

**PLANNING BOARD
29th October, 2015**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Cutts, Godfrey, Pickering, R.A.J. Turner, Tweed and Whysall and Councillor Khan (as substitute for Councillor Yasseen).

Apologies for absence were received from Councillors Lelliott, Middleton, Roche, Sims, Smith and Yasseen.

48. DECLARATIONS OF INTEREST

Councillor Atkin declared his personal interest in application RB2015/0671 (Erection of 2 No. dwellinghouses at Heatherlands, 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford), because of his discussions with a representative of the applicant. Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. The Vice-Chair, Councillor Tweed assumed the Chair for the Board's consideration of this item.

49. MINUTES OF THE PREVIOUS MEETING HELD ON 8TH OCTOBER, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 8th October, 2015, be approved as a correct record for signature by the Chairman.

50. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

51. 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 2 detached dwellings at land at Heatherlands, 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford (RB2015/1671)

Mr. J. Ransford (applicant)
Mrs. P. Horsfield (objector)
Mrs. B. Hallatt (objector)
Mrs. McMinn (objector)
Mrs. C. Grindle (objector)

- Application to vary Condition 02 (plans) and No. 04 (access) imposed by RB2011/0178 (Erection of 2 No. detached two storey dwellings and 2 No. detached garages) at land at Church Street, Wales for Mr. D. Parker (RB2015/1117)

Mrs. D. Garritty (objector)
Mr. Marsh (objector)

- Erection of 1 No. dwellinghouse and detached garage at 10 Hallam Road, Moorgate for Ms. Rao (RB2015/1205)

Mrs. L. Sivanesan (agent, on behalf of the applicant)
Mr. M. Clark (objector)
Mr. H. Pease (objector)
Mr. Robinson (objector)

(2) That applications RB2015/1117, RB2015/1124, RB2015/1143 and RB2015/1197 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 RB2015/0671 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and it is also the view of the Planning Board that the two new trees, to be planted as replacements for the loss of the Copper Beech, shall be included in a new Tree Preservation Order at Wath Wood Drive when it is appropriate to make such an Order.

(4) That application RB2015/1205 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to the following additional condition:-

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The boundary wall (including any railings) adjacent to Hallam Road shall not exceed 1.5 metres in height at any point along its length when measured from the adjacent footpath.

Reason

In the interests of the visual amenities of the area and in accordance with the NPPF and Policy CS28 of the Core Strategy.

(Councillor Atkin declared his personal interest in application RB2015/0671 (Erection of 2 No. dwellinghouses at Heatherlands, 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransford), because of his discussions with a representative of the applicant. Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. The Vice-Chair, Councillor Tweed assumed the Chair for the Board's consideration of this item)

52. COURTESY CONSULTATION - INSTALLATION OF 5,000 TONNE WASTE STORAGE TANK AT NORWOOD COTTAGE FARM, CINDER LANE, KILLAMARSH, SHEFFIELD (RB2015/1282)

Consideration was given to a report of the Director of Planning, Regeneration and Culture concerning the courtesy consultation from Derbyshire County Council about the application for planning permission for the Installation of a 5,000 tonne waste storage tank at Norwood Farm Cottage, Cinder Lane, Killamarsh, Sheffield (RB2015/1282).

The report stated that the application site is located within an existing farm/business complex, part of which currently consists of importing non-hazardous effluent and sludge waste streams. The site is accessed off the Cinder Lane junction with the A618 Mansfield Road, which in turn leads onto Dawber Lane. The application was seeking approval for the installation of a 5,000 tonne waste storage tank to compliment the site's existing operations. The tank would have an area of some 1,100 square metres, a capacity of around 5,000 tonnes and will be some 5 metres in height plus an additional 5.18 metres to the central peak cover. It is to be constructed in concrete and would be agricultural in appearance.

The proposed development is to support the existing land spreading operations which are undertaken at the farm. These operations are undertaken in line with the Company's Environmental permit which is regulated by the Environment Agency. The main issues with the proposal affecting Rotherham were the impact on traffic levels within the Borough and the impact on the general environment for the Borough's residents.

Resolved:- (1) That the report be received and its contents noted.

(2) That Derbyshire County Council be informed that this Council raises no objections to the proposal but request a copy of the environmental permit should planning permission be granted.

53. APPEAL DECISION - REFUSAL OF APPLICATION FOR THE PROPOSED ERECTION OF 21 NO. DWELLINGHOUSES AT LAND AT THE CRESCENT, THURCROFT (RB2014/1511)

Further to Minute No. 73(3) of the meeting of the Planning Board held on 19th February, 2015, consideration was given to a report of the Director of Planning, Regeneration and Culture concerning the decision of the Planning Inspectorate to dismiss the appeal lodged against the decision of the Council to refuse planning permission for the Erection of 21 No. dwellinghouses with associated works at Land at The Crescent, Thurgroft for Michael Dyson Associates (RB2014/1511).

The report stated that, shortly after the appeal had been lodged, the application site had been designated as an Asset of Community Value under Part 5, Chapter 3 of the Localism Act 2011.

The Planning Inspector had concluded that the proposal would cause significant harm to local urban green space provision, thus conflicting with policy CS22 of the Core Strategy and saved policy ENV5.1 of the Unitary Development Plan and was thereby contrary to the development plan. The proposed development would also be contrary to paragraphs 17 and 74 of the Framework that seek, among other things, to ensure that decision-taking “secures a good standard of amenity for all existing and future occupants of land and buildings and that existing open space is protected.”

Resolved:- That the report be received and the decision of the Planning Inspector to dismiss the above appeal be noted.

54. UPDATES

(1) Members were informed of the arrangements for a training session about planning and development issues, to be held at the Town Hall, Rotherham on Thursday afternoon, 10th December 2015.

(2) Members were invited to make comments on the draft revised Planning Protocol for Members and Officers, prior to formal consideration of the document at a future meeting of the Planning Board.

(3) The Planning Board will be undertaking a visit of inspection to the Gulliver's Theme Park at Warrington, Cheshire, on Friday, 6th November, 2015.