

PLANNING BOARD
23rd July, 2009

Present:- Councillor Pickering (in the Chair); Councillors The Mayor (Councillor S Ali), Atkin, Austen, Dodson, Kaye, License, Littleboy, McNeely, Nightingale, Parker, G. A. Russell, R. S. Russell, Smith, Turner, Walker and Whysall.

Apologies for absence were received from Councillors Akhtar, Burton and Tweed.

34. DECLARATIONS OF INTEREST

Councillor Dodson declared a personal and prejudicial interest in application RB2009/0663 (installation of 2 No. dormer windows to front and extension to existing dormer window at The Bungalow, First Avenue, East Dene for Mr. Kamran Arif) on the grounds that he personally knew the applicant and his daughter's partner had raised an objection to the application.

Councillor Whysall made a statement to the effect that she had not pre-determined or discussed application RB2009/0687 (demolition of existing building and erection of single storey modular building for use as offices and meeting rooms at Wales Parish Rooms, Wales Road, Kiveton Park for Wales Parish Council).

35. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 2ND JULY, 2009

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 2nd July, 2009, be approved as a correct record for signature by the Chairman.

36. DEFERMENTS/SITE VISITS

There were no deferments or site visits recommended.

37. VISITS OF INSPECTION

Before the formal meeting of the Planning Board, Members of the Board made visits of inspection (Ward Representatives Councillors Gamble and F. Wright were present) to one of the sites of the following applications and the decisions recorded were set out below:-

(a) Conversion and extension of existing buildings to form kennels with associated dog runs, erection of two storey facilities block with car parking and erection of stables with associated paddock and manege at land between Green Lane and Brinsworth Road, Brinsworth for Mr. M. Grayson (RB2009/0274)

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

Mr. M. Grayson (Applicant)
Mrs. P. Bowler (Objector)
Mr. A. Bowler (Objector)

Resolved:- That planning permission be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the following conditions:-

1. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either:-

(a) a permeable surface and associated water retention/collection drainage, or;

(b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

2. 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.

3. Except in the case of emergency, all doors and windows to the dog kennels shall be kept closed between 19.00 and 07.00 hours.

4. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:-

- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
- The extent of any changes to existing ground levels, where these are proposed.
- Any constraints in the form of existing or proposed site services, or visibility requirements.
- Areas of structural and ornamental planting that are to be carried out.
- The positions, design, materials and type of any boundary treatment to be erected.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape

- works.
- The programme for implementation.
 - Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme. The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.
5. Any plants or trees which within a period of five years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
6. No more than 45 dogs shall be boarded on site at any one time.
7. 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.
8. The proposed night watchman's accommodation hereby permitted shall be occupied by a single member of staff working at the kennels and shall not be used solely as a separate residential dwelling.
9. In accordance with the submitted noise impact assessment, the bedroom window to the sleeping accommodation should be double glazed using 4 mm and 6 mm float glass with an air gap of 12 mm to 20 mm.
10. Before the commencement of development, details of an acoustic fence around the proposed dog run 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 and thereafter retained and maintained.
11. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority (Drawing number JBA.2733.104.A) (received 14th April, 2009) (Drawing number JBA.2733.103) (received 6th March, 2009).
12. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details to be submitted to, and approved by, the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:-

1. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site and road safety.
2. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
3. In the interests of the residential amenities of the adjoining occupiers in accordance with Policy ENV 3.7 Control of Pollution of the Unitary Development Plan.
4. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
5. To ensure that 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'.
6. In the interests of the residential amenities of the adjoining occupiers in accordance with Policy ENV 3.7 Control of Pollution of the Unitary Development Plan.
7. 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'.
8. The site is not considered appropriate for a separate residential unit.
9. In the interest of the future amenities of staff and in accordance with ENV3.7 'Control of Pollution'.

10. In the interests of the residential amenities of the adjoining occupiers in accordance with Policy ENV 3.7 Control of Pollution of the Unitary Development Plan.

11. To define the permission and for the avoidance of doubt.

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

(b) Details of the erection of a three storey apartment block (21 apartments), 4 No. two storey dwelling houses with rooms in roof space and dormer windows and 10 No. two storey dwelling houses (reserved by outline RB2006/0402) at land at Hollowgate Avenue, Wath upon Dearne for Wath Natural Stone Ltd. (RB2009/0522)

In accordance with the right to speak procedures, a letter was read out from Mrs. Unwin (Objector) who was unable to attend today's meeting.

Resolved:- That planning permission be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the following conditions:-

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

2. No hedges or trees 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.

3. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of the hereby approved dwellinghouses.

4. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either:-

- (a) a permeable surface and associated water retention/collection drainage, or;
- (b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

5. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:-

- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
- The extent of any changes to existing ground levels, where these are proposed.
- Any constraints in the form of existing or proposed site services, or visibility requirements.
- Areas of structural and ornamental planting that are to be carried out.
- The inclusion of semi-mature sized trees.
- The positions, design, materials and type of any boundary treatment to be erected.

- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

6. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

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

8. Prior to the commencement of development hereby approved, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.

9. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

10. 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 in writing by, the Local Planning Authority.

11. 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.

12. Prior to the commencement of development, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority, detailing how biodiversity gain measures will be incorporated within the development. The measures shall thereafter be carried out in accordance with those approved details.

13. The approval hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority (Drawing numbers A(10)-01 Rev E, A(20)-01 Rev D, A(30)-01 Rev A, A(10)-06, A(10)-07) (received 30th April and 7th July 2009).

14. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:-

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

2. In the interests of the visual 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'.
3. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
4. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
5. 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'.
6. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
7. No details having been submitted they are reserved for approval.
8. In order to promote sustainable transport choices.
9. In the interest of satisfactory and sustainable drainage.
10. To ensure that the development can be properly drained.
11. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
12. In the interest of incorporating biodiversity gain measures in accordance with PPS9.
13. To define the permission and for the avoidance of doubt.
14. 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'.

38. 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:-

- Demolition of existing barn and outbuildings and erection of a pair of semi-detached dwellinghouses at Kilnhurst Hall Farm, Glasshouse Lane, Kilnhurst for Mr. G. Schofield. (RB2009/0238)

Mr. G. Schofield (Applicant)

- Retrospective application for the erection of detached dwellinghouse with detached double garage (amendment to previously approved under RB2008/0631) at Plot 1, 66 Moorgate Road, Moorgate for Clough Developments Ltd. (RB2009/0648)

Mr. Halder (Objector)

- Installation of 2 No. dormer windows to front and extension to existing dormer window at The Bungalow, First Avenue, East Dene for Mr. Kamran Arif (RB2009/0663)

Mr. K. Arif (Applicant)

- Application for non-compliance with Conditions 2 (Opening Hours) and 3 (Window Display to be provided at all times) imposed by RB2009/0318 to allow 24 hours opening and no display window to be provided at 97 Main Street, Bramley for Parkcare Homes (No 2) Ltd. (RB2009/0684)

Mr. J. Mason (Applicant)

- Erection of a two storey & single storey building comprising 5 No. flats with associated parking and bin store at land to rear 293 Kimberworth Road, Kimberworth for Robinson Court Properties Ltd. (RB2009/0734)

Mr. J. Cliff (Objector)

(3) That the Certificate of Lawfulness in respect of RB2009/0218 be granted pursuant to Section 191 of the Town and Country Planning Act,

1990.

(4) That applications RB2009/0238, RB2009/0663 and RB2009/0687 be refused for the reasons listed in the report. A letter in support of application RB2009/0238 was read out at the meeting.

(5) That application RB2009/0431 be refused on the grounds that its size, location and design would constitute overdevelopment of the site and have an unacceptable overbearing and overshadowing effect on No. 4 Mansfield Road and be materially detrimental to the amenities in the area.

(6) That applications RB2009/0499 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report along with an additional condition relating to protective barrier fences around trees. A late letter of representation objecting to this application was read out at the meeting.

(7) That application RB2009/0500 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report with a request that sample materials for external surfaces to the building be submitted for approval by the Planning Board.

(8) That application RB2009/0527 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report along with an additional condition relating to protective barrier fences around trees.

(9) That applications RB2009/0616, RB2009/0617, RB2009/0648, RB2009/0684 and RB209/0723 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report.

(10) That application RB2009/0675 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report along with an additional condition relating to protective barrier fences around trees.

(11) That application RB2009/0734 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report along with an additional condition relating to protective barrier fences around trees. Two late letters of representation objecting to the application were read out at the meeting.

39. APPEAL DECISION - AGAINST REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A DETACHED DWELLINGHOUSE AT 50 WEBSTER CRESCENT, KIMBERWORTH, ROTHERHAM FOR MR. NAYLOR (RB2008/1548)

Consideration was given to a report by the Director of Planning and Regeneration Services, which detailed an appeal against the refusal of planning permission for the erection of a detached dwellinghouse at 50 Webster Crescent, Kimberworth.

The Inspector dealing with the appeal indicated that there were two main issues to be considered in the determination of the appeal; the effect of the proposed development on the character and appearance of the streetscene and surrounding area and the effect of the proposed development on living conditions of the occupiers of No. 50 Webster Crescent, paying particular attention to visual impact.

The Inspector considered all elements relating to this appeal and concluded that the appeal be dismissed and stated that 'Notwithstanding my considerations with regard to the effect on the character and appearance of the locality, I nevertheless find the determining issue in this appeal to be the significant harm the proposed development would cause to the living conditions of the occupiers of No. 50 Webster Crescent through unacceptable visual impact'.

Resolved:- That the decision to dismiss the appeal be noted.

40. APPEAL DECISION AGAINST CONDITION 3 ATTACHED TO PLANNING APPROVAL RB2008/1591 AT 12 WENTWORTH CLOSE, THORPE HESLEY FOR MR. BRACKEN (RB2008/1591)

Consideration was given to a report by the Director of Planning and Regeneration Services, which detailed an appeal against Condition No. 3 attached to planning permission RB2008/1591 at 12 Wentworth Close, Thorpe Hesley.

This application went to Planning Board on 11th December, 2008 and after visiting the site Members voted to grant the application subject to a further condition which stated:-

3. The window close to the apex on the elevation of the extension facing north east shall be glazed with obscure glass and fixed other than for a top light opening, all in accordance with details to be submitted to, and approved by, the Local Planning Authority, and shall not at any time be glazed with clear glass without the prior written agreement of the Local Planning Authority.

The applicant subsequently lodged an appeal against Condition 3 on 12th March, 2009 requesting the condition to be omitted from the approval.

The Inspector in considering the appeal indicated that the main issue was the effect of removing Condition 3 on the living conditions of neighbouring residents, with particular reference to privacy.

The Inspector having considered all information concluded that removing Condition 3 would not harm the living conditions of neighbouring residents, with particular reference to privacy, and as such the development accorded with Policy ENV3.1 of the Rotherham UDP.

The Inspector, therefore, allowed the appeal and varied the planning permission for a two-storey side extension with the deletion of Condition 3.

Resolved:- That the decision to allow the appeal be noted.

41. PROBITY IN PLANNING

Further to Minute No. 16 of the Standards Committee held on 9th July, 2009, consideration was given to the content of the documentation "Probity in Planning – the role of councillors and officers – revised guidance note on good planning practice for councillors and officers dealing with planning matters".

Resolved:- That a training session be arranged to consider this document in detail.

42. UPDATES

There were no updates to report.



ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

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

- Part 1** Development Proposals submitted and decisions recorded by the Planning Regulatory Board on the 23rd July, 2009 under Town Planning Legislation (Minute No. 38).
- Part 2** (a) Development Proposals submitted and decisions recorded by the Director of Planning and Transportation Service under Town Planning Legislation.
- (b) Development Proposals submitted and decisions recorded by the Director 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 Director of Planning and Transportation Service under the Building Regulations 2000 (as amended).



PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2009/0218

Application for Lawful Development Certificate re: existing use of land and buildings as a scrap metal storage and recovery yard, comprising the receipt and storage of scrap items of predominantly metal content, the breaking and dismantling of these items, and the recovery of metal, their storage and despatch for use elsewhere at Rainbow Works Station Road Wath-upon-Dearne for C Soar & Sons

RECOMMENDATION: That a Certificate of Lawfulness be granted pursuant to S.191 TCPA 1990.

On 20 February 2009 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Based on the evidence submitted by the applicant and in the absence of any realistic evidence to the contrary it has been shown that on the balance of probability the claimed use has taken place for 10 years or more prior to 20 February 2009 and that a lawful use of the site for scrap metal storage and recovery yard has been established.

First Schedule

Use of land and buildings as a scrap metal storage and recovery yard, comprising the receipt and storage of scrap items of predominantly metal content, the breaking and dismantling of these items, and the recovery of metal, their storage and despatch for use elsewhere between the hours of 07.00 hours to 17.00 hours (Mondays to Fridays), 08.00 hours to 13.00 hours (Saturdays) and no working on Sundays.

