

**PLANNING BOARD
5th January, 2017**

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, M. S. Elliott, Jarvis, Sansome, R.A.J. Turner, Tweed, Walsh and Whysall.

Apologies for absence were received from Councillors Ireland, Khan and Price.

48. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

49. MINUTES OF THE PREVIOUS MEETING HELD ON 17TH NOVEMBER, 2016

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 17th November, 2016, be approved as a correct record for signature by the Chairman.

50. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

51. 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 shown below:-

- Erection of 8 No. residential blocks to provide 84 No. residential units with associated parking spaces, hard and soft landscaping and amenity area at land to south of Rotherham Road, Maltby for Boulby Davison Developments (RB2016/0268)

Mr. W. Marshall (agent for the applicant)

- Application to vary condition 03 (opening times) imposed by planning application RB2011/1601 at Café Deer Park Farm, Doncaster Road, Thrybergh for Deer Park Farm Café (RB2016/1048)

Mr. J. Lomas (representative of the applicant)

- Alterations and part change of use to café (Class A3) at The Barn, 71A Union Street, Harthill for Repton Medical Limited (RB2016/1146)

Mrs. J. Burton (representative of the applicant Company)
Borough Councillor G. Watson (supporter)
Mrs. N. Binnington (objector)
Mr. I. Leech (objector)

- Application to vary condition 16 (times heavy goods vehicles can enter and leave the site) imposed by RB2005/1533 at The Foundry, Common Lane, Wath upon Dearne for T. K. Lynskey (Excavations) Ltd. (RB2016/1382)

Mr. R. Skelton (representative of applicant Company)
Mrs. C. Clark (objector)

(2) That applications RB2016/1048, RB2016/1146 and RB2016/1527 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 RB2016/0268, the Council shall enter into a Legal Agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- a commuted sum not exceeding £30,000 to be used towards measures aimed at reducing parking associated with the development and which may include the procuring of a Traffic Regulation Order;
- a commuted sum to secure purchasing of a TravelMaster pass per unit.
- an Open Space Management Plan detailing as to how management of open space areas within the site and maintenance of landscaping implemented as part of the development in the highway verge (Rotherham Road) would be undertaken; 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 and to the following amended conditions, numbers 9 and 23, with condition 9 including reference to details of fencing alongside Hellaby Brook:-

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Notwithstanding the submitted landscape masterplan, a detailed landscape scheme for the site, including a tree-planted landscaped buffer adjacent to the southern (rear) boundary of the site, with a minimum width of 6.0 metres and a tree planting scheme for the land within the highway verge adjoining the northern boundary of the site along Rotherham Road frontage, shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:

- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
- The extent of any changes to existing ground levels, where these are proposed.
- Any constraints in the form of existing or proposed site services, or visibility requirements.
- Areas of structural and ornamental planting that are to be carried out.
- The positions, design, materials and type of any boundary treatment to be erected, including fencing alongside Hellaby Brook that would prevent unauthorised access to the Brook.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of five years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

Reason

To ensure that there is a well laid out scheme of healthy trees and shrubs and suitable boundary treatment is provided in the interests of amenity and landscape and public safety in accordance with Core Strategy policies CS21 'Landscape,' CS28 'Sustainable Development,' and UDP policies ENV3 'Borough Landscape', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

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No development shall commence until a revised Flood Risk Assessment based on existing flood risk, proposals to mitigate flood risk and sustainable drainage principles for the development, have been submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details and thereafter retained and maintained for the lifetime of the development.

(4) That application RB2016/1045 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to the following additional condition:-

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No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.

(5) That application RB2016/1382 be refused for the reason set out in the submitted report.

52. UPDATES

There were no items to report.