

**PLANNING BOARD  
11th January, 2018**

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, M. Elliott, Fenwick-Green, Price, Taylor, John Turner, Vjestica, Walsh and Whysall.

Apologies for absence:- Apologies were received from Councillors Ireland, Jarvis and Tweed.

The webcast of the Council Meeting can be viewed at:-  
<https://rotherham.public-i.tv/core/portal/home>

**49. DECLARATIONS OF INTEREST**

Councillor Walsh declared a personal interest in applications RB2017/1426 and RB2017/1717 on the grounds of being a member of the Corporate Energy Institute.

Councillor John Turner declared a personal interest in applications RB2017/1426 and RB2017/1717 on the grounds that he had an energy transformer on land owned by himself. He abstained from voting on these applications.

**50. MINUTES OF THE PREVIOUS MEETING**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 7<sup>th</sup> December, 2017, be approved as a correct record for signature by the Chairman.

**51. DEFERMENTS/SITE VISITS**

There were no deferments or site visits recommended.

**52. 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:-

- Demolition of existing buildings on Domine Lane, erection of 6 storey building comprising of retail unit at ground floor & 32 No. apartments above and part change of use of ground floor building on Main Street to use class A1, A2, A3 and conversion of floors above to 29 No. apartments, including part demolition and rebuild & formation of courtyard car park to rear at Westgate Chambers Westgate

Rotherham Town Centre for HMP Bespoke Construction Ltd.  
(RB2017/1225)

Councillor B. Cutts (Objector)  
Mr. M. McGrail (Objector)

- Small scale electricity battery storage facility consisting of 25 No. 2MW battery containers and 10 No. 2MW Inverters, plant & substation and external works at Nether Moor Field Green Lane Thurcroft for Thurcroft Energy Limited (RB2017/1426)

Mr. M. Jones (Applicant)  
Mrs. M. Godfrey (Objector)  
Mr. P. Thirlwall (Objector)  
Mr. A. Bates (Objector)  
Councillor B. Cutts (Objector)

An additional letter in support of the application, received after the agenda was printed, was read out at the meeting.

- Erection of an energy storage facility and associated ancillary equipment and components at land adjacent Thurcroft substation off Moat Lane Wickersley for EDF Energy Renewables (RB2017/1717)

Mr. T. Frost (Applicant)  
Mrs. M. Godfrey (Objector)  
Mr. P. Thirlwall (Objector)

- (2) That application RB2017/1225 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 RB2017/1407 be granted for the reasons adopted by Members at the meeting, the relevant conditions listed in the submitted report and subject to an amendment to Condition No. 8 and deletion of Condition 9, leading to the renumbering of conditions thereafter, to now read:-

08

Prior to commencement of any excavation works a detailed landscape scheme for the reinstatement of land disturbed by the works hereby approved within the Highwall Park area 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 treatments or gateway features to be erected were relevant.
- 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 ongoing maintenance and a schedule of operations.

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

(4) That application RB2017/1426 be granted for the reasons adopted by Members at the meeting, the relevant conditions listed in the submitted report and subject to amendments to Condition Nos. 2 and 11 to now read:-

(4) That application RB2017/1426 be granted for the reasons adopted by Members at the meeting, the relevant conditions listed in the submitted report and subject to amendments to Condition Nos. 3 and 11 to now read:-

03

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)

Site Layout with Temporary Access – 17111 – 006 Rev B

Container details – 17111 – 002 Rev A

Switch Room Proposed Layout & Elevations – 17111 - 004

Substation Proposed Layout & Elevations – 17111 – 005

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Prior to its erection, detail of the type and colour of the 2.4m high security fencing to be erected around the site shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented.

(5) That the Planning Board declares that it is not in favour of application RB2017/1717 and that the application be refused on the grounds of the cumulative effect on the Green Belt for both applications which was unacceptable and the preferable scheme being RB2017/1426 as it was closer to the substation, the application did not follow a logical boundary and the low substandard access to the site and that the Chairman and the Vice-Chairman be authorised to approve the precise wording of the reasons for refusal.

(Councillor Walsh declared a personal interest in applications RB2017/1426 and RB2017/1717 on the grounds of being a member of the Corporate Energy Institute)

(Councillor John Turner declared a personal interest in applications RB2017/1426 and RB2017/1717 on the grounds that he had an energy transformer on land owned by himself. He abstained from voting on these applications)

**53. UPDATES**

The following update information was reported:-

- (a) Details for the proposed order of proceedings for the next meeting on 25<sup>th</sup> January, 2018, which would incorporate the application for the construction of a well site and drilling on land adjacent to Common Road, Harthill.
- (b) Provisional date for a standalone meeting for the application relating to drilling operations at Woodsetts.

**54. DATE OF NEXT MEETING**

Resolved:- That the next meeting of the Planning Board take place on Thursday, 25<sup>th</sup> January, 2018, at 9.00 a.m.