlook from the rear gardens of the adjacent residential properties is affected by the presence of such utilitarian structures relatively close to the boundary of the site. Therefore, I consider that the development causes no significant detriment to the visual amenity of the street-scene of Brinsworth Lane, but concede that the outlook once benefiting the occupiers of dwellings on Pringle Road has been affected. I am of the opinion that in the interests of retaining a pleasant residential environment and creating a more attractive development, some form of screening is required to mitigate the adverse visual impact upon neighbouring properties, in accordance with UDP Policies RET1.1 'Shopping Environment and ENV3.1 'Development and the Environment'. I consider that the re-siting of the refrigeration frogbox 1.5 metres closer to the boundary with the gardens of the adjacent residential dwellings will not lead to a significant reduction in the existing levels of residential amenity through increased noise levels, however the potential for such disamenity has been addressed through the imposition of condition 04 in accordance with UDP Policy ENV3.7 'Control of Pollution' which seeks to minimise any adverse effects of disturbance associated with development.

In summary, given the above, the proposal is considered to be in accordance with UDP's policies so far as they are material and in the absence of material considerations that would indicate otherwise, the proposals are considered to be acceptable and are recommended accordingly.

In terms of the existing use causing traffic problems, it is not considered that the proposed development would materially add to those problems and as such, they are considered to be acceptable in this regard.

**REPORT TO THE PLANNING REGULATORY BOARD TO BE HELD ON THE
17th MARCH 2005**

The following applications are submitted for your consideration. It is recommended that decisions under the Town and Country Planning Act 1990 be recorded as indicated.

<p>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.</p>	<p>Page 25</p>
<p>RB2004/2574 Formation of new roundabout to facilitate future development at land at Europa Link, Catcliffe for Sheffield Business Park.</p>	<p>Page 33</p>
<p>RB2005/0063 Application to prune various trees protected by RMBC Tree Preservation Order No. 1 1952 at land at Wath and Boyd Royd Wood, Abdy Lane, Wath upon Dearne for RMBC (EDS Streetpride).</p>	<p>Page 34</p>
<p>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.</p>	<p>Page 36</p>
<p>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).</p>	<p>Page 41</p>
<p>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.</p>	<p>Page 46</p>
<p>RB2005/0141 Demolition of existing house and erection of detached dwellinghouse at Orchard House, Lindrick Common, Lindrick for Mr. Darren Dixon.</p>	<p>Page 53</p>

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.	Page 56
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).	Page 58

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INDEX PAGE

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 Imposed:

General

01

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.

02

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.

03

[WC05] A minimum of 7 days notice, in writing, shall be given to the Local Planning Authority before the development is commenced.

04

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

05

Importation of material shall be completed within a four week period.

06

The material to be tipped on site in furtherance of this permission shall be restricted to a maximum of ten x 20m³ lorry loads of sub soil, consistent with the engineering requirements of the site.

Highways

07

[WC15] 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.

08

[WC18] All vehicles entering the site importing waste materials or leaving the site with materials shall be securely and effectively sheeted.

Hours of working

09

[WC32*] 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

[WC31*] 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

[WC47] 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

[WC45] 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

[WC55] 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

[WC56] 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.

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

[WC59] 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

[WC65] All reasonable precautions shall be taken to prevent the mingling of topsoil, subsoil and other overburden in the course of re-grading.

19

[WC66] 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

[WC71] There shall be no processing or recovery for export/sale of material tipped on the site in furtherance of this permission.

Landscaping / Screening

21

[WC73] 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

[WC83] 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 for Conditions:

General

01

[WR01] 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

02

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.

03

[WR05] 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.

04

[WR15] 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

05

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

06

[MR70] 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

07

[WR15] 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.

08

[WR18] 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

09

[WR32] In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

10

[WR31] In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Noise

11

[WR47] In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Dust

12

[WR45] In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Drainage

13

[WR55] 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.

14

[WR56] 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

[WR59] 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

[WR65] In order to maximise the quality of restoration works carried out, in accordance with Policy WM 1.3 of the adopted UDP.

19

[WR66] In order to maximise the quality of restoration works carried out, in accordance with Policy WM 1.3 of the adopted UDP.

20

[WR71] 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

[WR73] 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

[WR83] 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.

Notes for RB2004/1655

Background

Members will recall that application RB2004/1655 was submitted to board on 3rd February 2005, but was deferred for the purposes of attaining additional information. This information has since been gained and referred to in this report.

This application relates to a proposal by the land owner, to improve the land drainage of his field. The site is currently used for grazing horses although, due to the poor land drainage of the site, access is restricted during wet periods.

UDP Allocation and Policies

The site is wholly contained within and bounded by the green belt.

Policies, ENVI (Green Belt), ENV3.2 (Minimising Impact of Development) WM.1.1 (Land reclamation schemes) WM1.3 (Waste Management Site Control) and WM1.4 (Agricultural Tipping), of the adopted Rotherham Unitary Development Plan are the relevant policies to assess the proposed development against.

Site Description

The application site covers an area of approximately 1ha and is located adjacent to Moat Farm to the north east of Moat Lane, Wickersley. The site gradient slopes from the south east to the north west. The field is bounded by a post and wire fence and intermittent hedgerows.

Proposal

The applicant is seeking planning permission to implement a scheme to alleviate the drainage problems associated with the field at present. The proposal would not alter the use of the site, but through earth works and remodelling of the land facilitate improvement to the existing land use.

The existing land would be remodelled to enable the construction of a holding pond to the north east of the access. Drainage ditches would collect excess surface water and feed water to the pond where it would be retained in periods of wet weather. The pond would hold water on a seasonal basis and would be allowed to dry out during periods of dryer weather.

The material excavated from the holding pond and ditches would be used to recontour the land and encourage surface water to drain towards the ditches and pond.

It is anticipated by the applicant that the amount of excavated material taken from the ditches and pond would be adequate for the construction of the improved access and recontouring.

Nevertheless in the event of a short fall in quantity or quality of the excavated material, the applicant has requested that a provision be included within the permission for a maximum of 10 x 20m³ lorry loads of subsoil be imported which would be carried out during a four week period if required.

The access to the field is to be surfaced with hardcore.

The engineering works would take place over a two month period during the dry months, and planting would take place over two months during the winter.

Publicity

The application has been advertised in the local press and by site notices and neighbours notified by individual letter.

Objections have been raised and continue to be sustained by three residents of neighbouring land. The primary objection from each party is that the proposal would not alleviate the flooding problem, but merely relocate the flooding problem from the field onto adjoining land, which would exacerbate the flooding problem.

A further objection has been raised that the final land form and the creation of a pond would look unnatural and visually unacceptable in the locality, and setting. Two objectors have indicated that they may wish to speak at Planning Board.

Consultations

All appropriate internal and external consultations have been carried out. Responses are summarised below.

Environment Agency:

No comments or objections regarding the proposed development.

Environmental Health (RMBC):

The Head of Environmental Health Services requests that conditions be attached to any permission granted to mitigate problems of mud on road, dust, and noise, arising from the proposal.

Transportation Unit:

No objections although concern was raised regarding the additional HGV trips and the impact on the highway verges.

Conditions have been recommended for prevention of mud on highway which would be attached to any subsequent permission.

Forward Planning:

No comments received.

Drainage:

Additional detail was requested by RMBC drainage engineer, regarding surface water run off, flood risk, and pond design. This information has been submitted and upon review the drainage engineer was satisfied that the risk of land flooding can be mitigated and controlled through the implementation of conditions, and as such holds no objections to the development.

The objectors concerns and reports have been passed to RMBC drainage engineer, for consideration and comments. In response he states that if the proposed scheme is constructed properly there would be no effect on the surrounding lands drainage, that it would be no different from what happens at present.

The applicant was requested to perform a topographical land survey and submit ground levels of the surrounding area. However the applicant chose not to submit further additional information at this time for what he and his agent considered is a small scale scheme. It is the opinion of RMBC Drainage engineer that it would have been ideal to have had the additionally requested information, however the proposed scheme could be controlled by the implementation of the suggested conditions.

Appraisal

The proposal is intended to improve the drainage of the field which would primarily be achieved through land engineering and recontouring the present land form. The current proposal aims to solve the problem of seasonal flooding which affects part of the field by the construction of a holding pond for flood water and remodelling of the existing landform in order that the field drains towards the pond. The excess surface water would be encouraged to flow towards the holding pond which has been designed to have a holding capacity in excess of average rainfall.

The principle concern raised by objectors is the effect on the drainage of neighbouring land and possibility of increased flood risk. The applicant has supplied information showing that the remodelled land form would encourage surface water into the holding pond and associated drainage ditches, which would have a holding capacity for above average rainfall. The proposed landform has been shown to direct surface water away from the neighbouring access drive and moat lane. It has been proposed to attach a condition, that the developer must erect a small bund along the site perimeter, for the purpose of confining surface water within the site boundary, an additional condition has been attached that the developer must perform a topographical survey of surrounding and adjacent land to show that land levels are higher than within the proposed scheme, and that water will not be pushed onto surrounding or adjacent land. In light of this information and recommended conditions the RMBC drainage engineer has no objections to the proposal.

