

**PLANNING BOARD
THURSDAY, 31ST MARCH, 2005**

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

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

128. DECLARATIONS OF INTEREST

Councillor A. Atkin declared a personal interest in application RB2004/0075 (Details of the erection of boundary walls, fences, gates and railings, formation of car park and construction of new roads (reserved by RB2002/396) (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Wath Regeneration Area Phase 7 Gawtress Row, Keble Martin Way and Saville Road Wath upon Dearne for R.M.B.C. (Housing Regeneration)) on the grounds that his parents rent a property in the area affected.

129. MINUTES OF THE PREVIOUS MEETING

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

130. 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:-

- Conversion of store to form one dwelling at 18, 20 and 22 Barleycroft Lane, Dinnington for Mr. J. C. Kennewell (RB2004/1099)

Mrs. S. R. Shackley (Objector)

- Demolition of existing warehouse and erection of a three storey block comprising 14 No. flats at premises at Barleycroft Lane, Dinnington for Mr. K. Inger (RB2004/2150)

Mrs. L. Collinson (Objector)

- Use of land as extension to domestic curtilage at land adjacent to 79 Amorys Holt Road, Maltby for Ms. Ratcliffe and Mr. S. Pinder (RB2005/0055)

Ms. S. Ratcliffe (Applicant)

- Retention of disabled lift and erection of fencing and installation of handrails at Cedar House, 40 Moorgate Road, Moorgate for Rethink (RB2005/0246)

S. Graham (Objector)

(3) That applications RB2004/2324, RB2004/2392, RB2005/0075, RB2005/0077 and RB2005/0268 be granted, subject to the relevant conditions listed in the report.

(4) That application RB2004/1863 be granted, subject to an amendment to Condition No. 2 to now read "... with the existing stable use and not for any other purpose."

(5) That consideration of applications RB2004/2084, RB2004/2150, RB2005/0236 and RB2005/0246 be deferred pending visits of inspection, the Chairman and Vice-Chairman approving arrangements.

(6) That planning permission be granted for application RB2004/1099, subject to further consideration of the height of the fence screening to the roof garden and to discussions with Streetpride regarding the possibility of white lines outside No. 16 to assist with access/egress. Authorisation to issue the notice should be delegated to the Head of Planning and Transportation, subject to no representations being received prior to the expiry of the statutory publicity period.

(7) That the Planning Board declare that it was minded to grant application RB2005/0055 on health and safety grounds and the visual benefits for the area and requested that a condition be attached removing the permitted development rights to this area of land.

(8) That the Planning Board resolves to grant planning permission to application RB2005/0168 consequent upon the endorsement of a memorandum on the Section 106 agreement dated 29th November, 2004 substituting planning permission RB2001/1074 dated 29th November, 2004 for this application dated 31st March, 2005 and subject to the conditions listed in the report. The Head of Planning and Transportation is also authorised to determine and ensure the correct description of the application is detailed on this permission.

131.

REMOVAL OF REMAINS OF COTTAGE AND AGRICULTURAL BUILDINGS, ERECTION OF DWELLING HOUSE, CONVERSION OF

OUTBUILDING TO GARAGE AND VIEWING ROOM AND ALTERATION TO TRACTOR SHED ON SITE AT 203 MEADOWHALL ROAD, KIMBERWORTH (RB2004/1207)

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

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

- (i) The industrial archaeology and associated artefacts and archival material on the site are to be advertised as a site of public interest and for public access by the following means:-
 - (a) Signage in a prominent position, the size, design and location of which are to be first agreed in writing by the Local Planning Authority.
 - (b) By leaflet at the Tourist Information Bureau.
 - (c) Within the Borough Events Magazine.
- (ii) Access to the application site by Members of the General Public to view industrial archaeology and associated artefacts and archival material on six weekends a year, between the hours of 10.00 a.m. and 6.00 p.m, May to September.
- (iii) Access to the site at any time, by prior appointment, by interest groups, school parties or other societies, between May and September, during the hours of 10.00 a.m. and 6.00 p.m.
- (iv) That the dwelling and industrial archaeology comprising the application site are to remain as one single planning unit, and are not to be sold off separately.

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

1. 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.
2. No development shall take place within the proposed development

area until the applicant, their agent, or their successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted to, and approved in writing by, the Local Planning Authority.

3. 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.

4. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to, and approved by, the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

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

6. No part of the land other than that occupied by buildings shall be used for the storage of goods, components, parts, waste materials or equipment without the prior written approval of the Local Planning Authority.

7. Notwithstanding the provision of Article 3, and the Second Schedule of the Town and Country Planning (General Permitted Development) Order, 1995, no further alterations, including walls, fences and other means of enclosure and the conversion of the garages, hereby approved, shall be made to the external appearance of the buildings, neither shall any extensions or other new buildings be erected within the curtilages of the dwellings without the prior written approval of the Local Planning Authority.

Reasons:-

1. 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'.

2. To ensure that any archaeological remains are recorded or preserved in accordance with UDP policies ENV2 'Conserving the Environment', ENV 2.2 'Interest Outside Statutorily Protected Sites' and ENV2.3 'Maintaining the Character and Quality of the Environment'.

3. 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'.

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

5. 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.

