

**PLANNING BOARD  
30th March, 2017**

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

Apologies for absence were received from Councillors Ireland and Khan.

**72. DECLARATIONS OF INTEREST**

Councillor Tweed declared his personal interests in application RB2017/0105 (Erection of 58 No. dwellinghouses, associated works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential) and also in application RB2017/0122 (Erection of 22 No. dwellinghouses with associated external works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential) because of his membership of the governing bodies of other academies/schools which are controlled by the same Academy Trust as the Canklow Woods Primary School. Councillor Tweed left the meeting and took no part in the Planning Board's debate on these matters and did not vote.

**73. MINUTES OF THE PREVIOUS MEETING HELD ON 9TH MARCH, 2017**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 9th March, 2017, be approved as a correct record for signature by the Chairman.

**74. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**75. 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 bonded warehouse and offices to replace existing warehouse, offices and repair buildings at The Green Group, Warwick Road, Maltby for The Green Group (RB2015/1530)

Mr. P. Osborne (representative of the applicant Company)

Mr. C. Addy (representative of the applicant Company)

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- Erection of 58 No. dwellinghouses, associated works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential (RB2017/0105)

Mrs. J. Stribley (on behalf of Canklow Community Group, expressing concerns about the provision of play areas)

Mrs. S. Rodgers (Head Teacher of Canklow Woods Primary School, expressing concerns about the impact upon school places)

Councillor R. McNeely (Ward Councillor, expressing concerns about the impact upon school places)

Councillor T. Yasseen (Ward Councillor, expressing concerns about the public consultation process and about the impact upon public services in the area)

- Erection of 22 No. dwellinghouses with associated external works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential (RB2017/0122)

Mrs. J. Stribley (on behalf of Canklow Community Group, expressing concerns about the provision of play areas)

Mrs. S. Rodgers (Head Teacher of Canklow Woods Primary School, expressing concerns about the impact upon school places)

Councillor R. McNeely (Ward Councillor, expressing concerns about the impact upon school places)

Councillor T. Yasseen (Ward Councillor, expressing concerns about the public consultation process and about the impact upon public services in the area)

(2) That applications RB2017/0097, RB2017/0103, RB2017/0105, RB2017/0112, RB2017/0116 and RB2017/0122 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 RB2015/1075, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing a financial contribution of £140,000 towards the provision of affordable housing in the area.

(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.

(4) That the Planning Board declares that it is disposed to grant planning permission in respect of application RB2015/1530 on the grounds that the proposed development will be beneficial for the local economy, generating significant additional jobs within the area, on a site that is already occupied by the applicant Company and these amount to the very special circumstances to justify the inappropriate development in the Green Belt; the power to agree the detailed reasons for the granting of planning

permission in respect of this application, including the conditions to be attached to such permission, was delegated to the Planning Officer in consultation with the Chairman and the Vice-Chairman of the Planning Board and details shall be reported to a future meeting of the Planning Board, prior to finalising the reasons for approval; in addition, this matter shall be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan.

(5)(a) That, with regard to application RB2017/0111, the Council shall enter into a Legal Agreement for the purposes of securing:-

- a financial contribution of £2,342 per open market dwelling (83 x £2,342 = £194,386) towards the provision of education;
- a financial contribution of £40,000 towards the improvement of existing green space, primarily for the purposes of children's play within the Maltby area; and
- a financial contribution of £500 per unit towards the provision of sustainable transport measures;

(b) That, consequent upon the satisfactory signing of the 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.

(Councillor Tweed declared his personal interests in application RB2017/0105 (Erection of 58 No. dwellinghouses, associated works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential) and also in application RB2017/0122 (Erection of 22 No. dwellinghouses with associated external works, gardens and car parking at land at Rother View Road, Canklow for Wates Residential) because of his membership of the governing bodies of other academies/schools which are controlled by the same Academy Trust as the Canklow Woods Primary School. Councillor Tweed left the meeting and took no part in the Planning Board's debate on these matters and did not vote)

**76. COURTESY CONSULTATION - MOTORWAY SERVICE AREA NORTH-EAST OF JUNCTION 37 OF THE A1(M) MOTORWAY, MARR ROUNDABOUT, DONCASTER**

Consideration was given to a report, submitted by the Assistant Director of Planning, Regeneration and Transport, concerning the courtesy consultation from Doncaster Metropolitan Borough Council in respect of the proposed construction of new Motorway Service Area to comprise: amenity building, lodge, drive-through coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking and a fuel filling station with retail shop, together with alterations to the adjacent roundabout at Junction 37 of the A1(M) to form an access point and works to the local highway network; and the provision of landscaping,

infrastructure and ancillary works at land to the north-east of Junction 37 of the A1(M) Motorway, Marr Roundabout, Doncaster, DN5 7AS, for Moto Hospitality Limited.

The report stated that the site of this proposed development encompassed an area of approximately 37.28 acres (15.1 hectares) and comprised two fields in agricultural use, divided by the Mellinder Dike drain running north-to-south through the site. The boundary dividing the Doncaster and the Rotherham Metropolitan Borough areas (at Wath upon Dearne) lay approximately nine kilometres to the south-west of the development site.

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

(2) That the Doncaster Metropolitan Borough Council be informed that this Council has no objections to this development proposal.

**77. UPDATES**

Further to Minute No. 62 of the meeting of the Planning Board held on 16th February, 2017, Members noted that on Monday 27th March, 2017, the Secretary of State for Communities and Local Government had given his consent for the proposed development in respect of the change of use of land to a leisure resort and development of a theme park, etc., on land off Mansfield Road, Wales (applications for planning permission numbered RB2016/1454 and RB2016/1455). Consequently, construction could now begin in respect of this development.