

PLANNING BOARD
Thursday, 31st March, 2016

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

Apologies for absence were received from Councillors Lelliott and Sims.

97. DECLARATIONS OF INTEREST

Councillor Pickering declared a personal interest in application RB2015/1311 (Erection of agricultural building at land off Ramper Road, Letwell for Hollingworth and Co.) because of his knowledge of the farming community in the Rotherham Borough area by reason of his former employment as a lecturer in agricultural studies at a local College. After listening to the several people who exercised their right to speak on this application, Councillor Pickering left the meeting, took no part in the Planning Board's debate on this matter and did not vote.

98. MINUTES OF THE PREVIOUS MEETING HELD ON 10TH MARCH, 2016

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 10th March, 2016, be approved as a correct record for signature by the Chairman.

99. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

100. VISIT OF INSPECTION - ERECTION OF AGRICULTURAL BUILDING AT LAND OFF RAMPER ROAD, LETWELL (RB2015/1311)

Prior to the meeting, Members of the Planning Board made a visit of inspection to the above site, the subject of this application.

Consideration was given to the report of the Director of Planning, Regeneration and Culture concerning the application for planning permission for the erection of an agricultural building at land off Ramper Road, Letwell for Hollingworth and Co. (RB2015/1311).

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

Mr. J. Cawkwell-Stansfield (on behalf of the applicant)
Mr. M. Sharpe (objector)
Mr. M. Horn (objector)
Mr. J. Hall (objector)
Mr. A. Nettleship (objector)

Mr. M. Ladbrook (objector)
Dr. S. Woodward (objector)
Mrs. S. Swift (objector)
Mrs. H. Boyes (objector)
Mrs. F. Brooks (objector)
Mr. K. Goodall (objector)
Mr. N. Shuker (objector)
Mrs. E. Ladbrook (objector)
Mrs. A. Milnes (objector)
Mrs. V. Bennett (objector)
Mr. R. Brooks (objector)

Resolved:- That application RB2015/1311 be refused for the following reason:-

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The Council considers that the proposed building, by way of its prominent location and excessive scale, would have an adverse impact on the character and appearance of the adjacent Letwell Conservation Area and to the setting of the nearby Grade II* listed Church of St. Peter and Grade II listed North Farm Court. As such the proposal would be contrary to Core Strategy Policy CS23 'Valuing the Historic Environment' and Unitary Development Plan Policies ENV2.8 'Settings and Curtilages of Listed Buildings' and ENV2.12 'Development adjacent to Conservation Areas' and the related Policy in the National Planning Policy Framework (NPPF).

(Councillor Pickering declared a personal interest in the above application RB2015/1311 (Erection of agricultural building at land off Ramper Road, Letwell for Hollingworth and Co.) because of his knowledge of the farming community in the Rotherham Borough area by reason of his former employment as a lecturer in agricultural studies at a local College. After listening to the several people who exercised their right to speak on this application, Councillor Pickering left the meeting, took no part in the Planning Board's debate on this matter and did not vote).

101. 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.

(2) That application RB2015/1091 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 RB2016/0129 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to an amendment to condition 07 which now

reads:-

'Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;

(a) a permeable surface and associated water retention/collection drainage, or;

(b) an impermeable surface with water collected in accordance with details contained within the approved outline surface water drainage strategy for the wider Waverley site.'

(4)(a) That, with regard to application RB2014/1282, the Council shall enter into a Legal Agreement with the developer under Section 106 of the Town and Country Planning Act 1990 to secure a contribution of £4,877.45 towards the provision of a replacement bus shelter on Vale Road, Thrybergh; and

(b) That, subject to the signing of the Section 106 Legal Agreement, planning permission be granted for the proposed development subject to the conditions set out in the submitted report.

102. DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT - TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES - PROPOSED RESPONSE

Consideration was given to the report of the Director of Planning, Regeneration and Culture concerning the Government's consultation on the implementation of planning changes and the Council's proposed response to the consultation document published during February 2016 by the Department for Communities and Local Government. It was noted that the deadline for receipt of responses was Friday, 15th April, 2016. Members of the Planning Board suggested a number of amendments to the draft response, as reported.

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

(2) That the Council's proposed response to the Department for Communities and Local Government's consultation on planning changes, including the suggested amendments now discussed, be approved insofar as the Planning Board is concerned.

103. UPDATES

There were no items to report.