6. To prevent the land from becoming unsightly in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

7. In the interest of the green belt setting.

132. UPDATES

The Head of Planning and Transportation drew Members' attention to the following update information:-

(a) Planning Delivery Grant

The Planning Delivery Grant was awarded to Planning Services and the amount given each year was based on performance and national targets.

This year the grant was £653,000 and compared favourably in South Yorkshire, where in previous years the grant had been £188,000 and £127,000.

The grant received this year was an acknowledgement of the hard work of the Development Control staff and the roles they had played in setting up the decision-making process.

Members recognised the work undertaken by Development Control and the need to ensure that the majority of the grant received was reinvested back in the service.

Resolved:- That the Planning Board congratulate the staff within Development Control for their hard work and achievements in securing the grant.



ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

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

- Part 1** Development Proposals submitted and decisions recorded by the Planning Regulatory Board on the 31st March, 2005, under Town Planning Legislation (Minute No. 130).
- Part 2** (a) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation.
- (b) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation after consultation with the Chairman and Vice-Chairman of the Planning Regulatory Board.
- Part 3** Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under the Building Regulations.



PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/1099

**Conversion of store to form one dwelling at 18, 20 and 22 Barleycroft Lane
Dinnington for Mr J C Kennewell**

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 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.
- 4 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 dwelling is first occupied.
- 5 Notwithstanding the provisions of Article 3, and the Second Schedule of the Town and Country Planning (General Permitted Development) Order 1995, no further alterations, including the conversion of the garages hereby approved, shall be made to the external appearance of the buildings, neither shall any extensions or other new buildings be erected within the curtilage of the dwelling without the prior written approval of the Local Planning Authority.
- 6 A 2 metre high close-boarded timber fence shall be erected on the roof terrace along the boundary with No 16 Barleycroft Lane and shall be maintained and retained at this height unless agreed otherwise in writing by the Local Planning Authority.

Reasons:

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

Part 1(2)

- 3 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 4 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 5 In the interests of the character and appearance of the building and residential amenity in accordance with Policy ENV3.1 'Development and the Environment' and ENV2.11 'Development in Conservation Areas'.
- 6 In the interests of long term residential amenity in accordance with Policy ENV3.1 "Development and the Environment".

RB2004/1863

Erection of a storage building (for animal feedstuffs) at Hooton Roberts Quarry Kilnhurst Road Hooton Roberts for Mr J Preece

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The storage building hereby approved shall only be used for the storage of hay and straw in connection with the existing private stable use and shall not be used for any other purposes.
- 3 Within 3 months of the completion of the storage building, the seven unauthorised lorry backs/containers identified on the attached plan shall be removed from the site and the site restored in a manner to be agreed with the Local Planning Authority.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 The Council does not consider that the site is suitable for a more commercial operation by virtue of its Green Belt location, inadequate access arrangements and the proximity of the new building to the residential unit within the quarry and in accordance with Policy ENV1'Green Belt'.
- 3 In the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment' and ENV1 'Green Belt'.

RB2004/2084

Demolition of existing shop and bungalow and erection of 2 no. two storey dwellings and associated garages at land site of 19 Springfield Close and 21 Gildingwells Road Woodsetts for Mr S Moody

RECOMMENDED: DEFER

RB2004/2150

Demolition of existing warehouse and erection of a three storey block comprising 14no flats at premises at Barleycroft Lane Dinnington for Mr K Inger

RECOMMENDED: DEFER

RB2004/2324

Single storey front, side & rear extension, formation of rooms in roofspace, install dormer windows to rear and erection of detached double garage at Woodbury Kirby Lane Wentworth for Mrs V Hartley

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 When the proposed access has been brought into use, the existing access marked A - B on the attached plan shall be permanently closed and the footway / kerb line reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, Classes A, B, C, D & E of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northwestern elevation of the extended dwelling.

- 5 Prior to the construction of the 2 metre high wall and gates adjacent the highway, details of the design and materials shall be submitted to and approved in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity.
- 3 In the interests of road safety.
- 4 In the interests of the residential amenity of the adjacent occupiers.
- 5 In the interests of the visual amenity of the locality.

RB2004/2392

Demolition of existing dwelling and erection of dwellinghouse at Orchard House Morthen Lane Morthen for Mr P Weldon

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, at no time will any further alterations be made to the external appearance of the building other than those shown on the approved plans; neither shall any extensions, walls or means of enclosure be constructed, nor additional building erected within the site of application without the prior written permission of the Local Planning Authority.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of preserving the openness of the Green Belt in accordance with Policy ENV1 'Green Belt' and ENV1.3 'Extensions to dwellings in the Green Belt'.

RB2005/0055

Use of land as extension to domestic curtilage at land adjacent to 79 Amorys Holt Road Maltby for Ms Ratcliffe & Mr S Pinder

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, at no time shall any additional buildings be erected within the site of application without the prior written permission of the Local Planning Authority.
- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed within three months of the land being brought into use.

Reasons:

- 1 In the interests of the amenities of the occupiers of adjacent dwellings and in the interests of the visual amenity of the area in accordance with UDP Policy ENV 3.1 – Development and the Environment.
- 2 In the interest of the visual amenity of the area and in accordance with UDP Policy ENV 3.1 – Development and the Environment.

