

PLANNING BOARD
Thursday, 16th July, 2015

Present:- Councillor Atkin (in the Chair); Councillors Cutts, Godfrey, Pickering, Roche, Smith, Whysall and Yasseen.

Apologies for absence were received from Councillors Lelliott, Middleton, Sims, R. A. J. Turner and Tweed.

13. MRS L. CAIN - PLANNING OFFICER

The Planning Board stood in silence as a mark of respect for Planning Officer, Mrs. Leanne Cain, who had recently died.

14. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

15. MINUTES OF THE PREVIOUS MEETING HELD ON 25TH JUNE, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 25th June, 2015, be approved as a correct record for signature by the Chairman.

16. DEFERMENTS/SITE VISITS

The Planning Board agreed to undertake a site inspection, prior to the next meeting, in respect of the application for planning permission for the Erection of 3 detached dwellings at land off Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford (RB2014/1614), as determined by the Board, in order to familiarise Members with the overall layout of the site and the likely impact of the proposed development upon neighbouring properties and the nearby amenity open space.

17. VISIT OF INSPECTION - DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT 5 STAFFORD CRESCENT, MOORGATE, ROTHERHAM FOR MR. E. ELGAMIL (RB2015/0436)

Further to Minute No. 11(5) of the meeting of the Planning Board held on 25th June, 2015, Members of the Board made a visit of inspection to the above site.

Consideration was given to the report of the Director of Planning and Regeneration Service concerning the application for planning permission for the Demolition of existing dwelling and erection of replacement dwelling at 5 Stafford Crescent, Moorgate, Rotherham for Mr. E. Elgamil (RB2015/0436).

In accordance with the right to speak procedure, the following people

attended the meeting and spoke about this application:-

Mr. H. Dhorat (agent, on behalf of the applicant)
Mrs. Foster (objector)

Resolved:- That application RB2015/0436 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

18. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

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

- Erection of 3 No. two-storey town houses with rooms in the roof space and dormer windows to front and associated car parking at land off Birtley Street, Maltby for Mrs. S. Light (RB2014/1344)

Mrs. D. Staley (objector)
Mr. R. Heald (objector)
Mrs. Rogers (objector)

- Erection of 3 detached dwellings at land off Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford (RB2014/1614)

Mrs. B. Hallatt (objector)
Mrs. Grindle (objector)
Mrs. M. Brown (objector)
Mrs. P. Horsfield (objector)
Mr. McMinn (objector)
Mrs. McMinn (objector)
Mrs. J. Adkins (objector)

- Levelling of land levels and change of use from commercial fishing pond to touring caravan site at The Lodge, Horseshoe Lake, Forge Road, Wales for Mr. D. Hull (RB2015/0537)

Mr. M. Clynych (agent, on behalf of the applicant)

- Application to vary condition 02 (Approved Plans) imposed by RB2014/0318 (Demolition of existing units and construction of new food store with car parking, landscaping and associated works) at land at Muglet Lane/Hamilton Road, Maltby for Aldi Stores Ltd. (RB2015/0551)

Mrs C. Boyes (agent, on behalf of the applicant)

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Mr. Regan (governor of neighbouring school, St. Mary's RC Primary)
Mrs. A. Shield (staff member of neighbouring school, St. Mary's RC Primary)

(2) That applications RB2014/1497 and RB2015/0551 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3)(a) That, with regard to application RB2014/1344, the Council shall enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 to secure the contribution of £2,400 towards improvements to existing Urban Greenspace in the vicinity; and

(b) That, subject to the signing of the Section 106 Legal Agreement, planning permission be granted for the proposed development subject to the conditions set out in the submitted report.

(4) That application RB2015/0678 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and with following amended wording to condition 11:-

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Installation of the gas protection measures approved as a result of condition 10, are to be verified by an independent third party and a validation report shall be forwarded to this Local Authority for review and comment.

(5) That application RB2015/0537 be refused for the reasons set out in the submitted report.

(6) That the Planning Board shall make a visit of inspection in respect of application RB2014/1614, as determined by the Board, in order to familiarise Members with the overall layout of the site and the likely impact of the proposed development upon neighbouring properties and the nearby amenity open space.

19. UPDATES

(1) Discussion took place on the arrangements for the Planning Board's visits of inspection of completed developments, to be held during late September, 2015. Members suggested a number of sites to be visited.

(2) Appeal Decision - Increase in roof height to form two storey dwelling house including single storey rear extension and flue to side (amendment to RB2014/0809) at 20 Manor Way, Todwick for Mr. S. Wilkinson (RB2014/1296) – a report would be submitted to a future meeting of the Planning Board concerning the decision of the Planning Inspectorate to dismiss the appeal against the refusal of this application for planning permission.