RB2009/0238

Demolition of existing barn & outbuildings and erection of a pair of semi-detached dwellinghouses at Kilnhurst Hall Farm Glasshouse Lane Kilnhurst for Mr G Schofield

RECOMMENDATION: REFUSE

Reasons:

1. The Council considers that insufficient justification has been submitted to demonstrate a viable agricultural need for the proposed residential dwellings. The site of application is within the Green Belt wherein only development essential for the use of agriculture, forestry or open recreation will be allowed unless there are very special circumstances. No very special circumstances have been demonstrated in this instance and consequently the development would be

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in conflict with Development Plan Policy ENV 1 'Green Belt', and national policies PPG2 'Green Belt' and PPS 7 'Sustainable Development in Rural Areas'.

2. The Council also considers that the proposal would have an adverse effect on the openness of the Green Belt due to the significant size and scale of the proposed dwellings which are also located on the edge of the built frontage of the existing farm buildings and would thereby be in conflict with policy ENV 1 Green Belt of the Unitary Development Plan, and PPG2 Green Belts.
3. The Council further considers that the proposed dwellings would be located some 650 metres from the public highway, accessed via an unadopted track which is of limited width, lacking in separate pedestrian provision and for the most part unmade. The track is considered to be totally unsuitable to cater for the additional traffic (vehicular and pedestrian) likely to be generated from the development. Furthermore, in sustainability terms the development would rely heavily on car use, bearing in mind the poor accessibility for pedestrians, in conflict with PPS7 Sustainable Development in Rural Areas.

RB2009/0431

Two storey front extension and first floor extension with rooms in roofspace and a dormer window to front to form flat over shop at 4A Mansfield Road, Rotherham Town Centre

RECOMMENDATION: REFUSE

Reason:

It is considered that by way of its size location and design the proposed extensions would constitute overdevelopment of the site, and would have an unacceptable overbearing and overshadowing effect on No. 4 Mansfield Road, thereby being materially detrimental to the amenities of the area in conflict with Policy ENV3.1 'Development and the Environment' of the Unitary Development Plan.

RB2009/0499

Outline application for the erection of 14 No. dwellinghouses and attached side garages with details of layout & scale at land at Westfield Road Parkgate for Fitzwilliam Wentworth Estates

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

1. Having regard to the Development Plan and all other relevant material considerations as set out below:
 - a) Development Plan
 - (i) RSS Policies

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POLICY H1: Provision and distribution housing indicates that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.

UDP Policies

HG1 'Existing Housing Areas' indicates that the Council will ensure that predominantly residential areas are retained primarily for residential use by permitting only those proposals which have no adverse effect on the character of the area or on residential amenity, and are in keeping with the character of the area in terms of scale, layout and intensity of use.

HG4.3 'Windfall Sites' indicates that the Council will determine proposals with regard to their location within the built-up environment and compatibility with adjoining uses and other relevant policies and guidance.

HG5 'The Residential Environment' indicates that The Council will encourage best practice in housing layout.

ENV1.4 'Land Adjacent to the Green Belt' indicates that development should not have a dominant impact on the Green Belt.

ENV3.1 'Development and the Environment' indicates that development will be required to make a positive contribution to the environment.

b) Other relevant material planning considerations
National Policy

PPS3 'Housing' indicates that development should make efficient use of the available land.

PPS25 Planning and Flood Risk indicates that minimising flood risk is integral to good design.

Interim Planning Statement – Affordable Housing requests Affordable Housing provision of 25% when 15 units or above are provided.

2. For the following reasons:

In land use terms it is considered that the principle of residential development on this site is acceptable from a policy perspective and in accordance with the guidance in national policy PPS3 'Housing'. The scale of development comprising of traditional two storey houses with a regular gable-style roof design is considered to have an acceptable visual impact on the street scene and is also not considered to have a dominant or detrimental impact on the Green Belt to the west as recommended in Policy ENV1.4 'Land Adjacent to the Green Belt'. The density of the development at approximately 38 units per hectare is considered to be in keeping with the density of other residential development along Westfield Road and is considered to result in an efficient use of land. Although not all of the plots have rear gardens of 10 metres, a standard normally imposed, the width of all of the plots is approximately 10 metres which gives an acceptable level of private amenity space in accordance with Policy ENV3.1 'Development and the

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Environment'. The Transportation Unit considers that providing maximum parking standards are created, the scheme is therefore acceptable from a highway safety perspective. Whilst the site has limited surface water drainage capacity, Yorkshire Water have no objections to the proposals from a drainage perspective subject to conditions. It is considered that this meets the criteria outlined in PPS25 'Planning and Flood Risk'.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Conditions:

1. Before the commencement of the development, details of the appearance, access and landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. A visibility splay 4.5 metres x site boundary shall be provided at the junction of Westfield Road and Greasbrough Road.
3. On site parking shall be in accordance with the Council's Maximum Parking Standards.
4. Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.
5. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the before development commences.
7. No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
8. Unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
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

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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. The detailed plans to be submitted in accordance with this outline permission shall include a detailed landscape scheme. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
 - The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.
 - Areas of structural and ornamental planting that are to be carried out.
 - The positions, design, materials and type of any boundary treatment to be erected.
 - A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
 - A written specification for ground preparation and soft landscape works.
 - The programme for implementation.
 - Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.
11. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
12. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with *details as shown on the attached plan / 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.
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 occupation of the first dwelling.

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14. 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.
15. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers amended plan P1 rev H)(received 24 June 2009)
16. The detailed elevational drawings and internal layout plans to be submitted in accordance with the requirements of this permission shall indicate a maximum of 14 dwellings within the site that are a maximum two storey height with no rooms in the roofspace.

Reasons:

1. No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.
2. In the interests of road safety.
3. In the interests of road safety.
4. In order to promote sustainable transport choices.
5. In the interest of satisfactory and sustainable drainage.
6. To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.
7. To ensure that the development can be properly drained.
8. To ensure that no foul water discharges take place until proper provision has been made for its disposal.
9. In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
10. To ensure that 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'.
11. 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'.

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12. 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'.
13. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
14. 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'.
15. To define the permission and for the avoidance of doubt.
16. In the interests of visual amenity of the area and in accordance with UDP Policies ENV1 'Green Belt' and ENV3.1 'Development and the Environment'.

RB2009/0500

Erection of two storey building to form children's day nursery at land at Manvers Way Manvers for Childcare Business Partnership

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

The Local Planning Authority has decided to grant planning permission:

1. Having regard to the policies and proposals in the Development Plan and all relevant Guidance, as set out below, along with all other relevant material planning considerations:

Development Plan:

UDP Policies:

Policy EC1.1 Safeguarding Existing Industrial and Business Areas supports proposals which help safeguard the viability of existing business and industrial areas.

Policy EC 3.3 Other Development within Industrial and Business Areas, states that other uses within such areas will be acceptable subject to no land use conflicts and the use increases the range and quality of employment opportunities, and the development can be shown to be ancillary to the primary use of the area.

Policy EC3.4 Small Businesses states that The Council will support the expansion of small firms and the development of new enterprises.

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ENV 3.1 Development and the Environment states that development should have a positive effect on the environment.

Policy CR 1 Community and Social Provision states that the Council will seek to enable community and social facilities which enhance the quality of life of the resident population.

2. For the following reasons:

Whilst it the proposed use is a departure from the Development Plan, it is considered that the proposal would help safeguard the viability of an emerging business/industrial employment area by the provision of sustainable safe child care facilities, along with 12 new full time jobs. The proposal would therefore provide new employment, enhance employment opportunities, support the viability of the area and assist the development of a new enterprise. The building would also lend itself to conversion to light industrial use should the proposed use cease.

It is further considered that the proposed building will be acceptable in terms of its scale massing, design and materials, and would relate well to other proposed buildings in the area.

The proposal is therefore in accordance with the referred to policies and advice.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's Report and the application case file and associated documents.

Conditions:

1. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;
a/ a permeable surface and associated water retention/collection drainage, or;
b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.
The area shall thereafter be maintained in a working condition.
2. 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.
3. Before the development hereby approved is commenced on site, details of cycle parking facilities shall be submitted to and approved by the Planning Board in accordance with the Council's Cycle Parking Guidelines and the approved details shall be implemented before the development is brought into use.
4. 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.

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5. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.
 - Areas of structural and ornamental planting that are to be carried out.
 - The positions, design, materials and type of any boundary treatment to be erected.
 - A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
 - A written specification for ground preparation and soft landscape works. The programme for implementation.
 - Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

6. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
7. The premises shall be used for a children's day nursery 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).

Reasons:

1. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site and road safety.
2. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
3. In order to promote sustainable transport choices.
4. 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'.

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5. 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'.
6. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
7. The premises are not considered suitable for general use within the Class quoted for sustainability reasons and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

Informatives

1.

INF 25 Protected species

Wildlife Legislation

The main piece of legislation relating to nature conservation in Great Britain is the Wildlife and Countryside Act 1981. This Act is supplemented by the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and the Countryside and Rights of Way (CROW) Act 2000 (in England and Wales).

The information provided is a summary only and is based on information provided by the Joint Nature Conservation Committee (JNCC) (<http://www.jncc.gov.uk/>); for definitive information, primary sources should be consulted.

The Wildlife and Countryside Act 1981 (WCA) consolidates and amends existing national legislation in order to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.

The WCA makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The WCA also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.

The WCA makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals.

The WCA makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants.

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The WCA contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9. It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.

The Conservation (Natural Habitats, &c.) Regulations 1994 transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Countryside and Rights of Way Act (CRoW Act) 2000 provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB).

The CRoW Act improves the rights of way legislation by encouraging the creation of new routes and clarifying uncertainties about existing rights. Of particular relevance to nature conservation, the Act introduces powers enabling the diversion of rights of way to protect SSSIs.

The CRoW Act places a duty on Government Departments and the National Assembly for Wales to have regard for the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity.

Schedule 9 of the CRoW Act changes the Wildlife and Countryside Act 1981, amending SSSI notification procedures and providing increased powers for the protection and management of SSSIs. The provisions extend powers for entering into management agreements, place a duty on public bodies to further the conservation and enhancement of SSSIs, and increase penalties on conviction where the provisions are breached, with a new offence whereby third parties can be convicted for damaging SSSIs. To ensure compliance with the Human Rights Act 1998, appeal processes are introduced with regards to the notification, management and protection of SSSIs.

Schedule 12 of the CRoW Act amends the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provisions make certain offences 'arrestable', create a new offence of reckless disturbance, confer greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable heavier penalties on conviction of wildlife offences.

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The following information outlines the legislation with respect to different species or groups; the information is not definitive and is intended to provide general guidance only.

Bats

All species of bats and their roosts are protected by UK and European legislation. Roosts are equally protected whether bats are present or not. All bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are therefore subject to the provisions of Section 9, which makes it an offence to:

- Intentionally kill, injure or take a bat
- Possess or control any live or dead specimen or anything derived from a bat
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

Bats are further protected under the Conservation (Natural Habitats, &c.) Regulations 1994, which includes the absolute offence of damaging or destroying a breeding site or resting place of any bat. This absolute offence puts the onus on builders and contractors to undertake a survey prior to any work being done. Developers and environmental consultants jointly share the responsibility for designing and implementing a mitigation scheme that meets planning and licensing requirements, and in particular will ensure as far as possible the long term future of any populations affected; such schemes should employ 'best practice'.

Water Vole

The water vole receives full protection under the provisions of section 9 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- Intentionally kill, injure or take water voles,
- Possess or control live or dead water voles or derivatives.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection,
- Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose,
- Sell water voles or offer or expose for sale or transport for sale,
- Publish or cause to be published any advertisement which conveys the buying or selling of water voles.

Local Planning Authorities, in common with all public authorities, have a duty to conserve biodiversity under section 40 of the NERC Act 2006. The water vole is included in the Government's list of species of principal importance for the conservation of biodiversity in England and thus requires special attention.

Where proposed development or maintenance work requires planning permission the Local Planning Authority will need to show regard for the conservation of water voles in reaching their planning decision.

As a protected species, water voles are a material consideration, as described in PPS9, and planning authorities should ensure that they have adequate information about water voles before determining a planning application.

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In the case of developments involving riparian or other waterside habitats, Local Planning Authorities should require applicants to check for the presence of water voles by a combination of field survey, undertaken by an appropriately trained and experienced ecological surveyor, and consultation with local records centres. In Rotherham proposals affecting or within 50m of rivers, streams, canals, lakes, swamps, reedbeds or other aquatic habitats are required to submit appropriate survey and assessment work under the Validation of Planning Applications policy document.

The legislative information given above is intended as general guidance only and is not comprehensive.

Great Crested Newt

The great crested newt receives legal protection through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and is subject to the provisions of Section 9. Great crested newts are further protected under the Conservation (Natural Habitats, &c.) Regulations 1994. Thus it is an offence to:

- Intentionally or deliberately kill, injure or take a great crested newt
- Deliberately disturb great crested newts or intentionally or recklessly disturb them in a place used for shelter or protection
- Damage or destroy a breeding site or resting place
- Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection
- Possess a great crested newt, or any part of it, unless acquired lawfully
- Sell, barter, exchange or transport or offer for sale great crested newts or parts of them.