The additional comments the objector raised during the Planning Board meeting of 3rd February have been assessed by the drainage engineer who has determined that although the surrounding ground levels would have been useful they are not essential as the proposal can be adequately controlled by condition.

Although the drainage improvements are proposed to be achieved through remodelling of the present landform, there is provision, within the application for the importation of a small amount of fill material. The importation of fill would be only be undertaken if there is inadequate amount of material available on site. The need for the works has been assessed as part of the consideration of the proposal WMI.1 (Land reclamation schemes). In accordance with the requirements of policy WMI.3 (Waste Management Site Control) the importation of fill would be restricted to 10 lorry loads of topsoil material which would be delivered over a maximum period

of four weeks. Working hours would be restricted to 0800 to 1700 Monday to Friday only. Measures would be put in place to minimise noise dust and mud associated with the scheme and restrict the impact on local amenity of local residents.

The proposed working practice, restricted duration of the works and recommended conditions would enable the development to be worked in accordance with policy ENV3.2 (Minimising the Impact of Development).

The application is for a relatively small scale proposal with would be carried out within a short time scale and as such it is not considered that the development would have an adverse impact on the openness of the Green Belt, when assessed against policy ENV1. There has nevertheless been an objection submitted stating the pond would look unnatural in the proposed location. The visual impact will be mitigated through planting, and a condition has been recommended that landscape planting scheme be submitted as a reserve matter for approval of the Local Planning Authority.

In view of the above it is recommended that planning permission be granted subject to the relevant conditions.

RB2004/2574

Formation of new roundabout to facilitate future development at land at Europa Link, Catcliffe for Sheffield Business Park.

RECOMMENDED: GRANTED

Notes for RB2004/2574

Background

Planning permission was previously approved for the means of access (in the indicative form of a roundabout as a part of the outline planning permission for Zone 2 of the Business Park, RB2001/1465, approved on 28/08/03. Condition 2 of the permission required details of the roundabout to be submitted for approval.

Development Plan Allocation and Policy

The application site is allocated for Green Belt within the adopted Rotherham Unitary Development Plan. Policy ENV 1 Green Belt is relevant to the proposal.

Site Description

The application site is located to the east of Sheffield City Airport, and to the north of the Sheffield Parkway. To the east of the site is levelled to assist future development, under planning permission RB2004/239.

Proposal

Full planning permission for the construction of a roundabout on Europa Link to serve future development at the Sheffield Business Park. The roundabout is partly within Rotherham and

partly within Sheffield, this application deals within the part solely within Rotherham. Whilst the roundabout has previously been approved in outline, the developers wish to commence construction of the roundabout in advance of the approval of reserved matters of the Sheffield Business Park permission.

Publicity

The application was advertised in the press and on site as a departure. No representations have been received.

Consultations

No objections.

Appraisal

The principle of the development has previously been approved in outline. There are no objections to the application. The site is within the Green Belt and as such is a departure from the development plan, however the application is relatively small and in this instance is it considered that approval of the application would not harm the openness of the Green Belt, or prejudice the implementation of the adopted Rotherham Unitary development Plan. It is therefore recommended that planning permission be granted. In this case it is not considered necessary to refer the application to the Government Office.

RB2005/0063

Application to prune various trees protected by RMBC Tree Preservation Order No. 1 1952 at land at Wath and Boyd Royd Wood, Abdy Lane, Wath upon Dearne for RMBC (EDS Streetpride).

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC41] 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 for Conditions:

01

[PR41] 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'.

Notes for RB2005/0063

Background

RB1998/0916	Application for tree works within W1 protected by RMBC Tree Preservation Order No. 1 1952 - Granted
RB2003/1547	Application to fell 4 sycamore trees (being within G4) protected by RMBC Tree Preservation Order No. 1 1952 – Cancelled
RB2004/1676	Application to fell and prune various trees protected by WUDC Tree Preservation Order No.1 1952 – Granted Conditionally

Development Plan Allocation and Policy

The application is to carry out works to a tree covered by a Tree Preservation Order and as such there is no requirement to have regard to the UDP. Applications such as this are assessed on the following basis:

- a) An assessment of the amenity value of the tree or group of trees and the likely impact of the proposal on the amenity of the area; and
- b) In light of that assessment, is the proposal justified, having regard to the reasons put forward to the support of it.

Site Description

Large area of woodland with various paths running through it, approx 80% of the area is protected by a TPO.

Proposal

Application to fell and prune various trees protected by WUDC Tree Preservation Order No. 1 1952.

Publicity

Notice placed on site, and letters sent to no's 39, 41, 43, 45 and 47 Flintway. There have been no letters of representation.

Consultations

Transportation Unit -	No objections.
Trees and Woodlands Section -	No objections subject to conditions.

Appraisal

The application is to carry work out on a Sessile Oak. The tree is Council Owned and it has recently been inspected. Outwardly it appears to be in reasonably good condition with reasonable to good future prospects. However it contains 2 low overhanging branches that are growing towards and over the garden of 5 Wath Wood Drive. A small amount of careful pruning is therefore proposed to help alleviate problems of nuisance associated with it including shading and branch encroachment. The pruning will involve reducing the overall length of the 2 lowest branches by approximately 2 metres back to a suitable fork, side branch or bud. In addition any

significant dead wood will be removed from the crown of the tree. The removal of the dead wood is exempt from the normal application procedures, as it is necessary for reasons of safety.

Also included within the application is a proposed schedule of pruning works for a further eight trees indicated on the site location plan. They are not within the protected woodland WI of the above order and are therefore not subject to this application.

Therefore as it is considered the proposed tree pruning and felling trees will not adversely affect the important and valuable amenity that the woodland provides, and given the reasons put forward, it is considered that the proposals are justified.

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 Imposed:

General

01

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

02

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.

03

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

04

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

05

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

06

[PC17] 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

07

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

08

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

09

[PC52] 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

[PC44] 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.

Reasons for Conditions:

01

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

02

In the interest of satisfactory and sustainable drainage

03

To ensure that the development can be properly drained

04

To ensure that no surface water discharges take place until proper provision has been made for its disposal

05

In the interests of providing a sustainable development

06

[PR17] To provide and maintain adequate visibility in the interests of road safety

07

In the interests of road safety

08

In the interests of sustainable development in accordance with UDP Policy HG5 'The Residential Environment' and ENV3.1 'Development and the Environment'

09

[PR52] 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

[PR44] In the interests of visual amenity

Notes for RB2005/0076

Background

In 2001 an application for a 52 bedroom motel with associated parking provision was allowed on appeal at land to the northeast of the application site linking to the Superbowl leisure facility with a pedestrian footbridge (RB2001/1672). Access to that development is to be gained from Wortley Road and the traffic is to be routed in a southerly one-way direction through the application site exiting onto Manor Fields. This permission has not yet been implemented. Recently squash courts formerly located north and directly adjacent to the application site were demolished. Surrounding this area are former retail units. These are currently unused and have been bricked up.

Development Plan Allocation and Policy

The site is allocated for Community Facilities, in the adopted Rotherham Unitary Development Plan. Policies CR1.5 Community Facilities, ENV3.1 "Development and the Environment", T6 "Location and Layout of Development", Planning Policy Guidance Note 3 'Housing' and PPG13 'Transport' are relevant to this proposal.

Site Description

The site is located at the uppermost car parking area above the terraced Superbowl leisure facility development. Access around Superbowl is restricted to one-way, with traffic entering from Wortley Road, parking at ground level on the site of the approved motel, and when leaving, routed up the hill through the application site and exiting onto Manor Fields.

Separated by highway, the site is bounded to the west, south and east by residential development of differing forms that sit at a higher land level due to the steep topography of the land.

There are a number of floodlighting columns and CCTV mounted on poles around the perimeter of the site.

Directly adjacent the site to the north is where the squash courts have recently been demolished. This area is now a hardsurfaced car parking area which is effectively the roof of closed units below.

Generally the application site and the immediate surrounding area appears disused and unkempt.

The application site occupies an approximate area of 0.18 hectares.

Proposal

It is proposed that the site be utilised for residential development with associated car parking provision. Access to the site is to be derived from the existing exit on Manor Fields and the traffic leaving the adjacent Superbowl leisure facility is to be manoeuvred in a one-way direction across the north of the application site to the highway at Manor Fields. Car parking provision for Superbowl will be allocated on the roof of the existing building on-site where a control barrier will be positioned. (It was a condition of the motel application that the motel use shall not commence until the entrance from the uppermost car park into the Superbowl building has been implemented). Only the means of access is to be considered at this outline stage.

