

**PLANNING BOARD  
7th January, 2016**

Present:- Councillor Atkin (in the Chair); Councillors Cutts, Godfrey, Middleton, Pickering, R.A.J. Turner and Tweed, together with Councillors Khan and Sansome (as substitutes for Councillors Yasseen and Roche respectively).

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

**68. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**69. MINUTES OF THE PREVIOUS MEETING HELD ON 10TH DECEMBER 2015**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 10th December, 2015, be approved as a correct record for signature by the Chairman.

**70. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**71. 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:-

- 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 (RB2015/1169)

Mr. D. Palmer (on behalf of the applicant Company)

Councillor C. Vines (Ward Councillor, on behalf of local residents, objecting to the location of this development)

Mrs. T. Uttley (objector)

Mrs. L. Leech (objector)

(2) That applications RB2015/1169 and RB2015/1408 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That it be noted that application RB2015/0012 has been withdrawn by the applicant.

**72. COURTESY CONSULTATION FROM SHEFFIELD CITY COUNCIL - ERECTION OF A MOTORWAY SERVICE AREA AT SMITHY WOOD, COWLEY HILL (ADJOINING JUNCTION 35 OF M1 MOTORWAY), CHAPELTOWN, SHEFFIELD (RB2015/1379)**

The Director of Planning, Regeneration and Culture submitted a report concerning the courtesy consultation from Sheffield City Council in respect of the application for planning permission for the erection of a motorway service area including proposed facilities building, hotel, filling station, parking facilities for all vehicles, access and circulation internal roads, structured and natural landscaping with outside picnic space and dog walking area, associated infrastructure and earthworks (Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Schedule 2 proposal) at Smithy Wood, Cowley Hill (adjoining Junction 35 of M1 Motorway), Chapeltown, Sheffield for the Extra Motorway Service Area Group.

Members noted that this matter has been deferred, pending the receipt of additional information from the applicant company and a further report will be submitted to a future meeting of the Planning Board.

**73. PROPOSED TREE PRESERVATION ORDER NO. 2 (2015) AT LAND AT 16 TURNER LANE, WHISTON**

Consideration was given to a report of the Director of Planning, Regeneration and Culture stating that an Order was made in June, 2015 (Tree Preservation Order No. 2, 2015) for the protection of a Silver Birch tree, situated on land at 16 Turner Lane, Whiston, within the Whiston Conservation Area.

The report stated that, in April 2015, an application (reference RB2015/0505) had been submitted to fell the Silver Birch tree. After assessment, the Council's Tree Services Manager concluded that the tree met the requirements for protection by a new Tree Preservation Order and that Order was made in June 2015.

The submitted report contained both the objection received to the making of this Tree Preservation Order, as well as the comments of the Council's Tree Services Manager, prepared in response to the objection. The report concluded that, after due consideration, no evidence had been provided to substantiate the reasons not to confirm the Order and that the Order had been made in accordance with Government guidelines. For these reasons the Order was recommended for confirmation without modification.

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

(2) That the Planning Board confirms Tree Preservation Order No. 2 (2015) without modification, at land at 16 Turner Lane, Whiston, under the provisions of Sections 198 and 201 of the Town and Country Planning Act 1990.

**74. 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 on Thursday afternoon, 18th February 2016.

(2) Members received information about the process for the making of Tree Preservation Orders (TPO). The presentation included details of TEMPO (Tree Evaluation Method for Preservation Orders), the evaluation method used by many Local Planning Authorities for assessing the suitability of trees for a Tree Preservation Order.