RB2005/0075

Details of the erection of boundary walls, fences, gates and railings, formation of car park and construction of new roads (reserved by RB2002/396) (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Wath Regeneration Area Phase 7 Gawtress Row, Keble Martin Way & Saville Road Wath-upon-Dearne for RMBC (Housing Regeneration)

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 All gates shall be hung so as not to encroach into the highway when open or being opened.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

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

Reasons:

- 1 In the interests of pedestrian and road safety.
- 2 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.
- 3 No details having been submitted they are reserved for approval.

RB2005/0077

Erection of boundary fencing (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Wath Comprehensive School Sandygate Wath-upon-Dearne for RMBC (ECALS)

RECOMMENDED: GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0168

Erection of 5 No four storey apartment blocks (72 apartments in total) 49 No two and three storey dwellinghouses (amendment to house types approved under RB2001/1074) and erection of 12 bicycle racks at land off Fenton Road Kimberworth Park for Ackroyd & Abbott Homes

RECOMMENDED: Consequent upon the endorsement of a memorandum on the Section 106 Agreement dated 29 November 2004 substituting planning permission RB2001/1074 dated 29 November 2004 for this planning permission

dated 31 March 2005 the Council resolves the grant planning permission subject to the following conditions:

Conditions:

- 1 Prior to the commencement of the development (excluding preliminary site clearance activities), the developer shall submit a full site investigation report in accordance with BS10175:2001 for the prior approval of the Local Planning authority. The investigation shall quantify;
 - (i) the nature, degree and distribution of soil contamination, both chemical (organic, inorganic and metals) and physical (such as asbestos and combustible material);
 - (ii) the ground gas regime across the site, utilising gas monitoring boreholes and measurements of gas concentrations and flow rates, over a representative time period and environmental conditions;
 - (iii) the risk presented to future occupiers by radon;The information shall be used to inform a quantitative risk assessment, based on current CLEA guidance and/or other appropriate risk based assessments of site conditions. A report on the suitability of the site for the proposed development, together with proposals for remediation measures to address any unacceptable risk shall be submitted for the approval of the Local Planning Authority. The assessment shall consider not only risks to human health, but also to water resources, landscaping and building structures and services. No development shall commence until the report recommendations have been agreed with the Local Planning Authority and all such agreed recommendations shall be implemented prior to the occupation of the first dwelling.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 The proposed garages shall only be used for purposes incidental to the enjoyment of the dwellinghouses as such and shall not be used for any trade or business purposes.
- 4 Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
- 5 Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.
- 6 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
- 7 Unless otherwise approved 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 and no buildings shall

Part 1(8)

be occupied or brought into use prior to the completion of the approved foul drainage works.

- 8 Unless otherwise agreed in writing with the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres of any sewers.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 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 hereby approved dwellings are occupied.
- 14 The precise details of the boundary treatment to the SSSI shall be agreed on site with the Local Planning Authority on completion of site clearance and the formation of the capping layer. The boundary details agreed on site shall be thereafter be maintained, unless otherwise agreed in writing by the Local Planning Authority.
- 15 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

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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.

- 16 No development shall commence until details of the proposed revised highway markings to Fenton Road, the relocation of the bus stop and shelter, the closure of the existing accesses and the new footpath/cycle links have been submitted to and approved by the Local Planning Authority and the proposed works shall be implemented in accordance with the approved details, prior to the completion of the development.
- 17 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 other material from the site, on the public highway shall be removed immediately by the developer.
- 18 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 first be agreed with the Local Planning Authority.
- 19 No development shall take place until details of the finished floor levels 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.
- 20 At all times during site clearance/preparation works, best practicable means shall be employed to minimise dust generation from the site. Such measures may include damping down by bowser, sprayers, whether mobile or fixed or similar equipment.
- 21 Only clean, dry inert fill material of suitable engineering quality shall be imported to the site in furtherance of this permission.
- 22 Before the development is brought into use, the windows on the rear elevation of the dwellings located on plots 73, 85 and 60 hereby permitted shall be obscure glazed and retained as such thereafter unless approved otherwise in writing by the Local Planning Authority.
- 23 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, Classes A, B, C, D & E of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the western side elevation of the dwellings located at plot 72 and plot 86.
- 24 Before the development is brought into use, the windows on the side elevation of the dwelling located on plot 86 hereby permitted shall be obscure glazed and retained as such thereafter unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In the interests of safe redevelopment and afteruse of this site.

- 2 To encourage drivers to make use of the parking spaces and to ensure that the use of land for this purpose will not give rise to the deposit of mud and other extraneous materials on the public highway in the interests of road safety.
- 3 To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development.
- 4 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 5 No details have been submitted they are reserved for approval.
- 6 To ensure that the development can be properly drained.
- 7 To ensure that no foul or surface water discharge shall take place until proper provision has been made for their disposal.
- 8 In order to allow sufficient access for maintenance and repair work at all times.
- 9 In the interests of the visual amenities of the area.
- 10 To ensure there is a well laid out scheme of healthy trees and shrubs in the interests of amenity.
- 11 To ensure the trees / shrubs are protected during the construction of the development in the interests of amenity.
- 12 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.
- 13 In the interests of the visual amenities of the area.
- 14 To protect the SSSI during and following the construction phase of the development.
- 15 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity.
- 16 In the interests of highway safety and the provision of appropriate links from the application site for pedestrians and cyclists.
- 17 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.
- 18 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.
- 19 In the interests of the visual amenity of the area and the residential amenity of local residents.