The legislation covers all life stages; eggs, tadpoles and adult newts are all equally covered.

Breeding Birds

All birds, their nests and eggs are protected by law and it is an offence under the Wildlife and Countryside Act 1981 (as amended), with certain exceptions, to:

- Intentionally kill, injure or take any wild bird,
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built,
- Intentionally take or destroy the egg of any wild bird.

Certain species receive increased protection; it is an offence to:

- Intentionally (or recklessly in England and Wales only) disturb any wild bird listed on Schedule 1 while it is nest building or is at (or near) a nest with eggs or young; or disturb the dependant young of such a bird.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett. Interference with a sett includes blocking tunnels or damaging the sett in any way.

References

Joint Nature Conservation Committee www.jncc.gov.uk (16 August 2007)
Froglife 2001 Great Crested Newt Conservation Handbook

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English Nature 2004 Bat Mitigation Guidelines
English Nature, Environment Agency & the Wildlife Conservation Research Unit 1998
Water Vole Conservation Handbook
RSPB 2001 Wildbirds and The Law
English Nature 2002 Badgers and Development

2.

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act must be obtained from the relevant authority or body prior to the commencement of the development hereby approved.

3.

The Developer should contact the Council's Food and Health and Safety Departments regarding the preparation and serving of food at the site.

RB2009/0527

Details of the erection of 31 No. three storey dwelling houses and 30 No. two storey dwelling houses (reserved by outline RB2007/0475) at land at Denman Road Wath-upon-Dearne for Guinness Northern Counties

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO APPROVE RESERVED MATTERS

1. Having regard to the Development Plan and all other relevant material considerations as set out below:

a) Development Plan

(i) RSS

Policy SY1 'South Yorkshire sub area'

Policy H3 'Managing the release of land in support of interventions to address failing housing market'

Policy T1 'Personal Travel Reduction and Modal Shift'

(ii) Local Planning Policy

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 having regard to architectural style, relationship to the locality, scale, density, height, massing, quality of materials,

ENV3.2 'Minimising the Impact of Development' states that: "In considering the scale, appearance, nature and location of

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development and infrastructure proposals, the Council will seek to minimise adverse impacts on the environment...”

ENV3.4 ‘Trees, Woodlands and Hedgerows’ states that: “The Council will seek to promote and enhance tree, woodland and hedgerow coverage throughout the borough.”

HG4.3 ‘Windfall Sites’ states that: “The Council will determine proposals for housing development not identified in Policies HG4.1 and HG4.2 in light of their (i) location within the existing built up area and compatibility with adjoining uses; and (ii) compatibility with other relevant policies and guidance.”

HG5 ‘The Residential Environment’ states that: “The Council will encourage the use of best practice in housing layout and design in order to provide developments which enhance the quality of the residential environment...”

T6 ‘Location and Layout of Development’ states that: “the location of new development, the Council will have regard to the increasing desirability of reducing travel demand...”

b) Other relevant material planning considerations

National Policy

Planning Policy Statement 1 ‘Delivering Sustainable Development’

Planning Policy Statement 3 ‘Housing’

Planning Policy Statement 6 ‘Town Centres’

Planning Policy Guidance 13 ‘Transport’

Supplementary Planning Guidance

Housing Guidance 7: ‘Security’

2. For the following reasons:

The principle of residential development of this site is established by the outline consent (reference RB2007/0475) which was granted conditionally on 30 August 2007. The current application seeks approval for details of the appearance, layout and scale of development and the landscaping.

In general, the layout of the development accords with the Council’s normal standards which seek to prevent a loss of privacy and overshadowing to existing and new residential properties and demonstrates that attention has been paid to the form and relationship with surrounding dwellings. The layout, scale and massing of the proposed development is considered to accord with UDP Policies ENV3.1 ‘Development and the Environment’, ENV3.2 ‘Minimising the Impact of Development’ and HG5 ‘The Residential Environment’ which requires development to make a positive contribution to the environment by achieving an appropriate standard of design, scale and relationship with the locality which enhance the quality of the residential environment whilst providing increased accessibility for everyone.

It is considered that the design of the development respects the topography of the site, whereby the mixture of building heights and stepped facades relate well to the surrounding properties/locality according with UDP Policy ENV3.1

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'Development and the Environment'. The proposed development will undoubtedly improve the visual amenity of the locality and assist in the regeneration of this part of Wath.

3. The forgoing statement is a summary of the main considerations leading to the decision to approve reserved matters. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Conditions:

Highways

1. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
2. 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.
3. Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.
4. Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.

Drainage

5. 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.
6. Unless otherwise agreed in writing with the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 metres of either side of the centre lines of each of the sewers i.e. total protected strip widths of 6 metres per sewer, that cross the site.
7. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
8. Unless otherwise approved 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 be occupied or brought into use prior to the completion of the foul drainage works.

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Landscaping

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. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.
 - Areas of structural and ornamental planting that are to be carried out.
 - The positions, design, materials and type of any boundary treatment to be erected.
 - A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
 - A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

11. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Mining

12. Prior to the commencement of development, a detailed mines gas investigation report shall be submitted to and approved by the Local Planning Authority. The report shall identify the measures proposed to address any mines gas that may be affecting the site, and make recommendations so as to ensure the safe development and use of the site. All work shall thereafter be carried out in accordance with the approved report.

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13. Any surface fissures encountered during the course of development shall be suitably treated and any foundations reinforced to span areas of weak and broken ground in accordance with details to be submitted to and approved by the Local Planning Authority.

Environmental Health

14. All loaded lorries leaving the site shall be securely and effectively sheeted.
15. Any construction work necessary to carry out the development hereby granted shall only be permitted between the following hours, Monday - Friday inclusive 0800 - 1800, Saturday 0800 - 1300 and not at all 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 and the approved schedule shall be adhered to.
16. Heavy goods vehicles shall only enter and leave the site between the hours of 0800 - 1800 Monday to Friday inclusive, Saturday 0800 - 1300 and no such movements shall take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).
17. 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 soils and overburden shall be temporarily curtailed until such times as the site / weather conditions improve such as to permit a resumption.

General

18. No development shall take place 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.
19. 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 units are occupied.
20. 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.
21. Prior to the commencement of development details should be submitted for agreement by the Local Planning Authority as to how the recommendations from

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the ecological assessment report (submitted with RB2007/0475) and any other biodiversity enhancement measures are to be incorporated into the site.

22. Prior to the commencement of development, full details (including sections, details methods of construction and drainage) of the proposed 2 metre wide footway to the north of Valley Way as shown on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be constructed in accordance with those details prior to the first occupation of any of the dwellings hereby approved.
23. Prior to the commencement of development, details of the proposed gateway shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of boundary walls, surfacing, public art, lighting and seating. The gateway feature shall be carried out in accordance with those approved details in a timescale to be agreed in writing by the Local Planning Authority.
24. The approval hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers 08012/P/Re-Sub/04A, 05A, 06,07A, 08A, 09A, 10, 14, 14-23, 235A, 26C and 27-29)(received 15 June and 6 July 2009)
25. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with *details as shown on the attached plan / 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.
*delete as appropriate

Reasons:-

Highways

1. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
2. 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.
3. No details having been submitted they are reserved for approval.

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4. In order to promote sustainable transport choices.

Drainage

5. 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'.
6. In order to allow sufficient access for maintenance and repair works at all times.
7. In the interest of satisfactory and sustainable drainage.
8. In the interest of satisfactory and sustainable drainage.

Landscaping

9. In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
10. To ensure that 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'.
11. 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'.

Mining

12. In the interests of the safe redevelopment of the site.
13. In the interests of the safe redevelopment of the site.

Environmental Health

14. 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, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.
15. In the interests of the residential amenity of the surrounding occupiers.
16. In the interests of the residential amenity of the surrounding occupiers.
17. To minimise the generation of dust onto the public highway outside the site in the interests of amenity.

General

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18. To ensure that adequate measures can be made for the recording and monitoring of any archaeological finds and features 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'.
19. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
20. 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'.
21. In the interest of satisfying the requirements of PPS9 to conserve and enhance biodiversity.
22. In the interest of pedestrian safety.
23. To ensure a well designed and appropriate gateway feature is installed in accordance with Policy ENV3.1.
24. To define the permission and for the avoidance of doubt.
25. 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'.

RB2009/0616

Partial demolition of wall to facilitate widening of access from Church Street and landscaping/improvements to church yard including pruning & removal of various trees (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at All Saints Minster Church Street Rotherham Town Centre for RMBC (EDS)

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

1. Having regard to the Development Plan and all other relevant material considerations as set out below:
 - a) Development Plan
 - (i) RSS – The Yorkshire and Humber Plan

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Policy ENV9 'Historic Environment'

- (ii) Local Planning Policy - Rotherham UDP

The site is allocated as a Community Facility and Urban Greenspace and is also a Grade I Listed Building. The following policies are considered to be relevant in the determination if this application:

Policy ENV2.6 'Alterations to Listed Buildings'
Policy ENV2.8 'Setting and Curtilage of Listed Buildings'
Policy ENV2.11 'Development in Conservation Areas'
Policy ENV3.1 'Development and the Environment'
Policy ENV5.1 'Allocated Urban Greenspace'
Policy CR1 'Community and Social Provision'

- b) Other relevant material planning considerations

Rotherham Town Centre Draft Public Realm Strategy

National Policy

PPG15 'Planning and the Historic Environment'

2. For the following reasons:

Policy ENV9 of the Yorkshire and Humber Plan requires that the historic environment be safeguarded and enhanced. On this basis, in principle it is considered that the proposals seek to enhance the visual amenity and usability of the Minster in accordance with the Regional Policy. In terms of local policies, this site is allocated as a community facility and as Urban Greenspace within the Unitary Development Plan. The aim of the current proposal is to create pleasant Greenspace with high quality public realm. In principle, the proposed landscaping proposals are considered to accord with the relevant UDP Policies.

The Minster is a Grade 1 Listed Building which occupies an important position within the town centre. The creation of widened steps and a piazza to the front of the southern entrance to the church is considered to create a focal point and enhance the building. The works will help to clearly guide users of the area to the entrance on the Minster and enhance the setting of the building. The effect will be to integrate the space with the rest of the town centre and wider Conservation Area in addition to expanding the views from the front of the Minster to showcase the Vista leading to the River.

The improvements to the Church yard/public realm area will increase the number of people using the area for leisure purposes and will link the different parts of the town centre. This will ultimately lead to increased footfall, vibrancy and economic activity within its environs and benefit both the town centre Conservation Area and the setting of the Listed Building.

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On balance the loss of the trees in the Church yard is not considered to be sufficient to warrant a refusal of planning permission given the wider benefit of creating a wholly paved and useable piazza at the southern entrance to the Church. It is not considered that the removal of the trees identified would have a detrimental appearance on the setting or appearance of the Listed Building or the visual amenity of the locality in general terms.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

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 bollards adjacent to Vicarage Lane shall be collapsible/moveable and lockable.
3. The stones to support the proposed benches shall be York Stone, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
4. 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.
5. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. 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.
6. All tree works shall be carried out in accordance with B.S.3998: 1989. The schedule of all tree works shall be 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. The authorised works should be completed within 2 years of the decision notice otherwise a new application for consent to carry out any tree work will be required.

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7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the design, materials and type of fencing to be erected adjacent to the bin storage area to the rear of the properties on High Street. The fence shall be erected in accordance with those details and within a timescale agreed by the Local Planning Authority.
8. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
 - The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.
 - Areas of structural and ornamental planting that are to be carried out.
 - The positions, design, materials and type of any boundary treatment to be erected.
 - A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
 - A written specification for ground preparation and soft landscape works.
 - The programme for implementation.
 - Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

9. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reasons:

1. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To enable access for loading and unloading for properties adjacent to the Yard on Vicarage Lane.
3. In the interest of the visual amenity of the locality and to ensure the use of appropriate materials to match those of the Minster building.

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4. 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'.
5. 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'.
6. 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'.
7. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
8. To ensure 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'.
9. 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'.

Informatives

The applicant is advised to contact the Council's Streepride Service (Bob Wright 822966 Adoption Officer) so as to ensure that the appropriate licenses/agreements/specifications are adhered to.

RB2009/0617

Conservation Area Consent for demolition of part of wall to facilitate widening of access steps to church yard at All Saints Minster Church Street Rotherham Town Centre for RMBC (EDS)

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT CONSERVATION AREA CONSENT

1. Having regard to the Development Plan and all other relevant material considerations as set out below:

- a) Development Plan

- (i) RSS – The Yorkshire and Humber Plan

Policy ENV9 'Historic Environment'

- (ii) Local Planning Policy - Rotherham UDP

The site is allocated as a Community Facility and Urban Greenspace and is also a Grade I Listed Building. The following policies are considered to be relevant in the determination if this application:

Policy ENV2.11 'Development in Conservation Areas' states that: "In respect of designated Conservation Areas, the Council will not permit development, demolition or work which would affect their architectural or historic character or visual amenity..."