Publicity

The application was advertised with a press and site notice and the occupiers of dwellings surrounding the site were consulted by letter. I am not in receipt of any letters of objection or 'Right to Speak' requests.

Consultations

Transportation Unit – Parking provision of 100 spaces on the roof on the existing Superbowl building is sufficient to serve the leisure activity. No objections subject to conditions recommended.

Environmental Health – No significant loss of amenity by virtue of noise, air quality or land pollution impact.

Yorkshire Water – No objections subject to conditions recommended.

Appraisal

UDP policy CR1.5 states that those areas allocated for Community Facilities will, wherever possible, be retained or developed for such purposes, unless [amongst other things] the Local

Planning Authority is satisfied that the retention of the land in community use is no longer viable or where some overriding public benefit will result from the loss of the facility. In this case the site has been underused as a car park and has had an untidy appearance for a number of years; the sites owners have declared the car park surplus to the requirements of the wider sites operations; and, have no intentions to develop the site for community use. A consequence of this, has been that the area has become prone to vehicle crime, and South Yorkshire Police have previously commented that this is largely due to the sites isolation from the main buildings and its ease of access. Given these circumstances, it is considered that it is in the public interest not to perpetuate this situation, but to allow the site to be developed for alternative forms of development, in line with UDP policy CR1.5.

PPG3 – Housing identifies that a sites suitability for housing should be assessed against a range of criteria including whether it has been previously developed, its location and accessibility, and its ability to build communities, etc. In these respects the site has been previously developed, is located close to jobs, shops, services, and public transport, and relates well to the adjoining residential areas.

The two salient objectives of PPG3 are that:

“Good design and layout of new development can help to achieve the Government's objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas.”

And

“In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment.”

In terms of making the best use of previously used land, PPG3, encourages Local Planning Authorities to

- encourage development which makes more efficient use of land (between 30 and 50 units per hectare), and*
- Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major good quality public transport corridors.*

The proposal for 18 apartments on the application site would have a density of approximately 100 units per hectare. However, in the context of PPG3 this is considered to be acceptable, given the sites' close proximity to public transport links and the range of shops, and services close by; and, given the sites' lower level in relation to the surrounding dwellings which are sited on land approximately 3 metres higher. In this regard the site is proposed to be developed at three storey's, and in this context to the develop the site at only two story's would mean the development would sit incongruously in the street scene, whereas at three stories the development would sit well, in terms of scale, massing and position. For these reasons, the proposal is also considered to accord with UDP polices ENV3.1 and T6.

In terms of the proposals impact on the living conditions of nearby occupiers, whilst details of the proposals design and external appearance are reserved at this stage, given the indicative siting of the building, its relationship with those occupiers in this regard should be acceptable, especially given the orientation of the proposal in relation to those occupiers.

Finally, in terms of means of access, the sites layout and access have been amended in line with Officer advice, and as such the proposal is considered to be acceptable in terms of highway safety. Furthermore, the reduction in parking spaces associated with the nearby commercial operations is considered to be in line with the advice of PPG13 – Transport, in that it would reduce parking associated with that activity without leading to problems related to highway safety.

In summary, given the above, the proposal is considered to be in accordance with the provisions of the UDP, so far as they are material, and in the absence of material considerations which would indicate otherwise, the proposal is considered to be acceptable and is recommended accordingly.

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 Imposed:

01

[PC52] 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.

02

[PC12] 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.

03

[PC24] 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.

04

[PC27*] 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.

05

[PC26] 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.

06

[PC38] 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.

07

[PC44*] 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.

08

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.

09

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.

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 for Conditions:

01

[PR52] 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'.

02

[PR12] 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'.

03

[PR24A] 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.

04

[PR27] 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.

05

[PR26] 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.

06

[PR38] 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'.

07

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

08

In the interests of the amenities of nearby residents and in accordance with Policy ENV3.7 Control of Pollution of the Rotherham UDP

09

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.

Notes for RB2005/0113

Background

Planning permissions for the erection of temporary classrooms at the School were granted in 1992 and 1997.

UDP Allocation and Policies

The site is allocated for Community Facilities (Education) purposes on the UDP. Policy CR1.2 'Educational Facilities' states that the Council will strive to ensure that the development proposals arising from the educational needs of the Borough's resident population are met.

Site Description

The School is located at the junction of Green Arbour Road and Locksley Drive, with the existing vehicular access off the latter. It includes a caretaker's bungalow sited adjacent to Locksley Drive. Residential properties are located to the north on Locksley Drive and to the west on St Edmunds Avenue, whilst to the south is open land which contains a single football pitch. Across Green Arbour Road to the east is the Gordon Bennett Memorial Hall and Thurcroft Junior School whilst to the south east is a commercial garage fronting Green Arbour Road. There is an existing hard-surface play area within the School site which is fenced off for small team sports (five a side football/ basketball etc.) as well as an outdoor play equipped area (containing small scale wooden type items which is on a grassed area adjacent to the existing School buildings).

Proposals

The existing School buildings would be demolished, other than the caretaker's bungalow, and the proposed new single storey building erected to the south-west. The proposed building would include a small sports hall (150 sqm) that would also be used for School assemblies etc. The area on which the existing buildings are located would be replaced with grassed areas replicating what is already there. There are no plans to develop anything on this part of the site other than recreating the existing open space to replace the area taken by the new building. The existing hard-surface area will be retained and the other outside play equipment will be re-located within the site to accommodate the new buildings. The existing access onto Locksley Drive would be retained and enhanced and would serve a new car park area. A second existing access from Locksley Drive would be used by delivery vehicles to serve the proposed kitchens.

The applicant has provided the following information regarding the background to the proposal:

"The Green Arbour Special School project is part of the 'Special School Review' which, following public consultation, approved a change in role for the three Moderate Learning Difficulty Schools and the two Severe Learning Difficulty Schools. The 'Special School Review' sets out the future for Special Education Needs (SEN) pupils in Rotherham. The recommendations seek to support a number of the Council's priorities and will enable Green Arbour School to provide for pupils in Key stages 2,3 and 4. The new building which will cost £3.25M will replace temporary wooden classrooms and an older failing building which has severe 'Health and Safety' concerns. The new building will provide a 'state of the art' 21st Century environment for some of our most deserving pupils. The School will in addition provide out-reach support to pupils within mainstream schools."

Publicity

Neighbouring residents have been consulted and the proposal advertised in the press and on site. One letter of objection has been received from a local resident who refers to existing problems that occur when school buses park in Locksley Drive waiting to pick up school children, effectively reducing this stretch of the road to single lane only. This in turn leads to highway conflicts at the junction of Locksley Drive with Green Arbour Road. The objector feels that parking provision for the buses should be provided within the site itself and that access for the buses onto the site should be via Green Arbour Road.

Consultations

The Transportation Unit has no objections in principle to the proposal though the Travel Plan officer has raised concerns about the existing bus lay-by provision on Locksley Drive. He considers that a lay-by should be provided within the site to improve drop-off facilities for the pupils and improve safety conditions in the highway.

Sport England has no objections to the proposals.

The Public Rights of Way Officer notes that Public Footpath No. 11 (Thurcroft) runs from Green Arbour Road across the site and through properties on St Edmunds Avenue before continuing in a south westerly direction. The footpath still exists legally despite the fact that it has clearly not been used for many years as the houses have been built across its route in the 1970s and palisade fencing has been erected around the School site. Investigations have revealed no legal diversion or extinguishment has been undertaken on the line of this path and this will be necessary to allow development to take place. This can be carried out under S257 of the Town and Country Planning Act once the planning permission has been granted.

Drainage Section notes that there are no existing public foul and surface water sewers in the area and that all connections must be approved by Severn Trent Water Ltd.

The South Yorkshire Police has raised a number of design issues to improve security measures and ensure that the building is built to 'Secured By Design' standards and the applicant is aware of the issues raised.

Appraisal

The site is allocated for Community Facilities (Education) purposes and there is no objection in principle to the proposal. The development will clearly improve the educational facilities on site and would, therefore, comply with Policy CR1.2 'Educational Facilities'.

I have informed the applicants of the concerns raised by the objector and the Travel Plan Officer and they have commented as follows:

"The school current capacity is 140 pupils and serves all 4 Key Stages.(Pupil numbers having exceeded this number in the past). Following the Special Educational Needs review the new school will no longer provide for Nursery age and Key Stage 1 pupils. The maximum capacity of the new school is 100 pupils which is a drop of approximately 40% on pupil numbers. This will result in a much reduced transport requirement and will ease congestion around the school site. The older pupils are also encouraged to be more independent and following a review of the Transport Policy, Bus Passes for Public Transport are issued to some of the older pupils. As a result of these changes it is likely that the number of pupils transported to the schools will be

halved. The need for large coaches will be reduced and this will be reflected in the provision of vehicles when the transport contracts are reviewed.

