

**PLANNING BOARD
26th October, 2017**

Present:- Councillor Atkin (in the Chair); Councillors Bird, D. Cutts, M. Elliott, Jarvis, Mallinder, Taylor, Tweed, Vjestica, Walsh and Whysall.

Councillor Tweed assumed the Chair for consideration of application RB2017/1250 only.

Apologies for absence:- Apologies were received from Councillors Andrews, Fenwick-Green, Ireland and John Turner.

36. DECLARATIONS OF INTEREST

Councillor Atkin declared a personal interest in application RB2017/1250 (two storey extension to Block H and extension to the main car park at Wath Comprehensive School) on the grounds that his daughters were students and left the room during its consideration.

37. MINUTES OF THE PREVIOUS MEETING HELD ON 5TH OCTOBER, 2017

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 5th October, 2017, be approved as a correct record for signature by the Chairman.

38. DEFERMENTS/SITE VISITS

There were no deferments or site visits recommended.

39. VISIT OF INSPECTION - DEMOLITION OF CONSERVATORY AND TRIPLE GARAGE, CONVERSION AND EXTENSION OF OUTBUILDING TO CREATE DWELLINGHOUSE AND FORMATION OF NEW ACCESS DRIVE AT NEWCROFT 19 WOODSETTS ROAD, GILDINGWELLS FOR MR. STANDFIELD (RB2017/0550)

Further to Minute No. 33(2) of the meeting of the Planning Board held on 5th October, 2017, Members of the Board made a visit of inspection to the above site, the subject of this application.

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

Louise Wills (Objector)
Ruth Davis (Objector)
Kenneth Goodall (Objector)
John Pawlowski (Objector)

A letter from Mr. Stanfield (Applicant) was also read out.

Resolved:- That the Planning Board declares that it is not in favour of this application on the grounds that there were no very special circumstances to justify the inappropriate development in the Green Belt, the impact on the Conservation Area and the impact on the access for existing residents.

40. 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 following applications:-

- Construction of a mixed use centre for retail and services (Use Classes A1 and A2), food and drink (Use Classes, A3, A4 and A5), gymnasium (Use Class D2), offices (Use Class B1a), health centre with associated pharmacy and community centre (Use Class D1), veterinary clinic (Sui Generis) and associated car parking, bus station, servicing, landscaping, public realm and groundworks, vehicular and pedestrian access/egress and related infrastructure at land off Highfield Spring, Waverley for Waverley Square Limited (RB2017/0650)

Mr. M. Dransfield (Applicant)

Ms. D. C. Dingle (Objector)

Mr. J. Baggaley (Objector)

A copy of a statement prepared by Ms. E. Clarke (Objector) was read out.

- Reserved matters application (details of appearance, landscaping and layout) for the erection of 44 dwellinghouses reserved by outline RB2015/1460 at Waverley New Community, Phase 1J, Highfield Spring, Waverley for Sky House Company Ltd. (RB2017/0933)

Mr. C. Dunn (Applicant)

- Demolition of existing dwellinghouse & erection of 2 No. dwellinghouses, 33 Arlington Avenue, Aston for PTS Developments (RB2017/1162)

Mr. J. Monaghan (Applicant)

Mr. C. Lee (Objector)

- Outline application for the erection of 1 No. dormer bungalow and replacement garage for host property with all matters reserved, on land rear of 56 Manvers Road, Swallownest for Ms. W. Ellis (RB2017/1191)

Ms. S. Foxwell (on behalf of the Applicant)
Mr. R. Mellors (Objector)

(2) That, with regard to application RB2017/0650:-

(a) That this be referred to the Secretary of State (National Planning Casework Unit) under the Town and Country Planning (Consultation) (Direction) 2009, due to the application consisting of in excess of 5,000 sqm of retail and office use in an out of centre location.

(b) That subject to the National Planning Casework Unit not calling in the application for determination, the Council resolves to grant permission for the proposed development subject to the conditions set out in the report.

(3) That, with regard to application RB2017/0743:-

(a) 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 the same obligations as was previously secured through Planning Permission RB2015/1460 with minor amendments relating to the following:-

- Education – changes/updates principally to wording relating to the BCIS Index uplift;
- Community Centre – simplified definition for community facilities (removal of reference to letting/rent), reduction of floorspace to match that proposed for the Highfield Commercial Mixed Use Centre proposal;
- Healthcare Centre – reduction in floorspace to match that proposed for the Highfield Commercial Mixed Use Centre.
- Link Road – Removal of the contribution;
- Travel Plan Measures – addition of text to include “or related infrastructure”.

(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.

(3) That applications RB2017/0933, RB2017/1191 and RB2017/1250 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

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(4) That application RB2017/1162 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report, but with an amendment to Condition No. 2 to now read:-

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below):-

(Plot 1 Elevations and Floor Plans No.7690a & Plot 2 Elevations and Floor Plans 7691a)(Received 19 October 2017)
(Amended layout plan) (Received 20 September 2017)

Reason

To define the permission and for the avoidance of doubt

(Councillor Atkin declared a personal interest in application RB2017/1250 (two storey extension to Block H and extension to the main car park at Wath Comprehensive School) on the grounds that his daughters were students and left the room during its consideration – Councillor Tweed assumed the Chair for consideration of this application)

41. UPDATES

An update was provided on the progress of the exploratory drilling application and its consideration by the Planning Board. The date for this application's consideration was subject to confirmation.

42. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 16th November, 2017 at 9.00 a.m.