PLANNING BOARD
23rd June, 2016

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, M. Elliott, Khan, Sansome, Walsh and Whysall; together with Councillor Jarvis (as substitute for Councillor Price).

Apologies for absence were received from Councillors Ireland, Price, Roddison, R. A. J. Turner and Tweed.

8. DECLARATIONS OF INTEREST

Councillor M. Elliott stated that he had attended a meeting of the Aston-cum-Aughton Parish Council at which there had been consideration of two applications that are before the Planning Board meeting today. Councillor M. Elliott confirmed that he is not a member of the Parish Council and neither discussed not voted on the items at the Parish Council meeting. He had attended the meeting where they were being considered but only as a member of the public. Councillor M. Elliott maintained maintains that he has an open mind for the purposes of the Planning Board meeting today and would continue and participate in the matters. The subject applications for planning permission are:-

(1) Erection of 16 No. dwellings and associated works at land to the rear of 69-91 Worksop Road, Aston for Jones Homes (Northern) Ltd. (RB2013/1508);

(2) Change of use of barn and land to residential dwelling house (use class C3) and demolition of garage and store at land at Hardwick Lane, Aston for Mr. N. Jacobs (RB2016/0357).

9. MINUTES OF THE PREVIOUS MEETING HELD ON 2ND JUNE, 2016

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 2nd June, 2016, be approved as a correct record for signature by the Chairman.

10. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

11. VISIT OF INSPECTION - ERECTION OF 16 NO. DWELLINGS AND ASSOCIATED WORKS AT LAND TO THE REAR OF 69-91 WORKSOP ROAD, ASTON FOR JONES HOMES (NORTHERN) LTD. (RB2013/1508)

Further to Minute No. 4(2) of the meeting of the Planning Board held on 2nd June, 2016, prior to this meeting, Members of the Planning Board made a visit of inspection to the above site, the subject of this application

(Ward representative Councillor Taylor was also in attendance).

Consideration was given to the report of the Assistant Director of Planning, Regeneration and Culture concerning the application for planning permission for the erection of 16 No. dwellings and associated works at land to the rear of 69-91 Worksop Road, Aston for Jones Homes (Northern) Ltd. (RB2013/1508).

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

Aston-cum-Aughton Parish Council (letter of objection read out)
Mrs. J. Foers (objector)
Mr. C. Plummer (objector)
Mr. E. Foers (objector)
Mr. L. Smith (objector)
Mr. J. Heathcote (objector)
Mr. P. Maxfield (objector)
Mrs. J. Shimwell (objector)
Mr. J. Blades (objector)
Mrs. A. Ash (objector)
Mrs. T. Heathcote (objector)
Mr. K. Dyer (objector)
Borough Councillor R. Taylor (Ward Member, objecting to the application)

Resolved:- That the Planning Board declares that it is not in favour of application RB2013/1508 and that the application be refused on the grounds of highway safety, concerns about hydrology affecting the adjacent Local Wildlife Site and the impact upon ecology and wildlife habitat and that the Chairman and the Vice-Chairman be authorised to approve the precise wording of the reasons for refusal.

12. 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 applications listed below:-

- Erection of 1 No. pair of semi-detached houses at former garage site, Yew Tree Road, Maltby for Woodsett Homes Ltd. (RB2016/0043)

Mr. A. Gilbert (representative of the applicant Company)
Mrs. K. Millward (objector)
Mrs. J. Wakelin (objector)

- Erection of detached garage at 1 Paddock View, Todwick for Mr. T. Higson (RB2016/0495)

Mr. K. Grayson (objector)

(2) That applications RB2016/0043 and RB2016/0234 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 RB2016/0357 be granted for the reasons adopted by Members at the meeting and the permission shall relate to the amended plan now submitted and be subject to the relevant conditions listed in the submitted report, to the amendment to Condition 2 to include reference to the revised plan (drawing number 02, revision F) now considered and to the following additional condition:-

10
The development shall be implemented in accordance with the Pre-development Arboricultural Method Statement by Wharncliffe Trees and Woodland Consultancy dated 22 April 2016.

Reason
In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

(4) That application RB2016/0495 be granted for the reasons adopted by Members at the meeting and be subject to the relevant conditions listed in the submitted report and to the following additional condition:-

05
Prior to the commencement of development the existing access to the north of the site in front of the protected tree shall be permanently closed with the kerbline reinstated and the hard standing area removed, all in accordance with details to be submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason
In the interests of highway safety and visual amenity and the preservation of the protected Silver Birch tree on site and in accordance with Core Strategy Policy CS28 'Sustainable Design.'

13. PROPOSED TREE PRESERVATION ORDER NO. 3, 2016 - LAND AT BLUE MAN'S WAY, CATCLIFFE

Consideration was given to a report of the Assistant Director of Planning, Regeneration and Culture concerning the proposal to make a tree preservation order in respect of various species of trees situated on land

off Blue Man's Way at Catcliffe.

Members noted that this matter related to application for planning permission RB2014/1342, which had been refused by the Council (Minute No. 85 of the meeting of the Planning Board held on 18th February, 2016, refers).

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

Mr. M. Simpson (objector to the making of the Order)

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

(2) That the serving of Tree Preservation Order No. 3, 2016, with regard to the trees of various species, which are the described in the submitted report and are situated on land off Blue Man's Way at Catcliffe, under Section 198 and 201 of the Town and Country Planning Act 1990, be confirmed.

14. UPDATES

It was noted that there would be a further training session arranged for Members of the Planning Board, which will take place on Thursday, 4th August, 2016.