Policy 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 having regard to architectural style, relationship to the locality, scale, density, height, massing, quality of materials, site features, local vernacular characteristics, screening and landscaping..."

- b) Other relevant material planning considerations

Rotherham Town Centre Draft Public Realm Strategy

National Policy

PPG15 'Planning and the Historic Environment'

2. For the following reasons:

Currently the height of the stone wall on Church Street prevents surveillance from this direction. The creation of widened steps and a piazza to the front of the

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southern entrance to the church is considered to create a focal point and enhance the building which will clearly guide users of the area to the entrance to the Minster and will enhance the setting of the building. The effect will be to integrate the space with the rest of the town centre and the wider Conservation Area and create a welcoming entrance to the Minster Yard in addition to expanding the views from the front of the Minster to showcase the Vista leading to the River. Moreover, the opening up of this space will ensure maximum surveillance of the area not only from street level but also from the new replacement All Saints building and Imperial Buildings.

On balance, therefore, it is considered that the removal of part of the stone boundary wall to facilitate the new access steps and public realm works is acceptable and will not result in a materially detrimental impact on the character and appearance of the Conservation Area.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant conservation area consent. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Condition:

No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority to demonstrate the timescale involved in the demolition and redevelopment of this site.

Reason:

In the interest of the visual amenity of the Conservation Area.

RB2009/0648

Retrospective application for the erection of detached dwellinghouse with detached double garage (amendment to previously approved under RB2008/0631) at Plot 1, 66 Moorgate Road Moorgate for Clough Developments Ltd

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

1. Having regard to the Development Plan and all other relevant material considerations as set out below:
 - a) Development Plan

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 having regard to architectural style, relationship to the locality, scale, density, height, massing, quality of materials."

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ENV2.11 'Development in Conservation Areas' states that "In respect of designated Conservation Areas, the Council: Will have regard to the degree to which proposals are compatible with their vernacular style, materials, scale, fenestration or other matters relevant to the preservation or enhancement of their character."

ENV3.4 'Trees, Woodlands and Hedgerows' states that: "The Council will seek to promote and enhance tree, woodland and hedgerow coverage throughout the borough."

b) Other relevant material planning considerations

Supplementary Planning Guidance 'Housing Guidance 1

2. For the following reasons:

It is considered that the application is acceptable would not be detrimental to the amenities of neighbouring residents by way of overshadowing, loss of privacy or overbearing nature or detrimental to the visual character/appearance of the Conservation Area or surrounding area given its scale, mass and position in relationship to adjoining properties/streetscene.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents

Conditions:

1. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;
a/ a permeable surface and associated water retention/collection drainage, or;
b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site. The area shall thereafter be maintained in a working condition.
2. The design and construction of the driveway as indicated on the submitted site layout drawing shall only take place in accordance with the submitted details and specification as shown on the approved plan (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing number CRB 10 revised 26.05.2009 received 28 May 2009)
3. Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.
4. 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 2.30 metre high

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barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with submitted details to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:

1. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site and road safety.
2. To define the permission and for the avoidance of doubt.
3. In order to promote sustainable transport choices.
4. 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'.

Informative

INF 30 Provision for Fire Appliances

The granting of this permission does not override any requirement to provide a turning head for a fire appliance in accordance with any Building Regulations submission.

RB2009/0663

Installation of 2 No. dormer windows to front and extension to existing dormer window at The Bungalow First Avenue East Dene for Mr Kamran Arif

RECOMMENDATION: REFUSE

Reasons:

1. The Council considers that the two proposed front dormer windows located within 5 metres of the boundary with the rear gardens of properties on First Avenue would unacceptably increase the level of overlooking to these properties. The dormer windows will serve a habitable room and thereby have a detrimental impact on the living conditions by virtue of their position with those occupiers. As such, the proposal is contrary to Development Plan Policy ENV3.1 'Development and the Environment' and adopted Supplementary Planning Guidance - Housing Guidance 1: Householder development'.

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2. The Council also considers that the proposed dormer windows by virtue of their size, shape, and flat-roof design on the front elevation of the property are detrimental to the visual appearance of the locality and do not make a positive contribution to the environment. As such, the proposal is contrary to UDP Policy ENV3.1 - Development and the Environment and the adopted Supplementary Planning Guidance - Housing Guidance 1: Householder development'.

RB2009/0675(FUL)

Change of use of premises to Council depot including erection of gatehouse, installation of above ground fuel store, erection of security fencing, lighting and CCTV, formation of hardstanding and salt storage areas and landscaping of the site (application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) on land and buildings off Sandbeck Way, Hellaby for RMBC (Project Management)

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

1. Having regard to the Development Plan and all other relevant material considerations as set out below:
 - (a) Development Plan - Regional Spatial Strategy
 - i) SY1 'South Yorkshire Sub Area Policy' aims to continue the transformation of the South Yorkshire economy and to accommodate increased numbers of new jobs and homes.
 - ii) ENV1 'Development and Flood Risk' seeks to manage flood risk pro-actively and in allocating areas a sequential approach will be followed.
 - iii) ENV3 'Water Quality' seeks to maintain high standards of water quality and prevent development that could pollute surface and underground water resources.
 - iv) E3 'Land and Premises for Economic Development' encourages the use of appropriately located previously developed land and current allocations and seeks to ensure the availability of sufficient land and premises in sustainable locations to meet the needs of a modern economy and to take account of the need for land and extended premises to support development of public services.
 - v) E5 'Safeguarding Employment' advises Local Development Frameworks should define criteria or areas where it is considered necessary to offer special protection to designated employment sites and should be applied where it can be shown that the employment land is necessary to support Policies YH4, YH5 & YH6.
 - vi) T1 'Personal travel reduction and modal shift' seeks to reduce travel demand, traffic growth and congestion, shift to modes with lower environmental impacts, and improve journey time reliability.

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- vii) T2 'Parking policy' advises that in order to help manage the demand to travel, support the use of public transport, and improve the quality of place, a consistent approach to parking through the use of maximum parking standards for new developments will be undertaken.

(b) Local Planning Policy in the Unitary Development Plan

- i) EC1.1 'Safeguarding Existing Industrial and Business Areas' seeks to support proposals which safeguard the viability of established industrial and business areas.
- ii) EC3.1 'Land Identified for Industrial and Business Use' identifies that uses falling within Classes B1, B2 and B8 will be acceptable within areas allocated for industrial and business use.
- iii) EC3.3 'Other development within Industrial and Business Areas' accepts that within the sites allocated for industrial and business use subject to no adverse effect on the character of the area or on residential amenity, adequate arrangements for the parking and manoeuvring of vehicles associated with the proposed development and compatibility with adjacent existing and proposed land uses development will be accepted.
- iv) ENV2 'Borough Landscape' recognises the vital importance of maintaining and enhancing the landscape of the Borough, pursuing and supporting this objective through positive measures or initiatives and, when considering development or other proposals, taking full account of their effect on and contribution to the landscape, including water resources and environments.
- v) ENV3.1 'Development and the Environment' states that development should have a positive effect on the environment.
- vi) ENV3.7 'Control of Pollution' advises that the Council, in consultation with other appropriate agencies, will seek to minimise the adverse effects of nuisance, disturbance and pollution associated with development and transport.
- vii) T6 'Location and Layout of Development' advises regard must be had to the increasing desirability of reducing travel demand.
- viii) T8 'Access' advises that the access needs of people with mobility and sensory handicaps needs to be met by promoting careful design and improved provision in both the refurbishment and development of buildings.

(c) Other material planning considerations

- i) PPS1 'Delivering Sustainable Development.
- ii) PPG4 'Industrial and Commercial Development and Small Firms'.
- iii) PPS23 'Planning and Pollution Control'.
- iv) PPG24 'Planning and Noise'.
- v) PPS25 'Development and Flood Risk'.

2. For the following reasons:

In principle, the proposed development accords with RSS Policies SY1 'South Yorkshire Sub Policy Area' and E3 'Land and Premises for Economic

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Development in that that it provides a new depot facility for Rotherham and supports the continuation of public services throughout the Borough. In addition, the proposed development is considered to accord with UDP Policies EC3.1 'Land identified for Industrial and Business Use' in that the site is allocated for Industrial and Business purposes

In terms of National Policy PPG4, it is considered that the proposal accords with the key aim of this national policy document in that it pursues economic development together with providing environmental improvements by developing a currently underused and part vacant site with a high quality development.

The applicant has demonstrated through the submission of various technical reports that the development would not impact upon highway safety matters; would not be of detriment to adjacent premises or residential occupiers through noise disturbance or light pollution neither would it create or exacerbate flooding matters in the locality or create any adverse air quality matters.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Conditions:-

1. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation, less 30% upon existing rates, has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
2. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works including off site works have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
3. The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol interceptors has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
4. Prior to the development being occupied, a pedestrian link between the site and the bus stops in Bawtry Road shall be provided in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such details shall be implemented as approved.

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5. The existing vehicular access to Sandbeck Way marked "X" on the attached plan shall be permanently closed and the kerbline/footway reinstated before the development is brought into use.
6. Unless further approval is granted by the Local Planning Authority the proposed hedge on the Sandbeck Way frontage of the site shall be planted on the southern side of the existing boundary fence.
7. Notwithstanding the details indicated on the submitted plan, a minimum of 15 No. secure cycle lockers and 10 no covered motorcycle parking spaces shall be provided on site the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved and the approved details shall be provided before the building is occupied and subsequently maintained and retained for the lifetime of the development.
8. Before the proposed development is brought into use, a Travel Plan shall have been submitted to and approved by the Local Planning Authority. The plan shall include clear and unambiguous objectives, modal split targets together with a programme of implementation, monitoring, validation 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 monitoring programme. For further information please contact the Transportation Unit (01709) 822186.
9. Before the development is brought into use, that part of the site to be used by vehicles shall be properly constructed with either;
a/ a permeable surface and associated water retention/collection drainage, or;
b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.
All to the satisfaction of the Local Planning Authority and shall thereafter be maintained in a working condition.
10. Before the development is brought into use the car parking area shown on the submitted plan shall be provided, marked out and thereafter maintained for car parking.
11. Prior to the first occupation of the building, full details of the proposed installation, positions and specification of CCTV cameras and coverage areas shall be submitted to and approved in writing by the Local Planning Authority. The approved CCTV shall be installed prior to the first occupation of the building.
12. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
 - The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.

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- Areas of structural and ornamental planting that are to be carried out.
- The positions, design, materials and type of any boundary treatment to be erected.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme and within a timescale agreed, in writing, by the Local Planning Authority.

13. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
14. 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.
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 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 part of the development hereby permitted shall be occupied until the noise mitigation measures as set out in S & D Garritt noise impact assessment survey dated 20 April 2009 have been provided and implemented in accordance with further details to agreed in writing with the Local Planning Authority. Such approved measures shall be retained and maintained unless further approval is granted by the Local Planning Authority.
17. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with *details as shown on the attached plan / 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.

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Reasons:

1. To prevent increased risk of flooding and in accordance with PPS25 Development and Flood Risk', RSS Policy ENV1 'Development and Flood Risk' and UDP Policy ENV3.7 'Control of Pollution'.
2. To prevent increased risk of flooding and in accordance with PPS25 Development and Flood Risk', RSS Policy ENV1 'Development and Flood Risk' and UDP Policy ENV3.7 'Control of Pollution'.
3. To ensure the risk of pollution to the underlying aquifer is reduced to an acceptable level and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
4. In order to promote sustainable transport choices.
5. In the interests of road safety, to ensure that the access is closed immediately it is no longer required.
6. To provide and maintain adequate visibility in the interests of road safety.
7. In order to promote sustainable transport choices.
8. In order to promote sustainable transport choices.
9. 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.
10. 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.
11. To ensure a safe and inclusive environment.
12. 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', and ENV3.1 'Development and the Environment'.
13. 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', and ENV3.1 'Development and the Environment'.
14. 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'.
15. 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'.

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16. To avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
17. 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'.

Informatives:

1. It is recommended that the Council's Police Architectural Liaison Officer (tel. 01709 823822) is consulted in respect of the proposed staffing of the gatehouse.

2. **INF 11 Control of working practices during construction phase**

It is recommended that the following advice is followed to prevent a nuisance/ loss of amenity to local residential areas. Please note that the Council's Neighbourhood Enforcement have a legal duty to investigate any complaints about noise or dust. If a statutory nuisance is found to exist they must serve an Abatement Notice under the Environmental Protection Act 1990 .Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Rotherham Magistrates' Court. It is therefore recommended that you give serious consideration to the below recommendations and to the steps that may be required to prevent a noise nuisance from being created.

