

**PLANNING BOARD
6th August, 2015**

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

Apologies for absence:- Apologies were received from Councillor Tweed.

20. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

21. MINUTES OF THE PREVIOUS MEETING HELD ON 16TH JULY, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on 16th July, 2015, be approved as a correct record for signature by the Chairman.

22. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

23. VISIT OF INSPECTION - ERECTION OF 3 DETACHED DWELLINGS AT LAND OFF WATH WOOD DRIVE, WATH UPON DEARNE FOR MR. J. RANSFORD (RB2014/1614)

Further to Minute No. 18 of the meeting of the Planning Board held on 16th July, 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 erection of 3 detached dwellings at land off Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford (RB2014/1614).

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

Mr. Ransford (applicant)

Mrs. Hallett (objector)

Mrs. Grindle (objector)

Mrs. M. Brown (objector)

Mrs. J. Adkins (objector)

Mrs. Horsfield (objector)

Mrs. McMinn (objector)

Resolved:- That application RB2014/1614 be refused for the reasons set out in the submitted report.

24. 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 a seasonable marquee on the rear garden at George & Dragon Public House, 85 Main Street, Wentworth for Wentworth Inns Ltd. (RB2015/0739)

Mrs. C. Carruthers (objector)

(2) That application RB2015/0358 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report

(3) That application RB2015/0739 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report subject to an amendment to condition 3 to read:

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No music, dancing, radios or other forms of noise entertainment shall be operated from within the marquee.

Reason

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

25. APPEAL DECISION - 79 BAWTRY ROAD, BRAMLEY (RB2014/1403)

Further to Minute No. 60(3) of the meeting of the Planning Board held on 8th January, 2015, consideration was given to a report of the Director of Planning and Regeneration Service concerning the appeal against the refusal of the application for planning permission, under Section 78 of the Town and Country Planning Act 1990, for the proposed change of use to hot food take-away (Use class A5) at 79 Bawtry Road, Bramley, Rotherham (RB2014/1403).

The Inspector dealing with this appeal noted that the property was within an accessible location in a residential area. As a result some customers of the proposed take-away would arrive on foot, however, given the convenience of the car and the need to transport food home quickly, it was a reasonable assumption that a significant number of customers would visit the premises by car. The evidence of local residents familiar

with the area was that there was a shortage of road parking in the evenings and weekends. Residents on Cross Street did not have off-road parking at the front of their houses.

The Inspector further concluded that, given the likelihood that some patrons would decide to park illegally immediately outside the premises, it would result in a significant risk of cars turning off Bawtry Road colliding with the parked vehicles. Not only would this inconvenience and potentially obstruct pedestrians, it would also increase the risk of vehicles and pedestrians coming into conflict as vehicles manoeuvred on and off the pavement.

With regard to cooking odour, the prevailing westerly winds would tend to blow smells away from the nearest houses. However, in different conditions unabated cooking odours would have the potential to adversely affect the living conditions of those who lived nearby. This could be overcome by the attachment of a condition requiring the installation and maintenance of a suitably designed extraction and filtration system.

Although the Inspector had favourable findings in relation to the effect of the proposed development on the living conditions of nearby residents and its effects on the character and appearance of the area, they did not overcome the unacceptable harm that would be caused to highway safety.

He therefore concluded that the appeal should be dismissed.

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

26. APPEAL DECISION - 20 MANOR WAY, TODWICK (RB2014/1296)

Further to Minute No. 72 of the meeting of the Planning Board held on 19th February, 2015, consideration was given to a report of the Director of Planning and Regeneration Service concerning the appeal against the refusal of the application for planning permission, under Section 78 of the Town and Country Planning Act 1990, for the increase in roof height to form two storey dwellinghouse including single storey rear extension and flue to side (amendment to RB2014/0809) at 20 Manor Way, Todwick, Sheffield (RB2014/1296).

The Inspector had stated that his main concern had related to the impact on the living conditions of the neighbouring properties either side of the application site at Nos. 18 and 22 Manor Way. He considered that, as the consequence of the cumulative effect of the various proposed extensions, particularly the upwards extension and their proximity to the boundary, the extensions would appear visually dominant and obtrusive in relation to No. 22. The Inspector had further considered that the sense of enclosure for the residents of No. 22 would be increased and would lead to an unacceptable overbearing and oppressive impact when seen from their rear facing windows and the property's rear garden. Furthermore, the positioning of the proposed extensions on the south side of No. 22 would

lead to overshadowing and a significant reduction in daylight to much of the rear garden which was the private amenity space to that property.

With regard to the impact on No. 18 Manor Way, the Inspector had considered that there would be some effect on the outlook, however, the effect on the living conditions on the occupiers would not be sufficiently harmed to warrant refusal for this reason alone.

On the basis of the overbearing, overshadowing and oppressive effect on No. 22 Manor Way, the Inspector had concluded that the proposal would materially harm the living conditions of the occupiers of that property to an unacceptable degree and as such conflicted with National Policy, Paragraph 17, of the Framework and advice in the Council's Householder Design Guide.

Resolved:- That the appeal decision be noted.

27. UPDATES

It was noted that the maps would be available for viewing at the end of the meeting for any Member who had been unable to attend the Local Plan Sites and Policy drop-in session held recently.