The Education Authority/School will be working with the adviser for school transport and will produce a transport plan for the school. The current school staff car park is inadequate and this does add to the congestion around the school. The increased provision within the school grounds will again reduce congestion around the site. The access to the school kitchens for service vehicles will be along the new access road and again by re-routing deliveries/refuse vehicles etc. any congestion around the site will be reduced.

The construction of the new smaller school and changed transport policy will result in a substantial reduction in transport requirements and will reduce congestion around the School site.”

The applicant has added that there are insufficient funds available at this stage to construct the lay-by within the application site.

Whilst I consider that the proposed development provides an opportunity to improve the drop-off facilities at this location, I note that the situation is not going to be made any worse by the proposed development. Indeed, the improved off-street parking facilities, reduced number of pupils attending the School, and a Condition requiring the implementation of a Travel Plan should generally improve highway safety issues at this location.

The proposed development will clearly provide improved educational facilities for the pupils of the School and I would recommend that planning permission be granted subject to relevant conditions.

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 Imposed:

01

[PC00] 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.

02

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.

03

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

04

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.

05

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

06

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.

07

[PC38] 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.

08.

[PC40] 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.

09

[PC41] 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

[PC21] 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

[PC52] 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 for Conditions:

01

[PR00] No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.

02

In the interests of sustainable development and in accordance with policy HG5 The Residential Environment.

03

In the interests of sustainable development and in accordance with policy HG5 The Residential Environment.

04

The application proposes a car free development and there is no longer a need for a vehicular access.

05

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.

06

In the interests of the ecology of biodiversity and to comply with policy ENV 3.1 Development and the Environment of the UDP.

07

[PR38] 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'.

08

[PR40] 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'.

09

[PR41] 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

[PR12] 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

[PR52] 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.

Notes for RB2005/126

Background

None relevant. The site currently has a Public House on it which is in use.

UDP Allocation and Policies

The site is allocated for residential purposes within the adopted (July 1999) Rotherham UDP and is adjacent to a section of Urban Greenspace, which includes a section of the Sheffield and South Yorkshire Navigation – Dearne and Dove Canal.

UDP policy Policy 3.1 Development and the Environment, HG4.3 Windfall Sites and T6 Location and Layout of Development are relevant. The advice within PPG3 Housing is also material.

Site Description

The triangular shaped site extends 0.15 hectares and is located to the north side of Bridge Street, between the Dearne and Dove canal, and the East coast main line railway.

The site currently has a public house located along its frontage with parking to the west side of the pub and open space/servicing to the rear.

The existing vehicular access to the site has poor visibility when leaving the site due to the position of a bridge in the westerly direction and elevated land levels in the westerly direction.

Proposals

The application is in outline, with details of means of access and siting submitted for erection of three storey apartments. The indicative layout details 2 no. three storey apartment blocks (21, 1 and 2 bedroomed apartments in total) with balconies at first and second floor.

The residential scheme is at a density of approximately 140 to the hectare, which is well above the recommended average density for brown field sites (38 units to the hectare) as specified in the Regional Spatial Strategy for Yorkshire and Humber 2004.

An area of amenity space with cycle and bin storage facilities are located to the rear of the site. A pond is also proposed and will serve as a sustainable urban drainage scheme, providing on site attenuation for surface water and maximising opportunities for biodiversity.

The application proposes a car free development with no on site parking provided.

Publicity

The application has been advertised via site notices and individual neighbours on Whitelee Road and Bridge Street have been notified.

No representations have been received.

Consultations

Transportation Unit:

The Transportation Unit have commented that the existing vehicular access to the public house is severely substandard in terms of visibility and cannot be improved. Continuation/intensification of the use of this access is undesirable in road safety terms.

The application proposes a car free development, therefore enabling the existing vehicular access to be permanently closed. Accordingly, the primary highway issue to be addressed is that of car parking.

The application site is located on a Quality Bus Corridor (Rotherham – Dearne), in close proximity to the Swinton Interchange (260 metres) and within 200 metres of a public car park. Cycle storage is proposed within the site, and each residential unit will be provided with a 1-year travel master pass.

The site is ideally located to benefit from sustainable transport and the aspirations and policy guidance contained in PPG 13 Planning policy on Transport.

Subject to conditions being imposed the proposal is considered favourably.

South Yorkshire Police:

Request that a copy of the Secured by Design standards for residential developments be forwarded to the developer.

Network Rail:

No objections to the principle of the development. A copy of network rails comments in respect of the construction of the development will be forwarded to the applicant for information

Drainage:

The developer will be connecting foul and surface water to existing public combined sewer located in Bridge Street. A canal is located to the east of the development site and on site attenuation of surface water is required. Surface water discharge will be limited to a rate of 5litres/second/Ha to prevent flooding. A condition will be imposed requiring detailed drainage proposals to be submitted to and agreed by the LPA prior to the development being commenced. The applicant has indicated that a sustainable urban drainage system will be imposed in the form of a balancing pond located within the sites amenity area.

Environment Agency:

The site is not within a flood risk consultation zone.

Environmental Health:

Given the sites proximity to noise sources generated by road and rail traffic a noise survey was submitted with the application.

The noise survey indicates that the site is exposed to noise generated by road and rail traffic at Noise Exposure Category C (PPG 24 Planning and Noise) during the day and night time periods. The report sets out a series of noise reduction measures for individual properties.

Given these recommendations, and subject to there implementation within the development there are no objections to the proposal.

Ecology:

The ecologist has commented that due to the proximity of the site to the canal and urban greenspace it is possible that the area is used by bats for feeding, navigation and potentially roosting. It is therefore recommended that the existing pub and any trees removed as part of the development are assessed for potential bat roosts.

In maximising the sites potential for biodiversity and sustainability, conditions will be imposed relating to landscaping, sustainable urban drainage and sustainable construction.

Tress and Landscape:

There are a number of trees on the site, including three mature weeping willows, three London planes and an Ash. Two of the willow trees will be lost as a result of the development, however the amenity value that theses currently provide is considered to be more than compensated for by the façade of an attractively designed new canal side development, and the proposed landscaping of the site.

British Waterways:

Comments have been received that state that the siting and orientation of new buildings should positively address the waterway by fronting the water and providing an attractive face.

Yorkshire Water:

Comments have been received requesting conditions to be imposed in relation to foul and surface water drainage.

Appraisal

The proposed development will contribute the regeneration of this part of Swinton, being a site adjacent to a main route which links Mexborough and Rotherham. The demolition of the run down public house and development of a car free residential scheme will improve the visual amenity of the site and remove an unsafe vehicular access.

The application is in outline with means of access and siting considered. Indicative elevations have been provided which illustrate potential for an attractive development having benefits to the street scene and canal frontage.

The site is located on a quality bus corridor within close proximity of Swinton Interchange, and has the potential to create a sustainable development, reliant on non car modes of transport and

consistent with guidance contained in PPG13 –Planning Policy on Transport, and UDP policy T6 Location and layout of Development. There is however a public car park within walking distance of the site, for use by occupants and visitors if necessary.

Cycle parking is proposed within the site and bus passes will be made available by the developer for each apartment for one year after first occupation. The site is also close to local shops and services and job opportunities and accordingly is considered to be a highly sustainable site for residential development purposes.

The application is consistent with the Councils policy on windfall sites (HG4.3) which encourages development of sites not identified for housing within the UDP, providing they are within existing built up areas and compatible with adjoining uses. The site is less than 1 hectare in area and proposes 21 apartments, and accordingly does not exceed the thresholds for affordable housing provision. The proposal is at a density of 140 to the hectare which is considered to be a highly efficient use of this brownfield site in line with guidance in PPG3 – Planning Policy on Housing.

Advice in PPG3 encourages developments that exceed the desirable thresholds for density, where they are located along strategic transport networks and close to public transport provision. This is of course providing the character of the area and visual amenity is not organised. It is considered that the site can support the proposal given the wider visual context of the site, which is not constrained by a particular immediate building height or character, and the scale, massing and position of the proposed shown on the indicative plans, demonstrates that the proposal can be incorporated on the site without compromising the visual amenity of the area.

Information has been provided in respect of the sites existing landscape and ecological potential and opportunities for further landscaping, sustainable drainage, biodiversity and sustainable construction are proposed.

In summary, given the above, the proposal is considered to be in accordance with UDP Planning Policy, ENV 3.1 Development and the Environment, HG4.3 Windfall sites, T6 Location and Layout of Development and PPG3 Planning Policy on Housing and PPG13 Planning Policy on Transport so far as they are material, and in the absence of material considerations that would indicate otherwise, the proposals are considered to be acceptable and are recommended favourably.

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 Imposed:

01

[PC52] 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.

02

[PC12] 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.

03

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 for Conditions:

01

[PR52] 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'.

02

[PR12] 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'.

03

In the interests of avoidance of doubt and in accordance with Policy ENV1 - Green Belt of the Rotherham Unitary Development Plan.