(i) Except in case of emergency, operations should not take place on site other than between the hours of 08:00 – 18:00 Monday to Friday and between 09:00 – 13:00 on Saturdays. There should 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 should be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

(ii) Heavy goods vehicles should only enter or leave the site between the hours of 08:00 – 18:00 on weekdays and 09:00 – 13:00 Saturdays and no such movements should take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

(iii) 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 soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

(iv) Effective steps should 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.

RB2009/0684

Application for non-compliance with conditions 2 (Opening Hours) and 3 (Window Display to be provided at all times) imposed by RB2009/0318 to allow 24 hours opening and no display window to be provided at 97 Main Street Bramley for Parkcare Homes (No 2) Ltd

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION

1. Having regard to the Development Plan and all other relevant material considerations as set out below:

- a) Development Plan

- (i) Unitary Development Plan

RET1.2 'Prime Shopping Streets' advises that in prime shopping streets, ground floor use to Class A1 will be limited unless a proposed use contributes to the vitality and viability of the centre and does not undermine its retail character and function.

ENV3.1 'Development and the Environment' states that development should have a positive effect on the environment by achieving an appropriate standard of design together with regard to the security of ultimate users

ENV3.7 'Control of Pollution' advises that the Council, in consultation with other appropriate agencies, will seek to minimise the adverse effects of nuisance, disturbance and pollution associated with development and transport.

- b) Other material planning considerations

- (i) Government Guidance

Planning Policy Statement 6: 'Planning for Town Centres'

2. For the following reasons:

It is considered that the proposed variation of condition 2 imposed by planning application RB2009/0318 to allow a de-restriction in opening hours to enable 24 hour supervision of occupiers of the proposed flats would not detrimentally impact upon the living conditions of neighbours residing above the premises through noise or disturbance nor would it be of wider detriment to the occupiers of adjacent dwellings and businesses in the immediate vicinity.

Additionally, it is further considered that the proposed variation of condition 3 imposed by planning application RB2009/0318 to provide a permanent window display at ground floor would not be overall detriment to the character and appearance of the building or the vitality of the existing shopping area.

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3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Condition:

The office use hereby permitted shall not be occupied at any time other than for purposes associated with the main residential element known as The Mews, Bramley and shall not be used either solely or by incorporation of other accommodation, as a separate additional office.

Reason:

For the avoidance of doubt as to the scope of this permission and to ensure that the Local Planning Authority retains an element of control over the premises.

RB2009/0687

Demolition of existing building and erection of single storey modular building for use as offices and meeting rooms at Wales Parish Rooms Wales Road Kiveton Park for Wales Parish Council

RECOMMENDATION: REFUSE

Reason

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It is considered that the proposed development would by way of its size, design, location and materials be unsuitable for permanent retention on the site and would be materially detrimental to the visual amenities of the area in conflict with Policy ENV 3.1 Development and the Environment of the Unitary Development Plan.

RB2009/0723

Single storey side extension at Hebron Dean Lane Dalton for Mrs J Chilton

RECOMMENDATION: GRANT CONDITIONALLY

1. Having regard to the Development Plan and all other relevant material considerations as set out below:
 - a) Development Plan
UDP Policies
ENV1.3 Extensions to dwellings in the Green Belt:
"Extensions to existing dwellings in the Green Belt will only be permitted where the proposed extension represents a minor addition to the original dwelling and is

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so sited and designed to reflect the architectural style of the original building and/or vernacular styles in the locality”.

ENV3.1 Development and the Environment:

“Development will be required to make an acceptable standard of design having regard to architectural style, relationship to the locality, scale, density, height, massing, quality of materials, site features, local vernacular characteristics, screening and landscaping”.

Other relevant material planning considerations>

PPG2 Green Belts

“The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green belts, might be visually detrimental by reason of their siting, materials or design.”

“Provided that it does not result in disproportionate additions over and above the size of the original building, the extension of alteration of dwellings is not inappropriate in Green Belts.”

UDP SPG Environment Guidance 1: Extensions to dwellings in the Green Belt (as modified March 2001).

“Extensions to dwellings in the Green Belt will need to satisfy the following criteria, the extension will;

together with all previous extensions, 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 by itself, or together with any existing dwelling create a dwelling which would facilitate the future formation of a separate residential curtilage

be sympathetic in architectural design in relation to the original building

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 more than 33% of the total floor area of the existing dwelling, excluding the loft, measured externally. This measurement will be of the original structure at the time of construction or that reasonably assumed to be the original structure excluding extensions allowed under the General Permitted Development Order.

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 subject to normal development control considerations and householder guidance.

UDP SPG Housing Guidance 1: Householder Development, Adding a single storey side extension

“The use of brickwork or stonework of similar type, colour and texture to the existing house will greatly improve the appearance of the extension. A structure of utilitarian appearance will spoil the look of the house;”

2. For the following reasons:

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The Council considers that the proposal represents an acceptable form of development that subject to the recommended conditions, will not have a detrimental impact on the amenity of the occupiers of adjacent properties and, given its siting and appearance will not have an adverse impact on the openness of the Green Belt or the character and appearance of the area.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

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'.

RB2009/0734

Erection of a two storey & single storey building comprising 5 No. flats with associated parking and bin store at land to rear 293 Kimberworth Road Kimberworth for Robinson Court Properties Ltd

RECOMMENDATION: GRANT CONDITIONALLY

STATEMENT OF REASONS FOR DECISION TO *GRANT PLANNING PERMISSION*

1. Having regard to the Development Plan and all other relevant material considerations as set out below:

- a) Development Plan
UDP Policies

HG1 'Existing Housing Areas' seeks to ensure residential development has no adverse effect on the character of the area or on residential amenity.

HG4.3 'Windfall Sites' determines residential development in light of their location within the existing built-up area.

HG4.8 'Flats, Bed-siting Rooms and Houses in Multiple Occupation' states that the creation of flats will be permitted provided that a concentration of this type of accommodation does not seriously interfere with the amenities of existing residents and adequate parking and manoeuvring facilities are provided.

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HG5 'The Residential Environment' states that the Council will encourage best practice in housing layout and design.

ENV3.1 'Development and the Environment' seeks to ensure all development makes a positive contribution to the environment by achieving an appropriate standard of design.

- b) SPG 'Housing Guidance 3: Residential infill plots' sets out the Council's inter-house spacing standards of 20 metres between principal elevations, 12 metres between an elevation with a habitable room window and an elevation with no habitable room windows, while no elevation within 10 metres of a boundary with another property should have a habitable room at first floor.

PPS1 'Delivering Sustainable Development' promotes good design that is appropriate in its context and improves the character and quality of an area.

PPS3 'Housing' indicates development should be well integrated with and complement neighbouring buildings and the local area in terms of scale, density, layout and access.

2. For the following reasons:

Having regard to the site's residential allocation and the adjacent existing infill development the proposed residential development is considered acceptable in land use terms given the current policies of the UDP.

The proposed development would cause no unacceptable harm to the character and appearance of the surrounding area. It would comply with UDP Policies HG1, HG4.3 and ENV3.1, which permit residential development in predominantly residential areas where it would have no adverse effect on character and achieve an appropriate standard of design. It would also comply with Government guidance in PPS1 and PPS3, which expect development to achieve a good design that is appropriate to its context or takes opportunities to improve the character and quality of an area.

It is further considered that the proposal by virtue of its size, scale, form, design, mass and siting would have no adverse impact on the amenity of neighbouring residents as the proposal is not considered to be of an overbearing nature, nor would it result in an overdominant feature in the locality and it would not result in an adverse amount of overshadowing or overlooking. Accordingly, the proposal would satisfy UDP Policies HG1, HG4.8 and ENV3.1, which require development to not have an adverse effect or seriously interfere with the amenities of existing residents and SPG 'Housing Guidance 3: Residential infill plots'.

Furthermore, the proposal would cause no unacceptable loss of highway safety. It would therefore comply with UDP Policies HG1, HG4.3 and HG4.8, which require development to make adequate arrangements for the off-street parking and manoeuvring of vehicles.

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With regard to the earlier refused scheme the revised submission satisfactorily addresses the Inspector's only concern in respect of loss of privacy (Appeal Ref: APP/P4415/A/09/2093438).

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officer's report; the application case files and associated documents.

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Site layout plan received 13 July 2009 and Elevational plans, received 11 June 2009)
2. 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.
3. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;
a/ a permeable surface and associated water retention/collection drainage, or;
b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.
The area shall thereafter be maintained in a working condition.
4. Before the development is brought into use the car parking area shown on the submitted plan shall be provided, marked out and thereafter maintained for car parking.
5. Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.
6. Prior to the commencement of development, details of cycle parking facilities shall be submitted to and approved by the Local Planning Authority in accordance with the Council's Cycle Parking Guidelines and the approved details shall be implemented before the development is brought into use.
7. Prior to commencement of development, a detailed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:
-The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
-The extent of any changes to existing ground levels, where these are proposed.

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- Any constraints in the form of existing or proposed site services, or visibility requirements.
- Areas of structural and ornamental planting that are to be carried out.
- The positions, design, materials and type of any boundary treatment to be erected.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

8. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
9. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works have been submitted to and approved by the Local Planning Authority.
10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge or 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 completion of the approved foul drainage works.
11. Prior to the commencement of development details of the measures to be employed to prevent the egress of mud, water and other detritus onto the highway and details of the measures to be employed to remove any such substance from the highway shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be used for the duration of the works
12. Except in case of emergency, no operations shall take place on site other than between the hours of 0800 and 1800 Monday to Friday and between 0900 and 1300 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
13. 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

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consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

14. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
15. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with *details as shown on the attached plan / 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.
*delete as appropriate

Reasons:

1. To define the permission and for the avoidance of doubt.
2. 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'.
3. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
4. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
5. In order to promote sustainable transport choices.
6. In order to promote sustainable transport.
7. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
8. In the interest of satisfactory and sustainable drainage.
9. To ensure that the development can be properly drained.

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10. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
11. 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.
12. In the interests of local amenity.
13. In the interests of local amenity.
14. 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'.
15. 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'.

Informatives:

1. **INF 30 Provisions for Fire Appliances**

The granting of this permission does not override any requirement to provide a turning head for a fire appliance in accordance with any Building Regulations submission.

2. The developer is advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water. It is understood that a culverted watercourse is located to the north of the site. This appears to be the obvious place for surface water to be disposed.
3. The developer is advised that the site should be developed to achieve Secured by Design (SBD) certification. More information can be found at www.securedbydesign.com

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2009/0185

Application for Lawful Development Certificate re: erection of building for dismantling & depollution of end of life vehicles at Hillbrook Works Ulley Lane Aston for Sims Group UK Ltd

GRANTED

RB2009/0249

Six Weeks Notice of intent to fell a copper leafed prunus tree within Thorpe Salvin Conservation Area at Yew Tree Cottage Worksoop Road Thorpe Salvin for Mrs B Dixon

NO OBJECTIONS

RB2009/0349

Single storey side & rear extensions, formation of rooms in roofspace and install dormer windows to front & rear at 25 Remount Road Kimberworth Park for Mrs D Wood

REFUSED

Reason:

The Council considers that the proposed roof dormer on the front elevation would create a roof feature that will be excessively large and dominant in relation to the existing house and would result in an alien feature in the immediate street scene which would be detrimental on the visual appearance on the street scene and thereby be contrary to to Policy ENV3.1 'Development and the Environment' and Householder Guidance 1: Householder Development of the Supplementary Planning Guidance.

RB2009/0373

Six Weeks Notice of intent to fell a holly bush within Treeton Conservation Area at Lavender Cottage 10 Woodlands Farm Front Street Treeton for Mrs K Maycock

NO OBJECTIONS

RB2009/0418

Single storey rear extension, single storey front extension including canopy, bay window and new pitched roof and detached garage/store to rear at 24 Beaconsfield Road Broom for Mr S Alam

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'.

RB2009/0422

Two storey side extension (to replace existing single storey) and single storey rear extension at 7 Chestnut Road Swallownest for Mrs K Rumboll

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'.

RB2009/0440

Single storey building to rear with room in roofspace to form garage/playroom with gym over at 32 Pepper Close Kimberworth Park for Mr C Reeder

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 constructed with either;

- a) a permeable surface and associated water retention/collection drainage, or;
- b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

- 3. 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.
- 4. The extension(s) hereby approved shall only be used as ancillary accommodation to the existing dwelling and shall not be used, either solely or by incorporation of other accommodation, as a separate additional 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. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3. 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'.
- 4. The Local Planning Authority does not consider the premises suitable for subdivision into separate dwelling units by reason of lack of space, amenity and car parking requirements.

RB2009/0463

Retrospective application for a single storey side & rear extension at 3 Smithy Close Kimberworth Park for Mr Archbold

GRANTED

RB2009/0470

Single storey rear extension at 81 Swallow Wood Road Swallownest for Mr P Marsh

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.

Reasons:

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'.

RB2009/0477

Single storey rear extension at 9 Wharncliffe Avenue Aston for Mr N Payne

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'.