- 20 In the interests of local amenity/residential amenity.
- 21 In order to ensure that the site is treated suitable for future development and to avoid potential pollution.
- 22 In the interests of residential amenity.
- 23 In the interests of residential amenity.
- 24 In the interests of residential amenity.

RB2005/0236

Erection of a three storey building comprising ground floor retail units to front and ground floor flats to rear and flats to first and second floors at 14/16 Sandygate Wath-upon-Dearne for Yorkfield Estates Ltd

RECOMMENDED: DEFER

RB2005/0246

Retention of disabled lift and erection of fencing, and installation of handrails at Cedar House, 40 Moorgate Road Moorgate for Rethink

RECOMMENDED: DEFER

RB2005/0268

Erection of building for use as waste transfer station at land at Waleswood Industrial Estate Mansfield Road Wales for Anytime Skips & Plant Hire Ltd

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

General

- 1 The permission hereby granted shall relate to the area shown outlined in red on the approved plan No 3 Existing Plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans, Plan 1, Plan 2, Plan 3, Plan 4, Plan 5, Plan 6, Plan 7 and Plan 8,

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and as described in the accompanying written statement dated 3rd February 2005 except as shall be otherwise agreed in writing by the Waste Planning Authority.

- 2 A minimum of 7 days notice, in writing, shall be given to the Waste Planning Authority before the development is commenced.

Highways

- 3 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.
- 4 That part of the site coloured yellow on the approved plan, ref Plan 8, shall be made available at all times for the vehicular servicing/ turning and the area coloured red be made available for parking purposes.
- 5 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Waste Planning Authority and shall thereafter be maintained in a sound condition.
- 6 All loaded lorries leaving the site shall be securely and effectively sheeted.

Hours

- 7 Except in case of emergency, no operations shall take place on site other than between the hours of 0600 and 1800 Monday to Sunday. 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 Waste 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.

Noise

- 8 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'.
- 9 No machinery shall be used for the sorting of waste unless otherwise agreed in writing by the Waste Planning Authority
- 10 All waste sorting operations, storage of delivered waste and storage of processed waste shall take place within the confines of a building or two allocated bays, as shown on Plan 8.

Dust

- 11 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 Waste 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.
- 12 The height of any stockpiles of brick and soil material contained in the two identified bays shall not exceed a height of 2 metres above the general ground level of the site.

Odour

- 13 At all times the best practicable means shall be employed to minimise occurrence of any offensive odour, from the site or associated operations. In the event of an odorous waste or product being found on the site, the material must be immediately dealt with in submitted odour action scheme, which shall be submitted and agreed in writing prior to the commencement of operations.

Vermin

- 14 The site must be inspected on a daily basis for the evidence of vermin or scavenging species. In the event that vermin / scavengers or evidence thereof is identified, an appropriately qualified vermin controller must be employed to deal with the identified problem.

Pollution Prevention

- 15 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or indirect or via soakaways.
- 16 Suitable precautions shall be employed by the developer to prevent pollution of adjacent watercourses and the underlying strata arising from leachate generation from the site. Such methods shall incorporate best practicable means to contain, manage and control leachate.
- 17 There shall be no incineration process carried out at the site nor any incidental burning of waste material whatsoever in furtherance of this planning permission

New Building

- 18 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 Waste Planning Authority and the development shall be carried out in accordance with the approved details.

Investigating Complaints

- 19 The developer shall nominate 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 Waste Planning Authority of such appointment and the arrangements to be employed. A log of complaints shall be kept and made available to the Waste Planning Authority on request.

Reasons:

- 1 To limit the extent of the permission and ensure that the development is carried out in a reasonable manner in the interests of local amenity and the intended afteruse of the land in accordance with Policy WM 1.3 of the adopted Unitary development Plan.
- 2 To enable the Waste 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.
- 3 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 4 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 5 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 6 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.
- 7 In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 8 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 9 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 10 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 11 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 12 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.

Part 1(15)

- 13 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 14 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 15 To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, further to Policies WM 1.3 and WM 1.8 of the adopted UDP.
- 16 To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, further to Policies WM 1.3 and WM 1.8 of the adopted UDP.
- 17 In the interests of local amenity, in accordance with Policy WM 1.3 of the adopted UDP.
- 18 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'.
- 19 In the interests of local amenity, and to give effect to Policy WM 1.3 of the adopted Unitary Development Plan.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2003/1997

Application for Lawful Development Certificate re: existing use of land for storage, shredding & composting of green waste at Land at New Road North Anston for Mr N Baker

GRANTED

RB2004/1634

Two storey side and rear extension at 12 Coalbrook Avenue Woodhouse Mill for Andrew Hemstock

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the approved plans.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/2456

Two storey rear extension and front porch at 7 Blackthorn Rise Ravenfield for Mr S Hussain

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2004/2492

Details of the erection of residential development comprising 2 no three storey apartment Blocks (12 Apartments in total) and 21 no dwellinghouses (14 with dormer windows) (reserved by outline RB2003/0698) at Land at Aldwarke Road Barbers Avenue Parkgate for Ben Bailey Homes

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Landscaping of the site as shown on the attached approved plan (reference 2321/11) shall be carried out during the first available planting season after commencement of the development and plants dying within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 3 Any tree or hedge to be removed as a result of the permission hereby approved shall be done so prior to the commencement of the bird breeding season (mid March - end August).
- 4 The development shall not be commenced until details of the proposed alterations to the splitter island on Aldwarke Lane, closure of the existing access to Aldwarke Lane and improvements to Barbers Avenue as indicated in draft form on the submitted plan (2321/01 REVE) have been submitted to and approved by the Council and the proposed works shall be implemented prior to the completion of the development.
- 5 Prior to the commencement of the development details for the provision of short (2) and long (12) stay cycle parking facilities for the proposed flats shall be provided to the Council for approval in writing. The approved details shall be implemented prior to the first occupation of the development.
- 6 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.