Notes for RB/2005/141

Background

RB 1980/2227 Dining Room extension with bathroom and dressing room over with alterations to kitchen, lounge and pergola

GRANTED 21.08.80

RB 2004/0659 Single storey extension to form pool and two storey kitchen and bedroom extension

GRANTED CONDITIONALLY 24.06.04

Development Plan Allocation and Policy

Allocation:

The application site is within land allocated as Green Belt in the Rotherham Unitary Development Plan which was adopted in 1999. In addition, it is also within an Area of High Landscape Value.

Policies:

ENVI (Green Belt): states that development will not be permitted within the Green Belt except in “very special circumstances for purposes other than agriculture, forestry, recreation, cemeteries and other uses appropriate to the rural area”. The policy refers to allowing “limited extension, alteration or replacement of existing dwellings”,

ENVI.3 (Extensions to dwellings in the green belt): refers to supplementary planning guidance.

SPG (as modified in March 2001):

Extensions to houses in the green belt will need to satisfy the following criteria:

- A. for a dwelling or small group of dwellings in the countryside which are relatively isolated from other dwellings, or for a dwelling in a prominent position on the edge of a village washed over by the green belt:- be no more than 33 percent of the total floor area of the original dwelling, excluding the loft;*
- B. for a dwelling within a village washed over by the green belt where there is no impact on the openness or character of the green belt:- be considered on its merits.*
- C. In all cases:-*
 - be subsidiary to the original dwelling, not dominate, and be sympathetic in terms of size, scale or design,*
 - have a minimal visual impact on the local setting and amenity,*
 - involve minimal intensification and urbanisation of the site,*
 - not result in a dwelling that is readily convertible to two or more dwellings,*
 - be sympathetic in architectural design in relation to the existing dwelling.*

Site Description

The application site is currently occupied by a large, detached brown bricked, two storey dwelling with an attached double garage located within an extremely large plot.

The dwelling is situated in a isolated location set a considerable distance from the village of Woodsetts. The boundaries of the site are well screened by existing hedgerow and trees.

The dwelling has already been extended in the form of a single storey side extension, however, the above planning application, which has now expired, does not appear to have been implemented.

Proposal

The proposal is to erect a large detached dwelling with accommodation spread over two floors with an attached single garage and attached triple garage. The accommodation comprises a pool, snooker room, triple garage, gym, quiet lounge, cloakroom, t.v lounge, porch, entrance hall, lounge, stuffy/office, dining room, kitchen and single garage. The proposed dwelling is to

have six bedrooms which are at first floor level all with their own en-suite facilities. In addition, two of these bedrooms have dressing rooms.

The existing vehicular access is to be utilised. The proposed position of the dwelling differs from the previously approved scheme however it does have the same curtilage.

Publicity

The proposal has been advertised by letters which have been sent to adjacent properties. No representations have been received.

Consultations

Transportation Unit: No objections.

Public Rights of Way Officer: No objections to proposals but concern over impact of construction phase on Public Right of Way. Therefore, request an informative be attached to any permission issued.

Appraisal

Despite its Green Belt allocation, the application is for a dwelling to replace an existing dwelling, therefore in principle, no objections are raised to the provision of the proposed dwelling. However, given its Green belt allocation and the policies which apply to extensions to existing dwellings within the Green Belt, it is considered, that in order to be consistent, that any proposed dwelling should not be more than 33% of the original ground floor area of the original dwelling. This would ensure consistency in the application of Green Belt policies to both existing and proposed dwellings and would be in line with the Inspectors recommendations in a recent appeal decision at Puzzle Tree Cottage, Brookhouse in 2003.

In floor space terms the situation is as follows:

<i>Original house</i>	<i>518 sq. m.</i>	<i>Proposed house</i>	<i>744 sq m.</i>
<i>33% Percentage maximum size dwelling</i>	<i>170sq.m</i>	<i>Percentage</i>	<i>43%</i>
<i>56 sq .m above 33%</i>	<i>688sq.m</i>		

With regard to Policy ENVI `Green Belt` there is no indication as to the criteria to be considered for replacement dwellings, such as size, scale etc. However, PPG 2 `Green Belts` notes that the replacement of existing dwellings need not be inappropriate providing that the new dwelling is not materially larger than the dwelling it replaces. There is no guidance as to what materially larger means, though I consider that an increase in 43% is certainly significant.

In addition, the physical appearance of the dwelling, with particular regard to its height, is greater than the dwelling previously approved. However, the recent planning application (RB 2004/0659) approved an extension which was 52% larger than the original dwelling. Therefore, I consider that special circumstances occur in this instance in that the proposed dwelling would be of a better quality in terms of design and materials and would be well screened within the existing curtilage. The site itself is large in size and is surrounded by a substantial hedgerow and trees.

In conclusion, whilst the replacement dwelling is significantly larger than the dwelling approved on the site, I consider that the benefits of the scheme now proposed and the exceptional circumstances referred to above would, on balance, justify the granting of planning permission in this instance.

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 Imposed:

01

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.

02

[PC58] 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 for Conditions:

01

[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'.

02

[PR58] In the interests of the amenity of the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'

Notes for RB2005/145

Background

Members may recall approving reserve matters application RB2004/1177 in August 2004. That application related 3 non-food retail units with associated car parking, servicing, and landscaping, as reserved by outline R99/1523.

UDP Allocation and Policy

The site is allocated as Industrial and Business Land in the Rotherham UDP. The site is also within the Cortonwood Enterprise Zone. UDP policies ENV3.1 – Development and the Environment, and ENV3.7 – Control of Pollution, are material.

Site Description

The site is located between the new Alba Warehouse unit and the established B&Q store, to the west of the site is the internal access road, known as Cortonwood Drive. To the rear of the site is a steep embankment, beyond which is a residential estate. To the north of the site across an internal road is the Royal Mail office site. The construction of the building on the site is well underway.

Proposals

This application seeks full planning permission to install a shutter door to the rear elevation of the building currently being constructed in accordance with reserved matters approval RB2004/1177; the erection of a trolley shelter to the front of this building; the formation of three steps to the building side of this building; and, the formation of an air conditioning equipment compound at the rear of this building.

Publicity

No representations have been received.

Consultation

Transportation Unit – No objections

Environmental Health – No objection subject to condition requiring a noise survey and necessary mitigation measures, in relation to the air conditioning compound.

Appraisal

The proposed alterations to the buildings and the formation of the other developments within its curtilage, are all considered to be of an appropriate scale and massing, design and position, such that they are not considered to be detrimental to the visual appearance of the building or its setting within the locality. Given this the proposals are considered to equate to the positive contribution required to comply with UDP policy ENV3.1.

UDP policy 3.7, states that planning permission will not be granted for new development which [amongst other things] is likely to give rise ...to noise...where such impacts would be beyond acceptable standards or incapable of being avoided by incorporating preventative or mitigating measures at the time the development takes place.

Environmental Health considers that the potential for noise pollution from the proposed air conditioning compound would not be so great that it could not be mitigated with reasonable measures. This is based on the siting of the compound to the rear of the building, the position of the nearest commercial buildings, the construction of the existing buildings, and the distance and position of the existing residential units, especially given the embankment between them and the proposed compound. Given this, it is considered that the proposal is accordance with UDP policy ENV3.7.

Given the above, the proposal is considered to be in accordance with the provisions of the UDP, so far as they are material, and in the absence of material considerations that would indicate otherwise it is considered to be acceptable and is recommended accordingly.

RB2005/0161

Change of use to child day care 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 Imposed:

01

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.

02

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.

03

[PC24] 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.

04

[PC12] 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.

05

[PC27*] 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.

06

[PC51] 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.

07

[PC44*] 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.

08

[PC40] 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.

09

[PC73*] 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 for Conditions:

01

In the interests of highway safety.

02

In the interests of pedestrian safety.

03

[PR24A] 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.

04

[PR12] 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'.

05

[PR27] 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.

06

[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'.

07

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

08

[PR40] 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'.

09

[PR73] In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

Notes for RB2005/161

Background

RB1998/1427 Extension to Children's home. Granted 1/2/99

The site was last used a children's residential care home.

The site has been vacant for the past 9 months.

UDP Allocation and Policies

The site is allocated for residential purposes within the adopted (July 1999) Rotherham UDP. UDP policies HG1 Existing Housing Areas and ENV 3.1 Development and the Environment are relevant.

Site Description

The site is located to the east side of Goldsmith Road at its junction with Tennyson Road. The existing building on the site is vacant and falling into disrepair due to vandalism. A garage court is located on the southern part of the site, this is also in a poor state of repair. The site is relatively green having grassed areas and some trees.

To the north and west sides of the site are Badsley Moor Lane County Primary School. To the north is the RMBC Arnold Centre ((Family Centre). To the southern and eastern sides of the site are existing residential developments.

Proposals

The application proposes a change of use from children's residential care home to child day care centre, offices and community use. A single storey extension and two covered play areas are also proposed.

