

PLANNING BOARD
Thursday, 21st June, 2018

Present:- Councillor Sheppard (in the Chair); Councillors Atkin, Bird, D. Cutts, Mallinder, Sansome, John Turner, Tweed, Walsh, Whysall and Williams.

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

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

1. DECLARATIONS OF INTEREST

Councillor Atkin declared a personal interest in application RB2018/0527 (change of use to fish and chips restaurant at Maltby Fire Station, High Street, Maltby) on the grounds of being member of the South Yorkshire Fire and Rescue Authority and left the room whilst this item was discussed.

Councillor Mallinder declared a personal interest in application RB2018/0527 (change of use to fish and chips restaurant at Maltby Fire Station, High Street, Maltby) on the grounds of her daughter's connection to the restaurant and left the room whilst this item was discussed.

2. MINUTES OF THE PREVIOUS MEETING HELD ON 31ST MAY, 2018

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 31st May, 2018, be approved as a correct record for signature by the Chairman.

3. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

4. 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:-

- Single storey side & rear extension to existing building to form A1 retail unit including ATM and associated works at Land adj to The Cutler PH Woodsetts Road North Anston for Tesco Stores Limited (RB2015/0777)

Mr. B. Train (Applicant)
Mrs. C. Bhullar (Objector)
Mr. M. Moy (Objector)
Mr. Keeton (Objector)
Mr. Widdowson (Objector)
Mrs. Widdowson (Objector)
Parish Councillor D. Graham (Objector)
Ward Councillor C. Jepson (Objector)

- Display of 1 No. illuminated fascia sign and various non illuminated and illuminated signs at Land adj to The Cutler PH Woodsetts Road North Anston for Tesco Stores Limited (RB205/0779)

Mr. Keeton (Objector)
Mrs. Widdowson (Objector)
Mrs. D. Graham (Objector)
Councillor C. Jepson (Objector)

- Erection of 85 dwelling houses with associated landscaping, on site open space, parking and access points at Land at Poplar Way Catcliffe for Barratt & David Wilson Homes (RB2018/0441)

Ms. M. Corbett (Applicant)

- Change of use to fish and chips restaurant/takeaway (Use Class A3/A5) at Maltby Fire Station High Street Maltby for Mr. J. Radford (RB2018/0527)

Mr. J. Radford (Applicant)
Mrs. N. Avgousti (Objector)
Mr. P. Norris (Objector)
Mr. J. Kirk (Objector)

- Change of use of restaurant to restaurant and drinking establishment (Use Class A3/A4) at 284 Bawtry Road, Wickersley for Mrs. Reed (RB2018/0560)

Mr. D. Reed (Applicant)
Mr. P. Thirlwall (Objector)
Ms. A. Chopra (Objector)
Ms. S. Line (Objector)
Mr. D. Walters (Objector)
Ms. M. Lee (Objector)
Mr. C. Barber (Objector)

- (2) That applications RB2015/0777 and RB2018/0560 be refused for the reasons adopted by Members at the meeting.

(3) That applications RB2015/0779, RB2018/0361, RB2018/0441, RB2018/591 and RB2018/0682 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(4) That application RB2018/0527 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to a further amendment to Condition No. 3 to now read:-

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The use hereby permitted shall only be open to customers or for deliveries between the hours of 11:30 – 22:00.

Reason

In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

5. **COURTESY CONSULTATION IN RESPECT OF PROPOSED PHASE 1 (FULL APPLICATION) ERECTION OF 2 UNITS - 16,615 SQ. M OF B1C/B2/B8 FLOORSPACE AND PROVISION OF ASSOCIATED ACCESS AND LANDSCAPING; PHASE 2 (OUTLINE APPLICATION) DETAILS OF ACCESS FOR UPTO 61,230 SQ. M OF B1C/B2/B8 FLOORSPACE AT FORMER OUTOKUMPU, SHEEPCOTE LANE, SHEFFIELD, S9 2RA FOR PEEL LOGISTICS PROPERTY (RB2017/1439)**

Consideration was given to a report by the Assistant Director of Planning, Regeneration and Transportation which detailed a courtesy consultation from Sheffield City Council in respect of a proposed Phase 1 (full application) erection of 2 units - 16,615 sq. m of B1c/B2/B8 floorspace and provision of associated access and landscaping; Phase 2 (Outline application) details of access for up to 61,230 sq. m of B1c/B2/B8 floorspace at former Outokumpu, Sheepecote Lane, Sheffield, S9 2RA for Peel Logistics Property.

Resolved:- (1) That Sheffield City Council be thanked for the opportunity to comment on this application.