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

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 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'.
- 3 In the interests of biodiversity.
- 4 In the interests of highway safety.
- 5 In the interests of creating sustainable development.
- 6 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.
- 7 No details having been submitted they are reserved for approval.

RB2004/2567

Erection of single storey care unit at land at Ferham House Kimberworth Road Holmes for Exemplar

WITHDRAWN

RB2005/0033

Two storey side and rear extension and single storey side extension at 65 Godric Drive Brinsworth for Mr K Woodcock

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the

development hereby permitted shall match those used in the existing building.

- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 Classes A, B, C, D & E of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the western or eastern elevations of the extended dwelling.

Reasons:

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

RB2005/0038

Use of premises as physiotherapy clinic at Fitzwilliam House Thames Street Thornhill for Melissa Sweeney

GRANTED CONDITIONALLY

Condition:

The premises shall be used for a physiotherapy clinic only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987).

Reason:

The premises are not considered suitable for general use within the Class quoted for highway safety reasons and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2005/0043

Two storey side extension at 10 Pennine Gardens Maltby for Mr Bamford

GRANTED CONDITIONALLY

Conditions:

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

- 2 Notwithstanding the submitted plans and the permission hereby granted no door shall be fitted to the front of the car port at a later date without the written permission of the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure provision of satisfactory off-street parking provision in the interests of road safety.

RB2005/0046

Single storey side extension at The Acorns Todwick Grange Todwick for Mr and Mrs Bignell

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0064

Single storey side extension at 97 Saville Road Whiston for Mr G Scott

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0073

Single storey side and rear extension at 5 Louden Road Scholes for Mr J Wood

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 Classes A,B,C,D, and E of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the eastern elevation of the single storey side and rear extensions or the western elevation of the single-storey rear extension.

Reasons:

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

RB2005/0079

Installation of a generator and seven condensing units and erection of 2m high acoustic fence (amendment to RB2004/2263) at Unit 1 Adwick Park Manvers for Galileo Pharmaceuticals Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 Landscaping of the site as shown on drawing no. 0785 - 025B shall be carried out in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority during the first available planting season after commencement of the development and plants dying within five years of planting shall be replaced in manner to be agreed with by the Local planning Authority.
- 2 The acoustic fencing should be erected to a height of 2 metres and in accordance with manufacturer's specifications.
- 3 All fumes from the fume cupboard shall be exhausted from the building via a suitable extraction and/or filtration systems so as to ensure that no odours from

the fume cupboard are detected within nearby sensitive properties of their curtilages. The height and position of the discharge point should be agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reasons:

- 1 To ensure that there is a well laid out scheme in the interests of the amenity of the area in accordance with UDP Policies ENV3.1 'Development and the Environment' and ENV3.2 'Minimising the Impact of Development'.
- 2 To provide an effective screen in the interest of amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 3 So as to ensure correct dispersion of odours to avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

RB2005/0084

New doors and windows, internal alterations and formation of new car parking area at Unit 4 Farfield Park Manvers for Temple Security Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Prior to the commencement of development, details of the level of the car park area hereby approved shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development has adequate drainage and to ensure the development doesn't contribute to the flooding of the area.

RB2005/0090

Two storey side extension and erection of detached garage (re-submission of RB2004/1930) at 2 Plover Croft Thorpe Hesley for Mr and Mrs T Johnson

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0102

Erection of boundary wall/fence at 37 The Motte Kimberworth for Mrs Dorothy Green

GRANTED CONDITIONALLY

Condition:

The fence and gate shall be painted or powder coated in a colour to be submitted to and agreed in writing by the Local Planning Authority and shall remain as such thereafter.

Reason:

In the interests of visual amenity.

RB2005/0103

Conservatory to rear at 54 Hesley Grange Scholes for Mr Bailey

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0107

Erection of 2.4m high boundary fence and gates at Danish Bacon Co Unit 1 Brookfield Park Manvers Way Manvers for Danish Bacon Co dbc Foodservice

GRANTED CONDITIONALLY

Condition:

The palisade fencing and gates hereby approved, shall be powder coated green in colour unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenity of the locality.

RB2005/0116

Two storey side extension at 45 Seymore Road Aston for Mr and Mrs M Bullement

GRANTED CONDITIONALLY

Conditions:

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

- 2 No openings or windows to be inserted into the approved first floor west elevation unless prior written consent has been agreed with the Local Planning Authority.