The application proposes to demolish the existing garages and provide an area for surface car parking in connection with the proposed use.

Publicity

The application has been advertised via site notices and neighbours have been notified by letter.

No representations have been received.

Consultations

Transportation Unit:

The Transportation Unit have commented that they have no objections to the proposal. Goldsmith road is relatively narrow and the existing uses generate parking and highway safety problems. The garages on the garage court are in a poor state of repair, are prone to vandalism and provide an area for anti social behaviour. They are also currently under used by surrounding residents. The proposed demolition of garages will provide 12 surfaced parking spaces which are much needed in connection with the proposed use.

Drainage:

A condition will be imposed requiring detailed drainage proposals to be submitted to and agreed by the LPA prior to the development being commenced.

Environment Agency:

The site is not within a Flood Risk Area.

Environmental Health:

Ecology/ Tress and Landscape:

There are currently four ornamental trees located on the frontage of the site and a number of self set trees on the rear boundaries. Much of the site is grassed. Two trees are to be retained as part of the proposals.

Yorkshire Water:

No observations

Early Years:

Access Officer:

Informative in respect of access for disabled users be provided to the applicant.

Appraisal

The existing building has been vacant for the last 9 months, when its last use a residential children's home ceased. The building is prone to vandalism and is falling into disrepair.

UDP policy HG1 seeks to ensure predominantly residential areas such as this are retained primarily for residential use by permitting only those proposals which:

- i) have no adverse effect on the character of the area or residential amenity;*
- ii) are in keeping with the character of the area in terms of scale, layout, and intensity of use;*
- iii) make adequate arrangements for parking and manoeuvring of vehicles associated with the proposed development.*

The introduction of this non residential use would retain the areas status as being predominantly residential.

The scale and intensity of the proposed use is determined by the constraints of the building and the restrictions imposed by OFSTED. At the scale and intensity proposed taken account of the staggered travel patterns associated with day nurseries, and the staggered times for outdoor activities and recreation, the proposed use is not considered to give rise to conditions that would be detrimental to the residential amenity of nearby occupiers or the character of the area, especially taking into account the sites previous use.

In terms of the parking and manoeuvring of vehicles, given the likely number of children and staff and the likely travel patterns, the proposal is not considered to be likely to give rise to conditions detrimental to highway safety.

The proposal is, therefore, considered to be in accordance with UDP policy HG1.

The proposed extension given its scale, massing, design , fenestration and orientation in relation to nearby occupiers is considered to be acceptable in terms of its impact on the living conditions of those occupiers.

The proposed single storey rear extension to the existing building, is considered to relate well to the host building in terms of scale, massing, design (flat roofed to match existing), materials and

position. Given its position to the rear, the proposed extension would not be detrimental to the street scene. The development will remove the existing garages which are covered with graffiti, and this is considered to enhance the appearance of the surrounding area. Conditions will be imposed relating to the detail of boundary treatments. Overall the proposal is considered to amount to the positive contribution to the environment sought by UDP policy ENV 3.1.

In summary, given the above, the proposal is considered to be in accordance with the provisions of the UDP so far as they are material, and in the absence of material considerations that would indicate otherwise, the proposal is considered to be acceptable and is recommended accordingly.

To the Chairman and Members of the
PLANNING REGULATORY BOARD

17 March 2005

Report of the Head of Planning and Transportation Service

<u>ITEM NO.</u>	<u>SUBJECT</u>
1	Proposed demolition of existing buildings and erection of 276 dwellings and associated garages, parking areas, open space areas and altered road layout (Amendment to RB 2004/0428) at land at Outgang Lane/Rotherham Road, Laughton Common, Rotherham (Ref. RB2005/0054).
2	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.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL PLANNING REGULATORY BOARD

DEPARTMENT OF PLANNING AND TRANSPORTATION SERVICE

REPORT TO COMMITTEE
17 MARCH 2005

Item 1 Proposed demolition of existing buildings and erection of 276 dwellings and associated garages, parking areas, open space areas and altered road layout (Amendment to RB 2004/0428) at land at Outgang Lane/Rotherham Road, Laughton Common, Rotherham.

(Ref. RB2005/0054)

Recommendation:-

- A) The Council resolves to enter into a legal agreement with the applicant under the provisions of 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)
- B) That consequent upon the satisfactory conclusion of such an agreement, planning permission be granted for the proposed development, subject to the following conditions.

Condition(s) imposed:

Drainage

01

[PC11] 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.

02

[PC12] Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to approved by the

Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

03

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.

04

The development shall proceed in accordance with the approved flood risk assessment incorporating the accepted mitigation measures into the construction of the development.

05

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 of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

06

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

07

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.

08

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.

09

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 prior 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

[PC24] 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 kerblineline, verge, footway reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.

13

[PC29] Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.

14

[PC27] 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 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.

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

[PC41] 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

[PC52] 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.

Reason(s)

01

[PR11] To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

02

[PR12] 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'.

03

To ensure that the development can be properly drained.

04

To minimise the impacts of flooding.

05

To prevent the increased risk of flooding.

06

To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows

07

In the interests of highway safety

08

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'.

09

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

[PR24B] 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

[PR29] No details having been submitted they are reserved for approval.

14

[PR27] 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 UDP.

18

In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

19

In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

20

In the interests of the amenities of future residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

21

[PR27] 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

[PR37] 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'.

23

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'

24

[PR41] 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'.

25

In the interests of the visual amenity of the area and in accordance with UDP Policies ENV3.1 'Development and the Environment'.

26

[PR52] 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'.

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.

Background

Members will recall that an application for residential development on the site was considered at the meeting on 24th June, 2004. Members were disposed to grant permission subject to a Section 106 Agreement and subject to the application being referred to the Government Office as a Departure as some of the land is owned by the Council and allocated Urban Greenspace. The Government Office confirmed that they did not intend to intervene and the Section 106 agreement was signed in August 2004. The amended scheme relates to areas of land allocated for residential purposes, consequently, it is not considered necessary to refer the application to the Government Office in this instance.

The site area is greater than 0.5 hectares and once again a screening opinion has been provided in respect of the requirement for an Environmental Assessment. I have concluded that no such Assessment is required in this instance as it is not considered that the development would have a significant effect on the environment by virtue of factors such as its nature, size or location.

UDP Allocation and Policies

The majority of the site is allocated for Residential purposes, with approximately 2.6 hectares allocated for Urban Greenspace use on the UDP. The Planning Brief sets out all the relevant planning policies and guidance which include the following:

HG4.7 'Affordable Housing'

ENV3.1 'Development and the Environment'

ENV5.1 'Allocated Urban Greenspace'

Housing Guidance 4 'Requirements for greenspace in new housing areas'.

PPG3 'Housing'.

Site Description

The site comprises the area of land which made up what was commonly known as the 'White City' estate. It is to the south of the Laughton Common crossroads where Hangsman Lane, Rotherham Road, Outgang Lane and Station Road all meet. The site contains the following streets: Lumley Drive, Beckwith Road, Hatfield Crescent, St Leger Avenue and the northern end of Meadow Street. To the east are commercial premises off Monksbridge Road with the Dinnington Colliery site beyond, which is one of the five strategic employment areas within the Borough. To the north east is H52, a piece of greenfield land which is allocated in the Rotherham Unitary Development Plan for residential use. At present, this land is open farmland which

allows views to Laughton-en-le-Morthen. To the east across Rotherham Road, Barratt and Haslam are currently constructing residential dwellings whilst to the south are residential properties on Rotherham Road and the southern end of Meadow Street.

The site's topography is fairly flat and has no particular features. It includes the former 'bomber kart' land at the eastern end of the site and the existing play area off Meadow Street. Outgang Lane is the main route from Rotherham and Thurgroft into Dinnington and the wider rural area. This route is also a Quality Bus Corridor.

Proposals

This application relates to an amendment to the approved permission for 268 dwellings which Members may recall was granted conditionally on 26 August 2004 (RB 2004/0428). This application includes additional land within the heart of the development that was excluded from the original application site as 3 existing properties had not been purchased by the applicants and were privately owned. These properties have now been purchased and it is proposed to demolish them along with houses attached to them, and erect 8 dwellings in their place with associated garaging. Originally, the developer was to build 56 affordable units on site and refurbish 2 existing properties and the Council was to refurbish one of the existing properties, providing a total of 59. Now the developer will be building 59 units as the properties to be refurbished are now to be demolished.

Publicity

The application was advertised in the press and on site. No representations have been received.

Consultations

The Environment Agency: No objections to amended scheme provided conditions be attached.

The Head of Environmental Health: Conclude that there is potential for disamenity from noise and dust from the construction activities and therefore recommend four conditions which cover the hours of construction and the use of silencers in order to safeguard the potential disamenity. With regards to the noise assessment submitted they are satisfied that conditions could be imposed to ensure an adequate level of protection against noise (this is particularly relevant for proposed dwellings on the eastern boundary of the site which would be close to existing commercial uses off Monksbridge Road).