RB2009/0478

Retrospective application for display of 2 No. fascia signs at Unit 9 Stadium Way Parkgate for The Peacock Group

GRANTED

RB2009/0479

Two storey and three storey rear extension, raised decking to side & rear and chimney to side at 33 Moorhouse Lane Whiston for Mr K Bingham

GRANTED CONDITIONALLY

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers KB/02 Issue 2, KB/01 Issue 03)(received 15 June 2009)
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

1. To define the permission and for the avoidance of doubt.

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

RB2009/0480

Outline application for the erection of a bungalow at land rear of 99 Station Road Kiveton Park for Mr T Eddershaw

GRANTED CONDITIONALLY

Conditions:

1. Before the commencement of the development, details of the layout, scale, appearance, access and landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. No tree or hedge 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 or hedge is removed, uprooted or destroyed or dies, another tree or hedge shall be planted in the immediate area and that tree or 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.

Reasons:

1. No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.
2. 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'.

RB2009/0482

Conservatory to rear at 234 Kiveton Lane Kiveton Park for Mr A Butcher

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'.

RB2009/0483

First floor rear extension over existing and new gable roof to replace existing hipped roof at 24 Mount Pleasant Road Wath-upon-Dearne for Mr D Swann

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 permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers RT1/P/EL/1 Rev B & RT1/P/FP/1)(received 12/06/09)

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 define the permission and for the avoidance of doubt.

RB2009/0484

Details of the erection of canopy to builder's yard on north elevation (reserved by outline RB2007/0868) at Unit 1, Northfields Retail Park Rotherham Road Parkgate for Henry Boot Developments Ltd

GRANTED CONDITIONALLY

Conditions:

1. 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.
2. Prior to commencement of development, a detailed landscape scheme based on the agreed landscape masterplan (ECUS drawing no. 91_01F) shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and where not detailed in the masterplan shall clearly identify:
 - The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
 - The extent of any changes to existing ground levels, where these are proposed.
 - Any constraints in the form of existing or proposed site services, or visibility requirements.
 - Areas of structural and ornamental planting that are to be carried out.

- The positions, design, materials and type of any boundary treatment to be erected.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme and in accordance with the appropriate standards and codes of practice within a timescale agreed, in writing, by the Local Planning Authority.

3. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.
4. 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.
5. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority.
7101 101 13 received 20th April 2009
7100 300 13 received 20th April 2009
6. Before the development is brought into use, that part of the site to be used by vehicles shall be properly constructed with either;
a/ a permeable surface and associated water retention/collection drainage, or;
b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.
All to the satisfaction of the Local Planning Authority and shall thereafter be maintained in a working condition.
7. Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.
8. Before the commencement of works, details to show the proposed reprofiling of the boundary ditches and embankments including sectional drawings, existing and proposed levels and the proposed habitat creation measures shall submitted and approved by the local planning authority and shall be implemented in accordance with the approved details.

Reasons:

1. To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
2. In order that the Local Planning Authority may consider the desirability of retaining trees 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. 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'.
4. 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'.
5. To ensure that the development is carried out in accordance with the approved/amended plans.
6. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site and road safety.
7. No details having been submitted they are reserved for approval.
8. In the interests of the protection of wildlife.

RB2009/0486

Extension to existing garage to form additional garaging and store at Bramley Grange Lidgett Lane Bramley for Mr D Baker

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 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. 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 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'.

RB2009/0487

Listed Building Consent for extension to existing garage to form additional garaging and store at Bramley Grange Lidgett Lane Bramley for Mr D Baker

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. Prior to any building works being first commenced detailed drawings including sections showing the new doors which it is proposed to install, together with a detailed description or specification shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the approved details.
3. Prior to any building works being first commenced detailed drawings showing the new external rendering and detailed specification of the number of coats, mix and surface finish shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the approved details.
4. Following completion of the works hereby consented, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building unless further consent is given by the Local Planning Authority.

Reasons:

1. To ensure that the historic and architectural character of the building is properly maintained in accordance with Policy ENV2.6 'Alterations to Listed Buildings.'
2. To ensure that the historic and architectural character of the building is properly maintained in accordance with Policy ENV2.6 'Alterations to Listed Buildings.'

3. To ensure that the historic and architectural character of the building is properly maintained in accordance with Policy ENV2.6 'Alterations to Listed Buildings.'
4. To ensure that the historic and architectural character of the building is properly maintained in accordance with Policy ENV2.6 'Alterations to Listed Buildings.'

RB2009/0488

Two storey side & rear and single storey front extension and conservatory to rear at 19 Woodall Road Herringthorpe for Mrs Ramsden

REFUSED

Reason:

As the proposed two storey side extension is neither set back from the existing building line nor set down from the existing roof level, the Council considers that the extension will not appear to be subservient to the existing dwelling and has the potential to result in a terracing effect, thus having a detrimental effect on the street -scene. As such the proposal is contrary to Policy ENV3.1 'Development and the Environment', Housing Guidance Leaflet 1 'Extending and Altering Your House', and Housing Guidance Leaflet 8 'Adding a Two-Storey Side Extension.'

RB2009/0489

Two storey side extension at 27 Freeman Road Wickersley for Mr M Woodward

GRANTED CONDITIONALLY

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers 47/09/Y5-02b)(received 20/05/09)
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

1. To define the permission and for the avoidance of doubt.
2. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0494

Two storey front & single storey rear extensions at 98 East Bawtry Road Broom for Mrs Purshouse

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'.

RB2009/0495

Two storey side & rear and single storey rear extension, single storey front extension and install 2 No. Juliet balconies to rear at 41 Sheep Cote Road Brecks for Mr 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'.

RB2009/0496

New window with security bars to rear and new ramp with handrails to existing rear fire door at Co-operative Store, 1 Fenton Road Greasbrough for The Co-operative Group

GRANTED CONDITIONALLY

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local

Planning Authority. (Drawing number GREA-02)(received 02 June 2009)
(Drawing number GREA-05)(received 10 June 2009)

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

Reasons:

1. To define the permission and for the avoidance of doubt.
2. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0497

Listed Building Consent for conversion of garage/store to study/utility room with storage room in roofspace at Rectory Cottage Union Street Harthill for Mr P Shonfield

GRANTED CONDITIONALLY

Condition:

The proposed roof lights to be inserted in the building roof shall be 'Conservation Roof Lights', the details of which shall be submitted to and approved by the Local Planning Authority.

Reason:

In the interests of the character of the Listed Building in accordance Policies ENV2.6, ENV2.8, and Supplementary Planning Guidance 2 of the Development Plan and advice in PPG 15 Planning and the Historic Environment.

RB2009/0498

Conservatory to rear at 98 Burman Road Wath-upon-Dearne for Mr Walker

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'.

RB2009/0501

First floor side extension over existing at 4 Manor Approach Kimberworth for Mrs C Kennedy

REFUSED

Reasons:

1. As the proposed two storey side extension is neither set back from the existing building line nor set down from the existing roof level, the Council considers that the extension will not appear to be subservient to the existing dwelling, thus having a detrimental effect on the street scene. As such the proposal is contrary to Policy ENV3.1 'Development and the Environment' and SPG Housing Guidance 1 'Adding a two-storey side extension'.
2. The Council considers that the proposal would by virtue of its design and siting would appear incongruous in the street scene and would result in an over-dominant feature which is out of keeping with the appearance of the host property. As such, the proposal is detrimental to the visual amenity and is in conflict with Unitary Development Policy ENV3.1 'Development and the Environment'.

RB2009/0502

Application to fell an oak tree protected by KPRDC Tree Preservation Order No. 3, 1971 at 7 Horbiry End Todwick for Mrs N Beal

REFUSED

Reason:

There is a lack of evidence provided to justify the loss of an important amenity tree, the felling of which would be contrary to Policy ENV3.3 'Tree Preservation Orders'.

RB2009/0503

Listed Building Consent for installation of 2 No. rooflights to front at 16 Main Street North Anston for Ashmead Property Rentals Ltd

WITHDRAWN

RB2009/0504

Single storey extension to form flower sales & display unit at The Courtyard, 151-155 Bawtry Road Wickersley for GBE Estates

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. All deliveries to the shop unit hereby approved shall be via the service road which fronts the site.

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 road safety and to protect the amenities of the occupiers of adjoining properties.

RB2009/0507

Single storey rear extension at 6 Barfield Avenue Whiston for John Cook

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'.

RB2009/0508

Single storey front extension at 15 Sandalwood Rise Swinton for Mr D Cocking

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'.

RB2009/0509

Single storey extensions at Stag Medical Centre, 162 Wickersley Road Broom for Dr S B Burns & Partners

GRANTED CONDITIONALLY

Conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. No tree or hedge shall be cut down, uprooted or destroyed nor shall any tree or hedge 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 hedge is removed, uprooted or destroyed or dies, another tree or hedge shall be planted in the immediate area and that tree or 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.
3. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:

1. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the visual 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'.
3. 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'.

RB2009/0511

First floor side extension over existing and attached garage to side at 3 Marlowe Drive Herringthorpe for Mr Hanif

REFUSED

Reasons:

1. As the proposed first floor side extension is neither set back from the existing building line nor set down from the existing roof level, the Council considers that the proposed first floor side extension by virtue of its scale, mass and position would relate poorly to the host building; visually unbalancing the pair of semi detached properties and will not appear to be subservient to the existing dwelling; thus appearing incongruous in the street-scene. As such, the proposal is detrimental to the visual amenity and contrary to UDP Policy ENV3.1 'Development and the Environment' and SPG Housing Guidance 1 'Adding a two-storey side extension'.
2. The proposed first floor side extension consists of a habitable room window which situated 2.5 metres from the boundary with No.1 Marlowe Drive. The Council considers that the proposal would have a detrimental impact on the residential amenity of adjoining occupiers by introducing an inappropriate amount of overlooking that would result in a loss of privacy due to substandard spacing distances being created between the boundary and the proposed extension. Accordingly, the proposed development would fail the requirement set out within the Council's adopted SPG 'Housing Guidance 3: Residential Infill Plots', which explains that any elevation situated less than 10 metres from a boundary with another residential cartilage should contain no habitable room windows at first floor level.

RB2009/0512

Two storey side extension to form dwellinghouse with basement garage/store at land at 24 Bennett Street Kimberworth for Mr Sabir

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. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;
 - a) a permeable surface and associated water retention/collection drainage, or;
 - b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.The area shall thereafter be maintained in a working condition.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the developemnt is brought into use.

Reasons:

1. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site and road safety.
3. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0513

Change of use from dwellinghouse to ground floor beauty salon with residential above including new external staircase to rear at 64 Barnsley Road Wath-upon-Dearne for Mr T Guy

REFUSED

Reason:

The proposal, if implemented would result in indiscriminate parking/manoeuvring by customers in Barnsley Road in the vicinity of the site thereby resulting in conflict with other vehicles approaching a roundabout, where an above average degree of care and attention is demanded from drivers to the detriment of road safety. The proposal is considered to be contrary to UDP Policies HG1 'Existing Housing Areas' and T6 'Location and Layout of Development'.

RB2009/0514

Retrospective application for increase in roof height at 70 St Stephens Road Eastwood for Mr Y Shah

REFUSED

Reason:

The Council considers that the applicant has failed to provide accurate, representational scaled plans to enable the Local Planning Authority to assess the impact of the proposal on the residential and visual amenity of the locality.

RB2009/0515

Erection of 2 No. buildings to house poly dosing and centrifuge equipment at Aldwarke Sewage Treatment Works Aldwarke Lane Aldwarke for Yorkshire Water Services Ltd

GRANTED CONDITIONALLY

Condition:

Unless further approval is granted by the Local Planning Authority, the external finishing materials of the buildings hereby approved shall be a dark green colour (BS4800 14-C-39) as shown in the drawings hereby approved. Such approved details shall be implemented, retained and maintained for the lifetime of the development hereby approved.

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'.

RB2009/0516

Display of an illuminated fascia sign at 193 Bawtry Road Bramley for HBOS Plc

GRANTED

RB2009/0517

Formation of vehicular access at 56 Swinston Hill Road Dinnington for Mr A Taylor

GRANTED CONDITIONALLY

Condition:

Before the development is brought into use, that part of the site to be used by vehicles shall be properly constructed with either;

- a) a permeable surface and associated water retention/collection drainage, or;
- b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

Details of the construction method to be submitted to and approved by the Local Planning Authority.

The area shall thereafter be maintained in a working condition.

Reason:

To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5

'The Residential Environment'.

RB2009/0519

Front extension to integral garage at 19 Ambler Rise Aughton for Mr Ian Fearnough

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'.

RB2009/0521

Erection of garage at land at Stone Close Kiveton Park for Kiveton Park Colliery Cricket Club

GRANTED

RB2009/0523

First floor side extension at 17 Manor Fields Kimberworth for Mr R Charlesworth

GRANTED CONDITIONALLY

Conditions:

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
2. The windows on the side elevation of the two storey side extension facing 19 Manor Fields shall be glazed with obscure glass and shall not at any time be glazed with clear glass without the prior written agreement 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. In the interests of the amenities of the occupiers of adjoining properties.

