

**PLANNING BOARD
10th December, 2015**

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

Apologies for absence were received from Councillors Lelliott, Tweed and Yasseen.

61. DECLARATIONS OF INTEREST

Councillor Pickering declared a personal interest in application RB2014/0165 (Erection of 75 No. dwellinghouses with associated parking and landscaping at land between Oldgate Lane / Doncaster Road, Thrybergh for Keepmoat Homes (Yorkshire) because he is a member of the Dalton Parish Council which will benefit from the agreement proposed to be made under Section 106 of the Town and Country Planning Act 1990 as part of any grant of planning permission. Councillor Pickering left the room and took no part in the Planning Board's consideration of the matter at this meeting.

62. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH NOVEMBER 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 19th November, 2015, be approved as a correct record for signature by the Chairman.

63. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

64. 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 75 No. dwellinghouses with associated parking and landscaping at land between Oldgate Lane and Doncaster Road, Thrybergh for Keepmoat Homes (Yorkshire) (RB2014/0165)

Mr. J. Moran (on behalf of the applicant Company)

- Outline application for a single storey dwelling, including details of scale at land adjacent 2 Worksop Road Woodsetts for Paul Beighton Auctioneers (RB2015/1229)

Councillor C. Jepson (Ward Councillor, speaking on behalf of Woodsetts Parish Council who are objecting to the application)

Application to remove condition 10 (no right turn into and out of the site) imposed by application RB2014/1703 (details of the erection of 9 No. dwellinghouses and formation of access road) at The Croft, Worksop Road, South Anston for Firsure Ltd and Framecourt Ltd. (RB2015/1383)

Councillor C. Jepson (Ward Councillor, objecting to the application)
Letters of objection read out on behalf of Mr. C. Butterworth and also a resident of Yeoman's Way.

(2) That applications RB2015/0655, RB2015/1208, RB2015/1229, RB2015/1275, RB2015/1383 and RB2015/1391 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 RB2014/0165, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- the transfer of 15 No. dwellings to the Borough Council as 'affordable homes';
- a financial contribution of £39,491.25 towards the provision of annual (12 months) travel master passes for all dwellings commencing upon first occupation; and
- a financial contribution of £5,508.75 towards the improvement to existing public open greenspace within Dalton.

(b) That, consequent upon the satisfactory signing of the Section 106 Legal Agreement, planning permission be granted subject to the conditions set out in the submitted report and to the following additional condition (new condition 08), with subsequent conditions renumbered and an additional Informative 7 that relates to new condition 08:-

New Condition 08:

Notwithstanding the provision of Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent legislation which involves an amendment to or replacement of that Order, no works or operations shall take place in connection with the development hereby approved until a construction / traffic management plan specifying detailed arrangements for the management of the site have been submitted to and approved in writing by the Local Planning Authority. The details as approved shall be

implemented and shall be kept in place, operated and adhered to at all time until the development is completed.

Reason

In the interests of highway safety.

Additional Informative 7:

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The applicant's attention is drawn to the fact that in complying with condition 08 that the 'construction plan' shall incorporate (but not exclusively) the following details:

- i) full details of the contractor's means of access to the site.
- ii) location of site management offices and/or sales office;
- iii) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;
- iv) car parking areas for construction workers, sales staff and customers;
- v) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas and the construction depths of these accesses, their levels and gradients;
- vi) temporary warning and direction signing on the approaches to the site;
- vii) the completion of a dilapidation survey addressing Oldgate Lane and Cross Street.
- viii) a transportation strategy setting out calculations as to the volume of excavation arisings, maximum daily Heavy Goods Vehicle movements, anticipated haulage routes, and site access provisions in relation to implementing proposed site levels and the cut-fill balance.
- ix) details of the mitigation which will be put in place to minimise adverse environmental impacts associated with the implementation of the site groundworks and transportation of materials (ie: dust, noise, vibration and the deposition of mud on the road).

(4) That application RB2015/1180 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and also to the amendments to certain conditions, as detailed below:-

(a) the wording of conditions 03, 04 and 13 shall be amended by the deletion of the words "Prior to the commencement of development hereby approved" and the substitution therefor of the words "Prior to the construction of the building".

(b) the deletion of condition and reason number 11 and the consequent re-numbering of conditions and reasons.

(Councillor Pickering declared a personal interest in application RB2014/0165 (Erection of 75 No. dwellinghouses with associated parking and landscaping at land between Oldgate Lane / Doncaster Road, Thrybergh for Keepmoat Homes (Yorkshire) because he is a member of

the Dalton Parish Council which will benefit from the agreement proposed to be made under Section 106 of the Town and Country Planning Act 1990 as part of any grant of planning permission. Councillor Pickering left the room and took no part in the Planning Board's consideration of the matter at this meeting)

65. VARIATION TO THE SECTION 106 AGREEMENT ATTACHED TO RB2008/1372 TO VARY THE CLAUSES WITHIN THE AGREEMENT THAT REQUIRE HARWORTH ESTATES TO PROVIDE LAND FOR A PARK AND RIDE FACILITY AT WAVERLEY NEW COMMUNITY (RB2015/1380)

Consideration was given to a report of the Director of Planning, Regeneration and Culture concerning the above application to vary the agreement, made under Section 106 of the Town and Country Planning Act 1990 (as amended), in respect of the Waverley New Community.

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

(2) That, in respect of this planning permission, the Council enter into a revised agreement with the developer under Section 106 and 106A (1) (a) of the Town and Country Planning Act 1990 (as amended) for the purposes of removing the obligation to provide land for the purposes of the Park and Ride facility, Transport Interchange and associated infrastructure.

66. PROPOSED TREE PRESERVATION ORDER NO. 3 2015 - LAND AT WELL LANE, WHISTON

Consideration was given to a report of the Director of Planning, Regeneration and Culture concerning the proposed confirmation and modification of Tree Preservation Order No. 3 (2015) on land at Well Lane, Whiston. The modification would exclude tree T1 (a Silver Birch) from the Order, because that tree is situated within 6 metres of a main sewer. The Order would consequently affect only the two trees being retained, both of which are Sycamore trees.

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

(2) That the serving of Tree Preservation Order No. 3 (2015) with modification to the site location plan and schedule to exclude tree T1 (Silver Birch) from the Order, at land at Well Lane, Whiston, under Sections 198 and 201 of the Town and Country Planning Act 1990, be confirmed.

67. UPDATES

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

(2) A report on the Government's consultation about the Planning and Housing Bill (House of Commons, 13 October, 2015) will be submitted for consideration by Elected Members during January, 2016. The Bill proposes to make provision about housing, estate agents, rent charges, planning and compulsory purchase.