Severn Trent Water: No response received at the time of writing.

The Head of Education Service: As with previous application, does not consider that the development would justify the provision of a commuted sum in respect of the provision of additional educational facilities in this instance.

The Head of Housing Service: No response received at the time of writing.

The Landscape Group: No response received at the time of writing.

The Culture and Leisure Service: No comments on amended scheme.

The Transportation Unit: Raised concerns over forward visibility of plot 134 and vehicular access to plot 135. Upon receipt of amended plans have no objections to the amended scheme subject to conditions.

The SYPTE: No response received at the time of writing.

The SYAS: No response at time of writing.

The Council's Main Drainage section: Confirm that the developer has indicated that the natural surface water run off rate will not exceed 12.32 litres per second and that this will be achieved by providing on site storage (in the order of 1000 cubic metres). In principle, they are satisfied with the information provided and note that it would appear that the proposed foul drainage will drain to the existing public combined sewer.

Appraisal

PPG3 'Housing' encourages the development of mixed and balanced communities and notes that Local Authorities should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics. I consider that housing proposed on the application site, ranging from flats and bungalows to detached dwellings provides such a mix. PPG3, supported by UDP Policy HG4.7 'Affordable Housing', notes that where there is a demonstrable lack of affordable housing, provision should be made on site. In this instance, the 59 units proposed are considered to be appropriate in terms of design and number and would equate to approximately 21% of the total number of units on site.

PPG3 also notes that Local Authorities should encourage housing development which makes more efficient use of land (between 30-50 dwellings per hectare net). In this instance the net developable area is estimated at approximately 7.48 hectares such that the provision of 276 dwellings would equate to approximately 37 dwellings per hectare and this is considered to be an appropriate density. This differs from the approved scheme in that the density was 36 dwellings per hectare.

Policy ENV5.1 'Allocated Urban Greenspace' of the UDP states that development that results in the loss of Urban Greenspace will only be permitted if:

- (i) alternative provision of equivalent community benefit and accessibility is made, or
- (ii) it would enhance the local Urban Greenspace provision, and
- (iii) it would conform with the requirements of Policy CR2.2 (relating to safeguarding recreational areas) and
- (iv) it does not conflict with other policies and proposals contained in the Plan, in particular those relating to heritage interest.

The proposed development will result in an overall loss of Urban Greenspace on the site of approximately 0.38 hectares. However, it is considered that the public open space that will be provided as part of the development would be of much better quality and, along with the improvements to the existing play equipped area of Meadow Street, the provision of the sculpture trail and provision of trees along Outgang Lane, would off-set the overall reduction in Urban Greenspace on site. Furthermore, this greenspace was previously used as a bomber kart area and therefore was not considered to be quality urban greenspace.

The proposed amendment is considered to enhance this redevelopment scheme as it would result in the complete demolition of the existing dwellings and erection of new build properties as opposed to the refurbishment of existing dwellings.

In conclusion, I consider that the amendment to the re-development of this residential site, the majority of which is allocated for residential purposes in the UDP, would be acceptable and would comply with UDP Policy and Central Government advice for a proposal of this nature. In the circumstances I would recommend that Members indicate that they are favourably disposed to the proposal and that, subject to the requirements of the S106 agreement, planning permission be granted conditionally.

Item 2 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 SY.

Recommendation:-

- A. That the developer shall enter into an agreement 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 bridle ways 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 M1 motorway and that the level of contribution be a matter to be delegated to the Head of Planning and Transportation.

B. Consequent upon the satisfactory signing of such an agreement the Borough Council resolves to grant permission for the proposed development subject to the following conditions, and subject to the Highway Agency concerns being satisfied:

Conditions:-

01

[PC00]

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.

02

[PC12]

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.

03

[PC11]

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.

04

Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

05

[PC92]

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.

06

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.

07

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.

08

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.

09

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/cycle ways

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 links shall be incorporated into the future development of the site. The details in respect of the footways 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, 000sqm in respect of A3 and 1,800 sqm in respect of C1, of the Town and Country Planning Use Classes Order (Amendment) 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.

This will necessitate a Stopping Up Order under Section 247 Town and Country Planning Act, 1990.

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.

This will involve the revocation of the point closure under which the original junction of Church Lane with Monksbridge Road was closed.

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:-

01

[PR00]

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

02

[PR12]

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'.

03

[PR11]

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

04

[PR92]

In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

05

[PR92]

In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

06

The trees currently provide valuable amenity and screening to neighboring residential properties and in accordance with policy of the UDP.

07

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.

08

In the interests of biodiversity and visual amenity.

09

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.

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.

Background

RB2002/1516 Full planning for reclamation and restoration of former Dinnington Colliery for development purposes. Granted 13 March 2003.

RB2002/1696 Full planning for layout of roads and sewers to facilitate future development. Granted 2 July 2004.

RB2004/1188 Erection of Blue Bell Wood Children's Hospice. Granted 5/8/04

RB2004/1900 Full planning for erection of Johnston Printing Press. Granted 9/12/04

RB2005/2088 Full planning for erection of 3 no. workshops (B1, B2, B8) for Evans EasySpace. Granted 27/01/05

The current planning application is in outline and is to establish the principle of a mixture of uses across the site. It will provide a masterplan for future development,

specifying the type of uses that would be acceptable on the site, highlighting constraints and addressing these appropriately, identifying the likely impacts of the development and mitigating for these. Opportunities for biodiversity have been identified and will be achieved where possible, and a hard and soft landscape strategy has been developed to ensure a high quality, comprehensive treatment of the site.

UDP Allocation and Policies

The former colliery site forms part of one of the Council's five strategic Regeneration Areas in the Borough (Policy EC2.1). The site is highlighted in the UDP as being of major importance for providing employment opportunities in the south of the Borough.

The site is allocated within the adopted UDP for a variety of uses. Land to the north of Church Lane is allocated as a mixed uses area (MU36), where uses falling within categories A2 (Financial and Professional), B1 (Business), B2 (General industrial), B8 (Storage and Distribution), C1 (Hotel), D1(Non Residential institution) of the Town and Country Planning Uses Classes Order will be acceptable.

Land to the south of Church Lane is allocated within the UDP for employment generating uses falling within Classes B1, B2 and B8 of the Town and Country Planning Uses Classes Order.

The proposal does provide for uses falling within A3 of the Use Classes Order, which are not within the menu of uses considered acceptable within the allocation for this site. The application has not been advertised as a Departure however, as the floor area of these uses have been restricted by condition, and they are considered to be ancillary to the business park use.

To the east of Cramfit Brook the land is allocated as urban greenspace where there is potential for recreational use.

The proposal includes the development of an hotel; therefore policy EC6.1 Hotel Development is also relevant. This policy aims to encourage the development of hotels in appropriate locations in order to assist the growth of the tourism and visitor sector of the local economy. The following locations will be considered suitable, in principle, for such developments:

- (i) Areas in the immediate vicinity of motorway junctions,*
- (ii) Major leisure and recreational areas, and*
- (iii) Town centers and appropriate mixed use Areas*

Site Description

The site, measuring approximately 85 hectares, is situated 1km west of Dinnington Town centre and has recently been reclaimed for development purposes under application RB2002/1516.

A number of settlements surround the site, and there are also new and established employment uses.

Todwick Road and Monksbridge road run along the north boundaries of the site and Outgang lane runs along the east boundary. Church Lane bisects the site.

The land to the north of Church Lane has been subject of recent earthworks and a development platform has been created. Land to the south of church lane is largely vegetated and the areas designated as open space have been subject of recent environmental improvement works.

Proposals

The application is in outline with means of access and proposes to establish the principle of development for a variety of uses. On land to the north of Church Lane the majority of uses proposed relate to business, general industrial and warehousing and distribution uses, though uses such as hotel, food and drink, financial and professional services and non residential institutions are also proposed.

On land to the south of Church Lane, business, general industrial and storage and distribution uses are proposed. The application also provides for the recently approved hospice development on this part of the site which falls within C2 of the Uses Classes Order.

Publicity

The application has been advertised via site notices and in the press as a major development. No representations have been received.

Environmental Impact Assessment

Prior to the submission of the development, the applicant submitted a formal screening opinion as the site was in excess of 0.5 hectares and accordingly fell within para 109b) , Urban development projects, of schedule 2 of the town and Country planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

The Council considered the proposal under Schedule 3 of the Regulations and considered that it was not more than local importance in terms of environmental effects; it is not located in a particularly sensitive or vulnerable location and would not have any unusually complex or potentially hazardous effects.

The Council accordingly formed the view that the development would not be likely to have significant effects on the environment by virtue of factors as nature, size or location and is not EIA development as defined in the 1999 regulations.