RB2009/0526

New pitched roof to replace existing flat roof at Town Wells Farm The Wells North Anston for Mr C Elliott

REFUSED

Reason:

The proposed pitch roof over the existing flat roofed extension, by virtue of its height and design, would form an overbearing and oppressive structure when viewed from the side of no. 3 Wells Garden Walk. The proposal is therefore contrary to policy ENV3.1 'Development and the environment' of the Rotherham Unitary Development Plan.

RB2009/0528

Single storey rear extension at 28 Lady Croft Wath-upon-Dearne for Mrs L Johnson

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'.

RB2009/0529

Conservatory to rear at 41 Mackinnon Avenue Kiveton Park for Mr & Mrs 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'.

RB2009/0531

First floor extension over existing and single storey side extension at 44 New Road Firbeck for Mrs S Collins

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 trees or hedges shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans, 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 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.
3. 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reasons:

1. 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 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'.
3. 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'.

RB2009/0532

Details of the erection of a detached dwelling house (reserved by outline RB2007/0586) at Plot 1 175 Doncaster Road Thrybergh for Mr T Hewitt

GRANTED CONDITIONALLY

Conditions:

1. All window and door frames shall be constructed in timber and recessed in their openings a minimum of 150mm behind the front face of the external walls of the buildings. Details of the painted or stained finish shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.
2. Unless further approval is granted in writing with the Local Planning Authority all rainwater goods (gutters, hoppers and downpipes), shall be of a black coated metal construction. Guttering should be fixed directly to the walls by means of painted rise and fall brackets, without the use of fascia boards.
3. Prior to the commencement of the development, a sample panel (minimum of 1 metre square) of the external materials to be used in the construction of the approved development, to include the natural coursed stonework and associated pointing shall be provided on site and approved in writing by the Local Planning Authority. Such approved plans shall thereafter be retained as a reference for external walling within the development.
4. Unless otherwise agreed in writing all new roof tiles shall be natural slate (not concrete), samples of which should be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such approved details shall thereafter be implemented, retained and maintained for the lifetime of the development.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), at no time will any further alterations be made to the external appearance of the buildings other than those shown on the approved plans; neither shall any extensions, walls or means of enclosure be constructed, nor additional buildings erected within the site of application: neither shall any dormer windows or roof lights be added unless further approval is granted by the Local Planning Authority.
6. Details of the siting and appearance of any proposed gates fronting onto Doncaster Road shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to occupation.

8. Landscaping of the site as shown on the approved plan (drawing no.9024/AW) shall be carried out during the first available planting season after commencement of the development. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reasons:

1. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
2. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
3. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
4. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
5. In order to protect neighbouring amenity.
6. In the interest of highway safety and visual amenity.
7. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
8. To ensure 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'.

RB2009/0533

Details of the erection of a detached dwelling house (reserved by outline application RB2007/0586) at Plot 2 175 Doncaster Road Thrybergh for Mr T Hewitt

GRANTED CONDITIONALLY

Conditions:

1. All window and door frames shall be constructed in timber and recessed in their openings a minimum of 150mm behind the front face of the external walls of the buildings. Details of the painted or stained finish shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

2. Unless otherwise agreed in writing with the Local Planning Authority all rainwater goods (gutters, hoppers and downpipes), shall be of a black coated metal construction. Guttering should be fixed directly to the walls by means of painted rise and fall brackets, without the use of fascia boards.
3. Prior to the commencement of the development, a sample panel (minimum of 1 metre square) of the external materials to be used in the construction of the approved development, to include the natural coursed stonework and associated pointing shall be built on site and approved in writing by the Local Planning Authority.
4. Unless otherwise agreed in writing all new roof tiles shall be natural slate (not concrete), samples of which should be submitted to and approved by the Local Planning Authority prior to the commencement of development.
5. 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 buildings other than those shown on the approved plans; neither shall any extensions, walls or means of enclosure be constructed, nor additional buildings erected within the site of application: neither shall any dormer windows or roof lights be added without the prior written permission of the Local Planning Authority.
6. Details of the siting and appearance of any proposed gates fronting onto Doncaster Road shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.
7. Landscaping of the site as shown on the approved plan (drawing no.9024/AW) shall be carried out during the first available planting season after commencement of the development. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reasons:

1. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
2. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
3. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.
4. In the interest of visual amenity and to protect the character and setting of this suburban area ,in accordance with policy ENV3.1 Development & Environment.

5. In order to protect neighbouring amenity.
6. In the interest of highway safety and visual amenity.
7. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

RB2009/0534

Details of the erection of a detached dwelling house (reserved by outline application RB2007/0586) at Plot 3 175 Doncaster Road Thrybergh for Mr T Hewitt

GRANTED CONDITIONALLY

Conditions:

1. All window and door frames shall be constructed in timber and recessed in their openings a minimum of 150mm behind the front face of the external walls of the buildings. Details of the painted or stained finish shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.
2. Unless further approval is granted in writing with the Local Planning Authority all rainwater goods (gutters, hoppers and downpipes), shall be of a black coated metal construction. Guttering should be fixed directly to the walls by means of painted rise and fall brackets, without the use of fascia boards.
3. Prior to the commencement of the development, a sample panel (minimum of 1 metre square) of the external materials to be used in the construction of the approved development, to include the natural coursed stonework and associated pointing shall be provided on site and approved in writing by the Local Planning Authority. Such approved plans shall thereafter be retained as a reference for external walling within the development.
4. Unless otherwise agreed in writing all new roof tiles shall be natural slate (not concrete), samples of which should be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such approved details shall thereafter be implemented, retained and maintained for the lifetime of the development.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), at no time will any further alterations be made to the external appearance of the buildings other than those shown on the approved plans; neither shall any extensions, walls or means of enclosure be constructed, nor additional buildings erected within the site of application: neither shall any dormer windows or roof lights be added unless further approval is granted by the Local Planning Authority.

6. Details of the siting and appearance of any proposed gates fronting onto Doncaster Road shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to occupation.
8. Landscaping of the site as shown on the approved plan (drawing no.9024/AW) shall be carried out during the first available planting season after commencement of the development. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reasons:

1. In the interest of visual amenity and to protect the character and setting of this suburban area adjoining the Green Belt and in accordance with ENV1.4 'Land Adjacent to the Green Belt'.
2. In the interest of visual amenity and to protect the character and setting of this suburban area adjoining the Green Belt and in accordance with ENV1.4 'Land Adjacent to the Green Belt'.
3. In the interest of visual amenity and to protect the character and setting of this suburban area adjoining the Green Belt and in accordance with ENV1.4 'Land Adjacent to the Green Belt'.
4. In the interest of visual amenity and to protect the character and setting of this suburban area adjoining the Green Belt and in accordance with ENV1.4 'Land Adjacent to the Green Belt'.
5. In the interest of highway safety and visual amenity.
6. In the interest of highway safety and visual amenity.
7. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
8. To ensure 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'.

RB2009/0535

Extension to existing workshop to form store at 13 Clough Road Masbrough for Sheffield Site Services

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. Except in case of emergency, no operations shall take place on the site other than the hours of 0800 and 1800 hours Monday to Friday and between 0800 to 1300 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.
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.

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 local amenity to give effect the requirements of Policies ENV3.1 and ENV3.7 of the adopted Unitary Development Plan.
3. 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, to give effect to the requirement of Policy ENV3.1 of the adopted Unitary Development Plan.

RB2009/0537

Two storey & single storey rear extension and extension to existing garage at 2 Hartington Road Holmes for Mr Qadeer Abdul

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'.

RB2009/0538

Enlargement of roof, formation of rooms in roof space, installation of dormer windows to front and rear and single storey rear extension at 181 Wickersley Road Broom for Mr D Hogan

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'.

RB2009/0539

First floor side & rear extension over existing to replace existing balcony and installation of external spiral staircase at 25 Garden House Drive Kiveton Park for Mr P Dugan

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'.

RB2009/0543

Conservatory to rear at 82 Tennyson Road Herringthorpe for Miss S Harris

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'.

RB2009/0545

Two storey side & single storey front extensions at 4 Linkwood Road Dalton for Mrs S Washington

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 constructed with either;
 - a) a permeable surface and associated water retention/collection drainage, or;
 - b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.The area shall thereafter be maintained in a working condition.
3. The existing vehicular footway crossing shall be increased in width by 1.8 metres on the eastern side before the development is brought into use.

Reasons:

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
3. To facilitate convenient access to/egress from the proposed parking area.

RB2009/0546

Single storey side extension at 34 Champion Drive Swinton for Mr & Mrs K J Miller

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'.

RB2009/0548

Single storey front extension at 46 Benton Way Kimberworth for Mrs S Roberts

GRANTED CONDITIONALLY

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Site layout plan & side elevation plans received 1 May 2009) (Front elevation plan received 23 June 2009)
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

1. To define the permission and for the avoidance of doubt.
2. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0550

Retrospective application for replacement boundary wall at 2 Grove Road Wath-upon-Dearne for Mr D Gawthorpe

GRANTED

RB2009/0553

Two storey side & single storey rear extension at 21 Baring Road Kimberworth for Mr D Beck

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'.

RB2009/0554

Erection of detached garage and formation of vehicular access and hardstanding at 46 Woodsetts Road North Anston for Mr P J Housley

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 constructed with either;
 - a) a permeable surface and associated water retention/collection drainage, or;
 - b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.The area shall thereafter be maintained in a working condition.
3. 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 surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
3. 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'.

RB2009/0555

Single storey rear extension at Top Farm Laughton Road Dinnington for Mr N Thomas

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 permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Drawing numbers 5837 Rev A)(received 19 June 2009)

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 define the permission and for the avoidance of doubt.

RB2009/0561

Siting of 5 No. modular buildings to form gymnasium and changing facilities at Brinsworth Comprehensive School Brinsworth Road Brinsworth for Brinsworth Comprehensive School

GRANTED CONDITIONALLY

Condition:

This permission shall be valid for 5 years only and at the end of that period (unless further permission be granted by the Local Planning Authority prior to the end of that period) the building shall be wholly removed and the site restored in a manner to be agreed with the Local Planning Authority.

Reasons:

So as not to prejudice the long term development proposals for the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0563

Two storey side extension with rooms in roofspace and single storey side extension at 130 St Johns Road Laughton-en-le-Morthen for Mr M Rossington

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'.

RB2009/0566

Single storey side & front extension at 35 Hill View Road Kimberworth for Mr Crossland

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'.

RB2009/0567

Demolition of existing link corridor and erection of single storey building to form psychiatric intensive care unit and section 136 suite (a place of safety where a person can be detained for up to 72 hours) at Swallownest Court Aughton Road Aughton for Rotherham Doncaster & S. Humber Mental Health NHS

WITHDRAWN

RB2009/0575

Six Weeks Notice of intent to fell a poplar tree within Wentworth Conservation Area at land adjacent to Octagon Lodge Cortworth Lane Wentworth for Fitzwilliam Wentworth Amenity Trust

NO OBJECTIONS

RB2009/0577

Single storey front, side and rear extension at 65 Valley Road Swinton for Mr S Theophanous-Maddison

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 existing vehicular footway/verge crossing of the highway shall be extended to align with the existing on site parking spaces prior to the completion of the development.

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 enable appropriate access to the on site car parking provision.

RB2009/0590

Conversion of garage to sandwich shop (Use Class A1) at 98B Claypit Lane Rawmarsh for Mr S Holmes

REFUSED

Reason:

The Council considers that the development, if implemented, will result in the loss of existing parking accommodation and create additional parking demand thereby increasing the likelihood of vehicular parking in the highway at a road junction to the detriment of the free and safe flow of other traffic. It is considered that the proposal is in conflict with UDP Policy T6 'Location and Layout of Development' which requires new development to have sufficient regard to the accessibility of new development by private car, cyclists and pedestrians.

RB2009/0604

Erection of a pair of three storey semi-detached dwellinghouses with dormer windows (amendment to RB2007/1631) at land adjacent to 104 Clough Road Thornhill for Mr Akthar

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. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;
 - a) a permeable surface and associated water retention/collection drainage, or;
 - b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site. The area shall thereafter be maintained in a working condition.
3. Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning (General permitted development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no further windows shall be inserted into the side elevations of the semi-detached dwellinghouses hereby approved 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 ensure that surface water can adequately be drained and 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 the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
3. In order to promote sustainable transport choices.
4. In the interests of the amenities of the occupiers of adjoining properties.

RB2009/0614

Retrospective application for display of non-illuminated wall mounted sign at Active Snooker, Ivanhoe Business Park Wortley Road Masbrough for Active

GRANTED CONDITIONALLY

Condition:

The large square coloured advertisement on the north-western elevation of the building shall be valid for 2 years only and at the end of that period (unless further permission be granted by the Local Planning Authority prior to the end of that period) the sign shall be wholly removed from the building.

