

**PLANNING BOARD
19th November, 2015**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Cutts, Godfrey, Middleton, Pickering, Roche, Sims, Smith, John Turner, Whysall, Yasseen and Roddison (as substitute for Councillor Lelliott).

Apologies for absence were received from Councillors Lelliott and Tweed.

55. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

56. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH OCTOBER 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 29th October, 2015, be approved as a correct record for signature by the Chairman.

57. DEFERMENTS/SITE VISITS

Resolved:- (1) That no site visits be recommended from this meeting's agenda.

(2) That consideration of application RB2015/1172 be deferred to enable a public consultation exercise to take place with local residents about the details of the use of the proposed development and this application be submitted for re-consideration at the meeting of the Planning Board to be held on Thursday, 7th January, 2016.

58. 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:-

- Proposed installation and operation of a ground mounted solar farm and associated infrastructure at land at Penny Hill Lane, Ulley for Banks renewables (Penny Hill Solar Farm) Ltd. (RB2015/1084)

Councillor D. Hughes (Ward Councillor, supporting the application)
Mr. D. Fielding (supporter)

- Change of use of former library, former Council offices and erection of a three storey building to form a residential institution (Use Class C2) at Rawmarsh Branch Library/RMBC Council Offices, Rawmarsh Hill, Parkgate for Action Housing (RB2015/1172)

Mr. R. Bryan (agent on behalf of the applicant Company)

Mrs. Leech (objector)

Councillor G. Whelbourn (Ward Councillor, objecting to the application)

Councillor C. Vines (Ward Councillor, objecting to the application).

(2) That applications RB2015/0283, RB2015/1084 and RB2015/1172 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That consideration of application RB2015/1172 be deferred to enable a public consultation exercise to take place with local residents about the details of the use of the proposed development and this application be submitted for re-consideration at the meeting of the Planning Board to be held on Thursday 7th January, 2016.

59. APPEAL DECISION - REFUSAL OF APPLICATION FOR THE PROPOSED ERECTION OF 8 DWELLINGHOUSES WITH ASSOCIATED WORKS AT LAND AT MILLICENT SQUARE, MALTBY FOR MICHAEL DYSON ASSOCIATES (RB2014/1513)

Further to Minute No. 73(4) 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 8 No. dwellinghouses with associated works at land at Millicent Square, Maltby for Michael Dyson Associates (RB2014/1513).

The Planning Inspector had concluded that this proposal:-

(i) would not have an acceptable effect upon green space provision in the area;

(ii) does not accord with the National Planning Policy Framework, as it has not been clearly shown that the green space is surplus to requirements and consequently the appeal site should not be built on; and

(iii) does not accord with the Rotherham Local Plan Core Strategy Policy CS22 and saved Unitary Development Plan Policy ENV5.1. Core Strategy Policy CS22 sets out that the Council will seek to protect and improve the quality and accessibility of green spaces available to the local community including protecting and enhancing green space which contributes to the amenities of the surrounding area.

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

60. UPDATES

Members were reminded 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. It was agreed that future training would include the process for the making of Tree Preservation Orders.