Consultations

Transportation Unit

Application RB2002/1696 for layout of roads and sewers included a Transport Assessment in respect of 52,282 gfa of B1, B2 and B8 uses on land to the north of Church Lane. A Transport Assessment submitted with the current application relates

to 58,200m² gfa of B1, B2, B8 and various non employment generating uses on land to the north of church lane, and 57,900 m² gfa of B1, b2 and B8 (including C2 Blue Bell Hospice) on land to the south of Church Lane.

The original Transport Assessment concluded that the development was material to the extent that a £600,000 contribution would be payable in respect of on and off site highway works and the provision of topographical and ground condition reports to facilitate the development of the Todwick Road, railbridge.

The revised Transport Assessment is based on an outline development proposal which identifies specific uses and the likely uptake of such uses over the development period, and as such, based on this updated information, the development now results in an increased level of materiality.

The Transport Assessment reveals that the southern part of the site has poor accessibility by public transport services, and accordingly direct routes for pedestrians should be developed.

Given the additional floor space resulting from the current application and the findings of the Transport Assessment, the contributions and works referred to at the beginning of the report are considered necessary.

It should be noted that the full applications referred to above, which have been approved in respect of Johnston Press and Evans Easyspace, were determined in advance of the outline approval, so as not to prohibit development coming forward. These developments were not subject of any legal agreements for contributions in respect of highway measures, as it was envisaged that the developments would be included within the Transport Assessment for the outline application, and appraised as part of the overall masterplan area.

Highways Agency

The Agency have responded that they require further information in respect of the impact of the development on J31 of the M1 motorway. The results of further assessments may require mitigation and contributions may be payable. The results of the further modelling work will be presented to Members at Planning Board. Until this aspect has been resolved, the Agency objects to the proposal.

SYLTE

Comments have been provided that state that access to the site by non car modes of transport are poor. To improve access to the site, consideration is to be given the future positioning of buildings on the site to encourage use of modes alternative to the car by positioning entrances and pathways appropriately to reduce the barriers for accessing public transport. Two new bus shelters should be provided in the immediate vicinity of the site (approximate cost of £6,000 per shelter).

Drainage

The drainage unit have been involved in discussions and are satisfied that subject to implementation, the drainage proposals for the site are acceptable. Included within

the drainage proposals is the creation of a surface water balancing pond on land to the north of Church Lane. This is a sustainable drainage solution as it has dual function to receive surface water and moderate the flow of water to existing land drainage systems and to maximise opportunities for biodiversity, serving as a habitat for water voles and other species. Being a landscape feature it will also have an amenity value, providing an attractive 'green' corridor to the site.

Environment Agency

The Environment Agency have provided valuable advice in respect of the application relating to flooding and drainage, ecology and ground conditions. Reports have been provided by the applicant in respect of these matters and subject to various requirements and conditions being satisfied the Environment Agency are not objecting to the proposal.

Environmental Health

Further to the submission of the reclamation scheme for the minerals restoration application RB2002/1516, continued discussions have taken place with Environmental Health in discharging conditions on that application. Various ground condition data has been submitted, and Environmental Health are now satisfied that the site is fit for human health purposes. This is subject to mitigation proposals being implemented during the future development of the site. A validation report is awaited and subject to this being received and found to be acceptable, the site will be declared fully remediated.

Ecology

Habitat surveys have been submitted in respect of the application and the Council's ecologist has been consulted on these. Subject to a Great Crested Newt Survey being carried out across the entire site, the Ecologist is satisfied that the site will have been adequately appraised and suitable mitigation proposed. Great Crested Newts have to be surveyed in accordance with English Nature Guidelines which state that surveys should be carried out between mid March and Mid June, and accordingly it will be conditioned that such a survey is carried out prior to any development on site.

Habitat creation and environmental improvement works have formed a large part of the reclamation works across the site, many works having already been implemented. Further works, such as the creation of a balancing pond will support protected species such as water vole, and will be carried out by the developers as advance works. Subsequent opportunities for habitat creation and wildlife management will be addressed as detailed applications come forward on the site.

English Nature

The involvement of English Nature has enabled specialist advice to be provided in respect of the application. A number of the requirements of Environmental Health have been met and will be implemented as part of the development, however further survey work is necessary. It will be conditioned that such surveys are carried out

prior to the development of the site and mitigation or habitat enhancement work imposed.

Landscape

The application is in outline and establishes the principle of development across the site. Accordingly it has been necessary to request a landscape masterplan which sets out both detailed proposals and general landscape concepts for the site. The masterplan will serve as a useful reference tool for future development on the site and enable a consistent, quality approach to the landscaping of the site. Certain landscaping works such as the landscaping of the new roundabout and access road to the site, and the balancing pond will be carried out by the applicants to provide immediate and advance landscaping to the site.

As subsequent applications for development come forward, the palette of species and suggested planting schemes proposed in the masterplan will be utilised to develop a common theme across the site. Similarly hard landscaping such as boundary railings or fencing will be selected from a palette of materials suggested within the masterplan.

The Landscape Officer has been involved in discussions and has commented that the proposals for advance planting are acceptable and that the masterplan will serve as a tool for the development of the rest of the site in a holistic and comprehensive manner.

Management schemes for the continued maintenance of public areas on the site are proposed; it will be conditioned that these are provided and agreed prior to developments on the site being first brought into use.

Trees

The tree officer has commented that most of the tree loss is accepted, subject to new planting and landscaping, particularly on road boundaries. Concern has been expressed about an area of maturing trees shown indicatively as being on plot 25 of the site area. It is to be conditioned that these trees are retained as part of any permissions granted.

Early Years and Childcare

This section of the Council were consulted on the application as a crèche could be one of the uses coming forward as part of the development. Should a detailed proposal come forward they would be interested on commenting on the proposals.

South Yorkshire Police

Would be interested in commenting on detailed proposals to encourage secured by design standards to be met.

Sheffield City Airport

Would welcome consultation detailed proposals.

Access Officer

Detailed guidance to be provided as part of the application to inform developers of disability requirements.

Appraisal

This application represents a major opportunity for economic regeneration and job creation in the south of the Borough. The site has been the subject of a remediation strategy which when combined with the implementation of suitable mitigation strategies will provide 44 hectares of prime brownfield development land with good accessibility to junction 31 of the M1 motorway.

In considering the application, various technical reports have been submitted in relation to matters such as transportation, ground conditions, drainage, ecology and landscaping. These reports have enabled the creation of a development framework and masterplan to facilitate, mitigate against and maximise opportunities of future development proposals.

The proposal results in various contributions from the applicant in respect of on and off site highway works which will mitigate against the effects of additional traffic generated by the development. Opportunities for increasing non car modes of transport have also been looked at by making provisions for pedestrian, cycle and bridle links across the site, and contributing towards the provision of covered bus shelters close to the site. A contribution towards a scooter hire scheme is also necessary as this will encourage employees to utilise this service. Employees will also be provided with travel master bus passes during the first year of a use being brought into operation.

A landscape masterplan for the site has established a hard and soft landscape design concept for the site which will help to ensure a consistent and high quality approach to the future development of the site. Advance landscaping of areas such as the new roundabout and access roads, and balancing pond will be carried out by the applicants as part of a previous permission relating to roads and sewers, RB2002/1696. Further landscaping will take place in accordance with the masterplan as detailed development proposals come forward. Opportunities for biodiversity and sustainability have and will be incorporated where possible through sustainable drainage systems and habitat creation.

The range of proposed uses are consistent with UDP allocations and comply with relevant local, regional and national planning policy. New guidance relating to B1 office uses, which states that these should primarily be located within existing town centres, requires that a restriction will be placed on this element of the proposal. This does not preclude office development on the site, but enables the council to consider each detailed application on its own merits.

One of the requirements of the permission will be included within the section 106 agreement is that future developments on the site look initially to local labour markets when sourcing work force, and utilise training opportunities to give local

people the necessary skills for the jobs. This will help ensure maximum benefits of the development to the local community.

Therefore, in accordance with the above, it is considered that planning permission should be granted.

PLANNING BOARD – TRAINING PROGRAMME

Council Chamber
2.00 p.m. – 4.00 p.m.

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|------------------------------------|--|
| <i>21st April, 2005</i> | Renewable Energy
(Presented by Alan Bamforth and Dave Temple) |
| <i>12th May, 2005</i> | Planning Conditions
(Presented by Rosie Monkman) |
| <i>23rd June, 2005</i> | Legal Agreements
(Presented by Bev Alderton) |
| <i>21st July, 2005</i> | Adverts
(Presented by Jim Shirt) |
| <i>25th August, 2005</i> | Transport
(Presented by – to be confirmed) |
| <i>22nd September, 2005</i> | Conservation and the Historic Environment
(Presented by Peter Thornborrow and Simon Britt) |
| <i>20th October, 2005</i> | Appeals
(Presented by Andy Mangham) |
| <i>24th November, 2005</i> | Material Planning Considerations
(Presented by Chris Wilkins) |
| <i>15th December, 2005</i> | Telecommunications
(Presented by Andrew Stevenson) |