Reasons:

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

RB2005/0142

First floor front extension at Blencathra Moat Lane Wickersley for Mr and Mrs J Sharpe

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0143

Two storey side extension at 29 Temple Crescent Bramley for Mr and Mrs C Jones

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0147

Two storey rear extension and relocation of conservatory at 53 Salisbury Road Maltby for Mr & Mrs K S Stanhope

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0150

Two storey side and single storey front extension at 4 Reavill Close Dinnington for Mr and Mrs S Jones

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0164

Single storey side and rear extension at 1 Clarke Court Dinnington for Mr C Hodkin

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0167

Rear extension to existing garage and new pitched roof with room in roofspace and front and rear dormer windows at 145 Rotherham Road Maltby for Mr and Mrs M Tate

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0176

First floor front extension at 21 Hanging Bank Court North Anston for Mr A Blackburn

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0178

Display of an illuminated projecting sign and various non-illuminated fascia signs at Job Centre,1 Grange Lane Maltby for DWP

GRANTED

RB2005/0179

Single storey front extension at 54 Sorby Way Wickersley for Roy Barnes

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0180

Single storey rear extension at 3 Cliff Hills Close Maltby for Mr and Mrs Rhodes

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0182

Conservatory to rear at 9 Flanderwell Lane Bramley for Mr G Heath

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Obscure glazing shall be inserted in the windows on the western elevation (side facing 11 Flanderwell Lane) unless otherwise agreed in writing with the Local Planning Authority.

Reasons:

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

RB2005/0183

Conservatory to rear at 25 Highthorn Way Kiveton Park for Mr and Mrs Demircan

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0185

Formation of vehicular access at 79 Sandygate Wath-upon-Dearne for John Caddick

GRANTED CONDITIONALLY

Conditions:

- 1 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 600mm above the level of the adjacent footway and the visibility thus provided shall be maintained.
- 2 A vehicular footway crossing shall be provided to align with the existing drive.

Reasons:

- 1 To provide and maintain adequate visibility in the interests of road safety.
- 2 In the interests of pedestrian and road safety.

RB2005/0188

Formation of vehicular access at 63 Sandygate Wath-upon-Dearne for T Drew

GRANTED

RB2005/0208

Conservatory to rear and front porch at 6 Stag Crescent Broom for Mr Paul Wilkes

GRANTED CONDITIONALLY

Conditions:

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

- 2 The windows in the side elevation of the conservatory facing no. 4 Stag Crescent shall be glazed with obscure glass, which shall thereafter be retained unless otherwise agreed by the Local Planning Authority.

Reasons:

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

RB2005/0217

Erection of detached garage and office to rear at 42 Belvedere Parade Bramley for Mr May

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0231

Conversion of garage to living accommodation including new bay window to front at 2 Old School Yard School Hill Whiston for R Oxley

CANCELLED

RB2005/0254

Two storey side extension at 101 Mansfield Road Aston for Mr & Mrs M Leather

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 Before the development hereby approved is first brought into use the existing drive and highway dropped crossing shall be widened to align with the proposed garage.

Reasons:

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

RB2005/0261

Attached double garage to side at 42 Portland Place Maltby for S C Hodgkinson

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0271

Single storey side and rear extensions at 35 Temple Crescent Bramley for Mr J Hodgson

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/2349

Two storey rear extension to replace existing single storey rear extension at 12 Main Street Ravenfield for Mr and Mrs Egglestone

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2004/2350

Listed Building Consent for the demolition of single storey rear extension and erection of a replacement two storey rear extension at 12 Main Street Ravenfield for Mr and Mrs Eggleston

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0109

Two storey rear extension at 20 Rectory Gardens Todwick for Mr William

GRANTED CONDITIONALLY

Condition:

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

Reason:

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

RB2005/0125

Display of 9 No pole mounted internally illuminated advertisement panels at land at Cortonwood Retail Park Cortonwood Drive Brampton Bierlow for HSM Retail Ltd

GRANTED

RB2005/0148

Two storey and single storey side extension at 48 Pear Tree Avenue Bramley for Mr Mohamed

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The proposed building shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade or business purposes.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2005/0209

Two storey rear extension at 9 Brampton Road Wath-upon-Dearne for Miss K Carside

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Notwithstanding the provisions of the second schedule Parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no additional windows other than those shown on the approved plans, shall be added to the first floor section of the new two storey rear extension without the prior written approval of the Local Planning Authority.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To avoid the possibility of overlooking in the interests of preserving the amenity of residents.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

B2005/20FP	Single storey rear extension at 104 Lapwater Road Wingfield for Mr I Cooke. PASSED CONDITIONALLY
B2005/105FP	First floor side extension & single storey rear extension at 23 Havercroft Road Broom for Mr & Mrs Barlow. REJECTED
B2005/108FP	Loft conversion at 38 Treherne Road Broom for Mr S Hussain. REJECTED
B2005/151FP	Surestart facilities including, creche, offices, meeting room, day care facilities café/foyer & other community facilities at Surestart Maltby Tickhill Road Maltby for Sure Start Maltby. PASSED CONDITIONALLY
B2005/217FP	Two storey side & rear extension at 75B Braithwell Road Ravenfield for Mrs J Annabled. REJECTED
B2005/248FP	Conversion of out house into bath/ shower room & Internal Alterations at 142 Valley Road Swinton for Mr John Coles. REJECTED
B2005/262FP	First floor rear extension at 51 Rockingham Road Swinton for Mr & Mrs C S Wong. PASSED CONDITIONALLY