Reason:

In order to assess the effect of the development on the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2009/0618

Erection of a greenhouse at The Dell 44 Moorlands Wickersley for Mr M Bailey

GRANTED

RB2009/0681

Erection of barn and stables at land off Storth Lane Todwick for Mrs R Memmory

CANCELLED

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2009/0438

Two storey side extension at 54 McLoughlin Way Kiveton Park for Mr M Brumby

GRANTED CONDITIONALLY

Conditions:

1. Prior to the completion of the development hereby permitted the new landing room window on the side elevation shall be glazed with obscure glass, the details of which shall be submitted to and agreed in writing with the Local Planning Authority. Such approved details shall thereafter be implemented retained and maintained for the lifetime of the development.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

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

RB2009/0472

Two storey rear extension to replace existing single storey and single storey side extension to join detached garage to existing dwellinghouse at 12 Gillott Lane Wickersley for Mr A Hogg

GRANTED CONDITIONALLY

Conditions:

1. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority. (Site Plan and drawing numbers 208/03/04, 208/03/01, 208/03/02)(received 14 April 2009) (and 208/03/05 Rev A, 208/03/03 Rev A)(received 22 April 2009)
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

3. Unless further approval is granted by the Local Planning Authority the window on the first floor side elevation of the existing house facing 10 Gillott Lane shall be non-openable, unless the parts of the window that can be opened are most than 1.7m above the floor of the room in which the window is installed, and shall be fitted with obscure glass, the details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development hereby approved. Such approved details shall thereafter be implemented, retained and maintained for the lifetime of the development.

Reasons:

1. To define the permission and for the avoidance of doubt.
2. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
3. In the interests of the amenities of the occupiers of adjoining properties.

RB2009/0505

Two storey side extension at 21 Scammadine Close Brinsworth for Mr C Humphries

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'.

RB2009/0540

Conservatory to rear and single storey extension to existing garage at 1 Slade View Slade Hooton for Mr A Collins

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'.

RB2009/0569

Retrospective application for detached garage to rear at 6 Martin Rise Thorpe Hesley for Mr L Casterton

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'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE BUILDING REGULATIONS 2000 (AS AMENDED)

R2005/918RG Application for a Regularistaion Certificate re: Garage conversion at 15 Viewlands Close Bramley for Janet Martin.

CERTIFICATE GRANTED

B2008/998FP Single storey rear extension at 20 Stonely Brook Bramley for P Stephenson.

PASSED CONDITIONALLY

B2008/1581FP Single Stoey front extension at 83 Ferham Road Holmes for Mr Abdul Khalid Khaliq.

PASSED

B2009/448FP Two storey side extension at 27 Freeman Road Wickersley for Mr Mick Woodward.

PASSED CONDITIONALLY

B2009/454FP Erection of new build community service centre at Mill Stone Hill Worksop Road Aston for RMBC - Glen John-Lewis.

REJECTED

B2009/480FP Erection of nursery at Dalton Listerdale Junior And Infants Beech Avenue Brecks for Lynda Blakesley.

PASSED CONDITIONALLY

Part 3(2) 23.07.09

- B2009/483FP Single storey rear extension at 57 Swallow Wood Road Swallownest for Mr D Hicks.
PASSED
- B2009/486FP Two storey extension and single storey extension at 32 Cambridge Crescent East Dene for Mark Smith.
PASSED
- B2009/490FP Internal alterations to Form Disabled W/C And Small Kitchenette at Woodsetts Primary School Wellfield Crescent Woodsetts for L Newby.
PASSED CONDITIONALLY
- B2009/509FP Single storey side extension to form garage at 47 The Meadows Todwick for Mr and Mrs Walker.
PASSED
- B2009/514FP Two storey Side extension and Loft Conversion at 15 Sandygate Wath-upon-Deerne for Mr D Hartley.
PASSED CONDITIONALLY
- B2009/522FP Erection of A 3 bedroom Dwelling at Land Adjacent 85 Henley Grove Road Thornhill for C Cawthorn and K Humphries.
PASSED CONDITIONALLY
- B2009/539FP Erection of two semi-detached 3 bedroom Dwellings at 2 Main Street Aughton for Roundbrand LTD.
PASSED CONDITIONALLY

Part 3(3) 23.07.09

- B2009/559FP Internal Alterations to unit at Unit 34 Magna Business Park Sheffield Road Templeborough for Paul Finlay.
PASSED CONDITIONALLY
- B2009/586FP Two storey side extension at 2 Manor Crescent Brinsworth for Lilian Higgines.
PASSED CONDITIONALLY
- B2009/593FP Two storey rear extension and loft conversion at 80 Quarry Hill Road Wath-upon-Deane for Mr A Sutton.
PASSED CONDITIONALLY
- B2009/600FP Internal alterations to provide new staffroom and stores at Sitwell Infant School Grange Road Broom for Mrs Jane Skupien.
PASSED CONDITIONALLY
- B2009/607FP Two storey Rear extension at 229 Morthen Road Wickersley for Mrs S Jones.
PASSED CONDITIONALLY
- B2009/613FP Replacement windows and doors at Aston Greenlands Junior And Infant School Edinburgh Drive North Anston for Mrs Anne Jones.
PASSED CONDITIONALLY
- B2009/627FP Two storey side extension at 43 Greenwood Road Kilnhurst for Alan Churm.
PASSED CONDITIONALLY

Part 3(4) 23.07.09

B2009/633FP	Two storey front extension at 18 Mahon Avenue Rawmarsh for Mr And Mrs Mitchell. PASSED
B2009/634FP	Single storey rear extension at Broom Valley Children's Centre Broom Valley Road Broom for Mrs S Hencley. PASSED CONDITIONALLY
B2009/639FP	Loft Conversion at 11 Woodside Court Wickersley for Mr Anthony Broadhead. PASSED
N2009/646NN	Initial notice re room in roof space at 14 Roman Crescent Brinsworth for Mr And Mrs Sheppard. ACCEPTED
B2009/647FP	Removal of load bearing wall at A.R Framing, 1C Worry Goose Lane Whiston for Mr Andrew Ramsden. PASSED
B2009/649FP	Single storey rear extension at 6 Barfield Avenue Whiston for Mr J Cook. PASSED CONDITIONALLY
B2009/652FP	Single Storey Rear Extension at 10 Herringthorpe Lane Herringthorpe for A Coxon. PASSED CONDITIONALLY

Part 3(5) 23.07.09

R2009/663RG	Regularisation Re Replacement Windows at 68 Nursery Crescent North Anston for Mr J Bowsall. CERTIFICATE GRANTED
B2009/664FP	Internal Alterations at 60 Barnsley Road Wath-upon-Dearne for Simon Hall. PASSED
N2009/665BN	Building Notice re Removal of load bearing wall at 144 Haigh Moor Way Fence for Mr I Taylor. ACCEPTED
B2009/666FP	Single Storey side extension and replacement roof at 46 St Albans Way Wickersley for Mrs C Dickson. PASSED CONDITIONALLY
B2009/667FP	Two storey side, single storey rear and single storey front extension and internal alterations at 4 Kingfisher Rise Thorpe Hesley for Dean Smith. PASSED CONDITIONALLY
B2009/668FP	Two storey side, single storey front extention and loft conversion at 66 Beaconsfield Road Broom for Mrs S Ali. PASSED CONDITIONALLY
N2009/669BN	Building Notice re Internal Alterations for disabled use at 16 Poplar Grove Ravenfield for Mrs P Hague. ACCEPTED

Part 3(6) 23.07.09

- B2009/670FP Loft Conversion and internal alterations at 18 Crowgate South Anston for Mr And Mrs G Latimer.
PASSED CONDITIONALLY
- B2009/672FP First floor side extension and single storey rear extension at 64 Falcon Way Dinnington for Mr Evason And Mrs Butterfield.
PASSED CONDITIONALLY
- B2009/674FP Two storey side extension and detached garage at 13 Warde Aldam Crescent Wickersley for Matthew Ranby.
PASSED CONDITIONALLY
- R2009/678RG Replacement Windows at 4 Laceby Close Bramley for Mrs Janet Brown.
CERTIFICATE GRANTED
- B2009/680FP Internal alterations and partial door replacement at Oakwood Technology College Moorgate Road Moorgate for Oakwood Technology College.
PASSED
- B2009/682FP Single storey rear extension at 10 Pryor Mede Harthill for Mr Heatherington.
PASSED CONDITIONALLY
- B2009/685FP Single storey front and rear extensions at 25 Far Golden Smithies Swinton for Mr P Champan.
PASSED

Part 3(7) 23.07.09

N2009/688BN	Building Notice re Removal of load Bearing Wall at 91 Mason Avenue Aughton for Mr And Mrs P McAndrew. ACCEPTED
B2009/689FP	Erection of partition wall and door to form security lobby at Greasbrough Junior And Infant School Munsbrough Rise Greasbrough for Greasbrough Junior And Infant School. PASSED
B2009/690FP	Single storey side extension at 57 West Hill Kimberworth for Mr And Mrs Sweet. PASSED
B2009/692FP	Refurbishment of one classroom and 3 sets of classroom toilets at St Thomas C E Primary School Meadow View Road Kilnhurst for St Thomas C E Primary. PASSED
N2009/694BN	Removal of load bearing at 52 Barber Wood Road Kimberworth for 2010 Rotherham LTD. ACCEPTED
N2009/696BN	Building Notice re Internal alterations at 12 Rectory Court Laughton-en-le-Morthen for Tony Wakefield. ACCEPTED
N2009/697BN	Building Notice re Internal alterations at 8 Hamilton Road Maltby for Mr Thomas Fowler. ACCEPTED

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N2009/700BN	Building Notice Re Re-Cladding Airey House at 36 Nickerwood Drive Aston for Mr D Weaver. ACCEPTED
N2009/702BN	Building Notice re Re roof at 16 Ashwood Road Parkgate for Janet Linley. ACCEPTED
N2009/703BN	Building Notice re Garage Conversion at 16 Moorland View Wath-upon-Dearne for Mr M Pepper. ACCEPTED
R2009/705RG	Regularisation Replacement windows at 58 Pear Tree Avenue Bramley for Michael Whalloy. CERTIFICATE GRANTED
B2009/710FP	Erection of 6 Flats at 20-22 Bradgate Lane Kimberworth for Milestone Homes Ltd. PASSED CONDITIONALLY
N2009/720BN	Building Notice re: Single storey rear extension at 1 Oakwood Grove Broom for Mrs Sunaina R Nasir. ACCEPTED
B2009/723FP	Re-roof at Sitwell Junior Scool Grange Road Broom for Lynn Newby. PASSED

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N2009/724NN New shopfront, internal alterations, new ventilation system and external compressors at 4a Taylors Court Taylors Lane Parkgate for Domino's Pizza Group Ltd.

ACCEPTED

N2009/729BN The removal of the external leaf to the front gable wall, new galvanised steel angle lintel over window, new gable wall and repointing works at Maltby Comprehensive School Braithwell Road Maltby for Lynn Newby.

ACCEPTED

N2009/740BN Building Notice re Structural Alterations at 19 Moorbridge Crescent Brampton Bierlow for RMBC-Neighbourhoods.

ACCEPTED

N2009/741BN Building notice re structural Alterations at 54 Woodland Drive North Anston for Rmbc-Neighbourhoods.

ACCEPTED

N2009/743BN Building notice RE Single Storey Rear Extension at 45 Braithwell Road Ravenfield for Mr P Mattock.

ACCEPTED

N2009/744BN Building notice RE Replacement Windows at 5 Primulas Close South Anston for Mr Richard Bevan.

ACCEPTED

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- N2009/745BN Building Notice RE Grarage Conversion at 27 Treeton Lane Aughton for Mr Thomas Kelsall.
ACCEPTED
- N2009/746BN Building notice Re removal of load bearing wall at 4 Wasteney's Road Todwick for Mrs Heleen Gabbitas.
ACCEPTED
- N2009/748BN Building Notice re: Single storey rear extension at 2 Burns Road Dinnington for Mr & Mrs L Tongue.
ACCEPTED
- N2009/753BN Building Notice re Structural alterations at 24 Coupland Road East Herringthorpe for Rmbc-Decent Homes.
ACCEPTED
- N2009/754BN Building Notice re: Replacement windows at 50 Salisbury Road Maltby for Mr & Mrs O Malley.
ACCEPTED
- N2009/755BN Building Notice re: Erection of attached garage at 12 Austen Drive Bramley for Mr J Smith.
ACCEPTED
- N2009/759BN Building Notice RE Loft Conversion at Weatherstones Hooton Lane Ravenfield for Darren Hufton.
ACCEPTED

N2009/764BN

Building Notice re Removal of load bearing wall at 24 Coupland Road East Herringthorpe for Mick Parkin.

ACCEPTED