(2) That Sheffield City Council be informed that this Council did not wish to object to the above proposal.

6. COURTESY CONSULTATION IN RESPECT OF OUTLINE PLANNING APPLICATION WITH SOME MATTERS RESERVED (APPROVAL BEING SOUGHT FOR ACCESS) FOR AN EMPLOYMENT-LED DEVELOPMENT OF B1/B2/B8 USES AT LAND AT SHIREOAKS COMMON, SHIREOAKS, NOTTINGHAMSHIRE FOR BASSETLAW DISTRICT COUNCIL (18/00413/OUT) (RB2018/0623)

Consideration was given to a report by the Assistant Director of Planning, Regeneration and Transportation which detailed a courtesy consultation from Bassetlaw District Council in respect of an outline planning application with some matters reserved (Approval being sought for Access) for an employment-led development of B1/B2/B8 Uses at Land at Shireoaks Common, Shireoaks, Nottinghamshire.

Resolved:- (1) That Bassetlaw District Council be thanked for the opportunity to comment on this application.

(2) That Bassetlaw District Council be informed that this Council did not wish to object to the above proposal subject to a condition requiring buffer planting on the boundary with Rotherham's Green Belt.

7. APPEAL DECISION - HARTHILL EXPLORATORY WELL PUBLIC INQUIRY

Consideration was given to a report by the Assistant Director of Planning, Regeneration and Transportation which detailed an appeal following the public inquiry against the refusal of the Harthill Exploratory Well.

Prior to the commencement of the Inquiry the applicant submitted further information to address the highways objection to the scheme, including the provision of temporary traffic stop and go boards, which were accepted at officer level though rejected by Planning Board.

During the course of the Inquiry the Council withdrew its opposition to the proposals on ecological grounds (and at the same time agreed with the appellant that no applications for costs would be submitted by either party).

Since the closure of the Inquiry, on 17 May 2018 the Secretary of State for Business, Energy and Industrial Strategy made a Written Statement to Parliament on Energy Policy, which strongly supported the exploration and development of onshore shale gas resources, and the Inspector took this in to account as a material consideration.

The Inspector considered that the main issues in this case were:-

- i) whether the proposal would represent inappropriate development in the Green Belt having regard to the NPPF; and
- ii) the effect of the proposal on the existing uses of the highways in the surrounding area.

Taking all this into account (set out in detail as part of the report) the Inspector concluded that the development could have a negative, but not significant, impact on features of biodiversity value for the period of the development and that the development would detract from, and be harmful to, the landscape and visual character of the surrounding area. These matters would not, however, outweigh the benefits from the investigation proposed in terms of future energy supplies, to which he gives great weight.

Having taken into account all other matters raised, including cumulative effects, the Inspector concludes that none carried sufficient weight to alter the decision subject to relevant conditions. The decision notice included thirty conditions, some of which were 'pre-commencement' conditions that have to be addressed before the development took place.

Resolved:- That the decision to allow the appeal, be noted.

8. UPDATES

The following matters were discussed:-

(1) Tour of Completed Developments 2018

Members were reminded of the arrangements for the Planning Board's tour of completed developments, which would be taking place on Friday, 22nd June, 2018.

(2) Appeal Decision - 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. 39 of the meeting of the Planning Board held on 26th October, 2017, Members were informed that the appeal against this Council's refusal of the above application for planning permission had been allowed by the Planning Inspectorate and the planning permission had now been granted.

The Inspector considered that the extensions to the existing building are disproportionate and therefore represent inappropriate development in the Green Belt.

He felt that whilst the design was overtly modern it would respect its context and represent an appropriate contemporary interpretation of the larger dwellings in the Conservation Area whilst adding to the variety of building styles evident in the locality. He did not consider that the new dwelling would be out of keeping with the mixed pattern of development on this edge of the Conservation Area.

In terms of the impact on nearby residents the Inspector noted that, whilst the proposed development included a new drive and would increase vehicular usage of the existing access track, such movements would be brief and relatively infrequent, and as such the adjoining occupiers' living conditions would not be materially harmed.

He noted that the volume of the retained and extended summer house to form the proposed dwelling would be marginally less than that of the three existing outbuildings according to the appellant's calculations, which were not disputed by the Council. As a result there would be a net gain in openness, albeit very modest. Openness was one of the essential characteristics of the Green Belt according to the Framework and he gave significant weight to this argument in favour of the proposed development.

An application for costs against the Council was dismissed as the Inspector was satisfied that the Council had given reasoned arguments for each reason for refusal, referring to relevant Local Plan and National Policy.

9. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 12th July, 2018 at 9.00 a.m.