B2005/266FP	Erection of 21 Nos apartments at The Limes Broom Lane Broom for Habbin Builders. REJECTED
B2005/307FP	Single storey rear extension at 18 Broom Drive Broom for Mrs A Clarke. PASSED CONDITIONALLY
B2005/324FP	Loft Conversion at 20 Shelley Drive Dinnington for Mr & Mrs Fisher. PASSED CONDITIONALLY
B2005/343FP	Single Storey rear extension at 28 Pine Walk Swinton for Mr & Mrs M Burgin. PASSED
B2005/344FP	Two storey side extension at 4 Harvest Close Maltby for Mark Whitehead. REJECTED
B2005/347FP	Two storey side extension & non-exempt conservatory at 22 Saxton Drive Moorgate for Catherine Garnett. REJECTED
B2005/352FP	Two storey extension at 2 Selby Close Swallownest for Mr Melia. REJECTED
B2005/353FP	Two storey rear & single storey front extension at 121 Swinston Hill Road Dinnington for Mr R Grewcock. PASSED CONDITIONALLY

Part 3(3)

B2005/356FP	Single storey side extension at 22 Croft Road Brinsworth for Mr M Radford. REJECTED
B2005/361FP	Erection of 33No. Appartments at Land At Moorgate Road Moorgate for Baccus Management LTD. REJECTED
B2005/381FP	Erection of 2 No. Dwellings at Land At High Nook Road Dinnington for Mr N Wainwright. PASSED CONDITIONALLY
B2005/421FP	Loft Conversion & internal alterations to bathroom at 59 St Stephens Road Eastwood for Mr Wild. PASSED
B2005/466FP	Single storey rear extension at 117 Bawtry Road Brinsworth for Mr Millins. PASSED CONDITIONALLY
B2005/471FP	New Dwelling at Land ADJ 47 (Plot 1) Pryor Mede Harthill for Mr & Mrs A Swift. PASSED CONDITIONALLY
B2005/477FP	Vehicle de-pollution building at Unit 2 & 3 Common Road Dinnington for Mr A Shaw. PASSED CONDITIONALLY

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Part 3(4)

B2005/481FP	Conversion of Flat to workshop at 1 Manor Road Brinsworth for Wendys Carpets & Curtains. PASSED CONDITIONALLY
B2005/490FP	Attached garage extension at 115 Roughwood Road Kimberworth Park for David Robinson. PASSED
B2005/493FP	First floor rear extension at 7 Falding Street Masbrough for Mr Rasool. PASSED
B2005/496FP	New build bungalow at Land Adj No.1 Lamberts Lane Thrybergh for Mr I Bailey. PASSED CONDITIONALLY
B2005/543FP	Residential Development at Plots 47-64& 73 Lane End Road Broom for Redrow Homes Yorkshire LTD. PASSED CONDITIONALLY
B2005/562FP	Internal alterations to bathroom at 37 Eden Grove Swallownest for Mr & Mrs Blackburn. PASSED
B2005/574FP	Construction of Newspaper printing press & associated infrastructure at Former Dinnington Colliery Site Outgang Lane Dinnington for Johnston Press. REJECTED

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Part 3(5)

B2005/575FP	Loft conversion at 16 Louden Road Scholes for Mr & Mrs P Unwin. PASSED CONDITIONALLY
B2005/602FP	Two storey extension & internal alterations at 13 Morthen Road Wickersley for Mr Grindley. PASSED
B2005/607FP	Two storey & single storey extension at 61 Shawsfield Road Moorgate for Mrs Z Aktar. PASSED CONDITIONALLY
B2005/622FP	Extension to warehouse & offices at Target Express Houghton Road North Anston for Target Express. PASSED CONDITIONALLY
B2005/679FP	Two storey rear extension at 7 Fathers Gardens Kiveton Park for Mrs J McBride. PASSED CONDITIONALLY
B2005/689FP	Single storey extension at 2 Athelstane Drive Thurcroft for Mr & Mrs Woods. PASSED
B2005/734FP	Detached double garage at 51 Broad Bridge Close Kiveton Park for Mr & Mrs I W Johnson. PASSED CONDITIONALLY

Part 3(6)

B2005/738FP	Two storey side and single storey rear extension at 23 St Pauls Close Laughton Common for Mr & Mrs N Adcock. PASSED CONDITIONALLY
B2005/740FP	Two storey side extension at 52 Gleneagles Road Dinnington for Mr S Curtis. PASSED CONDITIONALLY
B2005/741FP	Loft conversion at 5 Shakespeare Drive Dinnington for Emma Goodfellow. PASSED CONDITIONALLY
B2005/750FP	Kitchen and lounge extension with bedrooms at first floor level and detached double garage with gymnasium over at 13 Willowgarth Rawmarsh for Mr C F Newbould. PASSED CONDITIONALLY
B2005/751FP	Kitchen extension at 18 Eagle View Aston for Mr & Mrs Nuttall. PASSED
B2005/756FP	Two storey side extension at 56 Woodsetts Road North Anston for Mr Buxton. PASSED CONDITIONALLY
B2005/759FP	Loft conversion at 64 Pear Tree Avenue Bramley for Mr & Mrs Wood. PASSED CONDITIONALLY
B2005/766FP	Internal alterations to shop (removal of wall) at 51 Grange Lane Maltby for Mr R Kaur. PASSED

