

PLANNING BOARD
9th March, 2017

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

Apologies for absence were received from Councillors Andrews, D. Cutts, Ireland, Khan, Price and R.A.J. Turner.

65. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

66. MINUTES OF THE PREVIOUS MEETING HELD ON 16TH FEBRUARY, 2017

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 16th February, 2017, be approved as a correct record for signature by the Chairman.

67. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

68. 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 shown below:-

- Single storey side extension to public house and erection of 2 No. dwellinghouses to land at rear with associated access and triple garage at land rear of No. 16 Union Street, Harthill for Foemac Ltd. (RB2016/0914)

Mr. J. Foers (applicant)
Mr. B. Cartwright (objector)

(2) That applications RB2016/0396 and RB2016/0564 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 RB2016/0914 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:-

(a) the alteration of the description of this application to read : Single storey side extension to public house, demolition of detached garage, alterations to car park layout/access and erection of 2 No. dwellinghouses to land at rear with associated access and double garage at land rear of No 16 Union Street, Harthill;

and

(b) subject to the following additional condition:-

The first floor windows on the side elevation of plot 1 facing South shall be obscurely glazed and fitted with glass to a minimum industry standard of Level 3 obscured glazing and be non-openable, unless the part(s) of the window(s) which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason

In the interests of the amenities of the occupiers of adjoining properties.

(4)(a) That, with regard to application RB2016/1653, the applicant shall sign a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 for the purposes of providing 100% affordable housing units on the application site; and

(b) That, consequent upon the satisfactory signing of the Section 106 Legal Agreement, planning permission be granted for the reasons adopted by Members at the meeting and subject to the conditions set out in the submitted report.

(5)(a) That, with regard to application RB2017/0019, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- the delivery of 16% affordable housing across the application site, comprising 6 No. two-bed apartments and 4 No. three-bed dwellings to be offered for rent based on 52% open market value; and
- the offer to provide the first occupier with a Travel Card with the effect that each dwelling is offered one Travel Card irrespective of the number of occupiers living in the relevant dwelling;

(b) That, consequent upon the satisfactory signing of the Section 106 Legal Agreement, planning permission be granted for the reasons adopted by Members at the meeting and subject to the conditions set out in the submitted report.

(6) That application RB2017/0021 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 amended condition:-

01

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

69. COURTESY CONSULTATION FROM SHEFFIELD CITY COUNCIL - PROPOSED CONSTRUCTION OF EXTENSION TO SHOPPING CENTRE AT THE MEADOWHALL SHOPPING CENTRE, SHEFFIELD FOR BRITISH LAND (RB2016/1506)

Consideration was given to a report submitted by the Assistant Director of Planning, Regeneration and Transport concerning the courtesy consultation from Sheffield City Council in respect of the construction of an extension to the shopping centre for leisure (Use Class D2), food and drink (Use Classes A3, A4 and A5), retail (Use Class A1), offices (Use Class B1), non-residential institution (Use Class D1), police station (Sui Generis Use), car parking accommodation (including multi-storey car park), servicing, landscaping and public realm works, vehicular and pedestrian access/egress and off-site highway works, partial demolition of decked car park, and external alterations to remaining decked car parking, alterations to the rear elevation of the existing cinema building, temporary car parking for contractors (and overflow visitors) on land to the north west of Meadowhall Drive at Meadowhall Shopping Centre for British Land (RB2016/1506).

The Planning Board considered the impact of this proposed development upon the viability and vitality of the Rotherham town centre.

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

(2) That Sheffield City Council be informed that, whilst Rotherham Metropolitan Borough Council is generally supportive of development and investment within the Sheffield City Region, the scale and land uses proposed as part of the Meadowhall Shopping Centre expansion are likely to have a significant adverse impact on the vitality and viability of the Rotherham town centre and the planned investment in the Forge Island site as well as existing investment across the remainder of the Rotherham town centre; accordingly, Rotherham Metropolitan Borough Council objects to the proposals on the following grounds:

(a) The proposed extension to Meadowhall Shopping Centre is likely to have a significant adverse impact upon the vitality and viability of Rotherham town centre; and

(b) The proposed extension is likely to have a significant adverse impact upon planned investment in the Forge Island site and also existing investment across the remainder of the town centre.

70. COURTESY CONSULTATION FROM BASSETLAW DISTRICT COUNCIL - ERECTION OF 261 DWELLINGS AT LAND NORTH OF CHURCHILL WAY, GATEFORD PARK, WORKSOP (RB2017/0163)

Further to Minute No. 57 of the meeting of the Planning Board held on 26th January, 2017, consideration was given to a report submitted by the Assistant Director of Planning, Regeneration and Transport concerning the courtesy consultation from the Bassetlaw District Council in respect of the reserved matters for the application for planning permission to construct 261 No. dwellings, including open space and associated service infrastructure at land to the north of Churchill Way within the Gateford Park area of Worksop (RB2017/0163). The report stated that outline planning permission (with all matters reserved except for access) had been granted on 27th May, 2015 by Bassetlaw District Council.

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

(2) That the Bassetlaw District Council be informed that Rotherham Metropolitan Borough Council raises no objections to these proposals as detailed within the submitted report.

71. UPDATES

Members were provided with brief details of the various applications for planning permission for housing development, which would be included on the agenda of the next meeting of the Planning Board.