B2005/770FP	Bedroom extension at 33 Firth Road Wath-upon-Deerne for Mr D White. PASSED
B2005/771FP	Two storey extension and detached gym at 48 Dickens Road Rawmarsh for Ms Murray. PASSED CONDITIONALLY
B2005/772FP	Single storey extension and repalcemenbt of windows at 91 The Meadows Todwick for J Leah. PASSED CONDITIONALLY
B2005/782FP	Two storey side extension at 17 Aughton Avenue Aughton for Mr & Mrs T Hilton. PASSED CONDITIONALLY
B2005/789FP	Two storey side extension at 3 Farm Close Brinsworth for Mr I Stanley. PASSED
B2005/797FP	Two storey side & rear extension at 18 Muirfield Avenue Swinton for Mr T Wright. PASSED CONDITIONALLY
B2005/799FP	Two storey side extension at 17 Abdy Road Kimberworth Park for Mr P Jenkinson. PASSED CONDITIONALLY
B2005/817FP	Two storey side extension at 4 Norfolk Drive North Anston for Mr Marples. PASSED CONDITIONALLY

B2005/820FP	Loft conversion at 220b Nursery Road Dinnington for Mr & Mrs Nos. PASSED CONDITIONALLY
B2005/821FP	Front two, side two and rear single storey extensions at 48 Webster Crescent Kimberworth for Mr Adams. PASSED
B2005/830FP	Bedroom extension at 11 Ashleigh Gardens Greasbrough for Mrs Richardson. PASSED
B2005/838FP	Two storey rear extension at 19 Broom Crescent Broom for Mr & Mrs Bristow. PASSED
B2005/847FP	Attached garage at 479 Badsley Moor Lane Clifton for Mr Turner. PASSED
B2005/848FP	Dining room extension at 46 School Road Laughton-en-le-Morthen for P Roddis. PASSED
B2005/849FP	Loft conversion at 24 Wellfield Road Kimberworth Park for Mr & Mrs Pierpoint. PASSED CONDITIONALLY

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Part 3(9)

B2005/857FP	Single storey rear extension at 35 Rencliffe Avenue Moorgate for Mr & Mrs Butt. PASSED
B2005/870FP	Two storey side and single storey rear extension at 59 Highfield Park Maltby for Mr Gary Bamford. PASSED
B2005/871FP	Conversion of existing dwelling to two flats at 13 Adelaide Street Maltby for Mrs L Bodger. PASSED CONDITIONALLY
N2005/895BN	Building Notice re: Two storey side and single storey rear extensions at 51 Richard Road Moorgate for Mr M Zarar. ACCEPTED
B2005/898FP	Attached garage at 5 Kenwood Rise Bramley for Mr I Preece. PASSED CONDITIONALLY
N2005/899BN	Building Notice re: replacement windows at 33 Hill Top Close Kimberworth for Mr & Mrs Newton. ACCEPTED
N2005/900BN	Building Notice re: Replacement windows at 96 Herringthorpe Valley Road Herringthorpe for Lee Ellison. ACCEPTED

N2005/903BN

Building Notice re: extension to form garage at 23 Harding Close Rawmarsh for Mr & Mrs Ellis.

ACCEPTED

B2005/905FP

New build 5 no shop units with 3 no flats over and extension to existing shops at rear of 151 - 155 Bawtry Road Wickersley for Wickersley Estates and GBE Estates.

PASSED

N2005/910BN

Building Notice re : alterations to form disabled toilet at Oates Close Community Centre Oates Close Thornhill for RMBC - HES - Neighbourhoods.

ACCEPTED

N2005/911BN

Building Notice re Alterations to form disabled wc. at Vale Road Community Center Vale Road Thrybergh for RMBC HES Neighbourhoods.

ACCEPTED

N2005/912BN

Building Notice re: Alterations to form WC at Ann Rhodes Centre Knollbeck Lane Brampton Bierlow for RMBC HES Neighbourhoods.

ACCEPTED

N2005/913BN

Building Notice re: Alterations to form disabled w.c. at Warden Centre 10C Turner Close Parkgate for RMBS HES Neighbourhoods.

ACCEPTED

N2005/914BN

Building Notice re: alterations to form disabled wc at Marshall Close Watden Centre Marshall Close Parkgate for RMBC HES Neighbourhoods.

ACCEPTED

Part 3(11)

N2005/915BN	Building Notice re: internal alterations to form disabled w.c. at Greenfields Warden Centre 26C Chesterton Road Eastwood for RMBC HES Neighbourhoods. ACCEPTED
N2005/916BN	Building Notice re: alterations to form disabled w.c. at Hurley Croft Warden Centre Hurley Croft Brampton Bierlow for RMBC HES Neighbourhoods. ACCEPTED
N2005/917BN	Building Notice re: Garage conversion at 56 Gaunt Road Bramley for Mr D W Hartley. ACCEPTED
N2005/925BN	Building Notice re: replacement windows at 37 Gorehill Close Wath-upon-Dearne for Stephen Acton. ACCEPTED
N2005/926BN	Building Notice re: Extension to gaage at 3 Flatts Close Treeton for Ian Swift. ACCEPTED
N2005/928BN	New w.c. block, lift shaft and disabled w.c. at Dawson Croft Church Street Greasbrough for RMBC HES. ACCEPTED
N2005/929BN	Building Notice re: installation of new w.c.'s, lift housings and disabled w.c's at Hampstead Green Langdon Road Kimberworth Park for RMBC - HES. ACCEPTED

N2005/937BN

Building Notice re: Single Storey Rear Extension at 107 Knollbeck Avenue
Brampton Bierlow for Mr P Drew.

ACCEPTED