

**PLANNING BOARD**  
**Thursday, 2nd August, 2018**

Present:- Councillor Sheppard (in the Chair); Councillors Andrews, Atkin, Bird, D. Cutts, M. S. Elliott, Fenwick-Green, Tweed, Walsh, Whysall and Williams.

Apologies for absence were received from Councillors Ireland, Sansome and R.A.J. Turner.

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

**15. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**16. MINUTES OF THE PREVIOUS MEETING HELD ON 12TH JULY, 2018**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 12th July, 2018, be approved as a correct record for signature by the Chairman.

**17. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**18. VISIT OF INSPECTION - ERECTION OF 28 NO. DWELLINGHOUSES, DETAILS OF ACCESS AND LANDSCAPING AT LAND EAST OF PENNY PIECE LANE, NORTH ANSTON FOR DUCHY HOMES & YORKSHIRE MERCHANT SECURITIES LTD. (RB2017/183)**

Members of the Board made a visit of inspection to the above site, the subject of this application (Ward Councillor Jepson was in attendance at the inspection of the site).

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

Mr. J. Cropper (on behalf of the applicant Company)  
Mrs. A. Dickens (Objector)  
Mr. D. Eaton (Objector)  
Mr. M. Huggup (Objector)  
Mr. S. Thomas (Objector)  
Councillor C. Jepson (Objector and also on behalf of Anston Parish Council)

Letters of objection to this application, from Mrs. E. McClure and from Mrs. A. Webster, were also read out during the Planning Board's consideration of this item.

Resolved:- That, with regard to application RB2017/1832:-

(1) the applicant shall enter into an Agreement in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

- the provision of 21% affordable housing on site;
- a commuted sum of £500 per dwelling towards sustainable transport measures; and
- the provision of a management company to manage/maintain areas of open space on the site.

(2) subject to the satisfactory signing of the Section 106 Agreement, planning permission be granted for the proposed development for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

## **19. 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 application:-

- Erection of 100 No. dwellinghouses with associated access, open space including play area and ancillary works on land north of A57 bypass east of Mansfield Road, Aston for W. Redmile and Sons Ltd. (RB2018/0021)

Mr. W. Selby (on behalf of the applicant Company)

(2) That, with regard to application RB2018/0021:-

(a) the applicant shall enter into an Agreement in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

- the provision of 11 No. bungalow properties on the site, to be purchased by the Council as affordable homes for rent and retained in perpetuity;
- a commuted sum of £500 per dwelling towards sustainable transport measures; and
- the provision of a management company to manage/maintain areas of open space and Local Equipped Area for Play (LEAP) on the site.

(b) subject to the satisfactory signing of the Section 106 Agreement, planning permission be granted for the proposed development for the

reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

**20. PROPOSED LOCAL DEVELOPMENT ORDER - LAND AT GULLIVER'S THEME PARK, MANSFIELD ROAD, WALES**

Further to Minute No. 62 of the meeting of the Planning Regulatory Board held on 16th February, 2017, consideration was given to a report of the Assistant Director of Planning, Regeneration and Transport concerning the proposal to make the Gullivers Valley (Rotherham) Local Development Order 2017. A copy of the draft Order was appended to the submitted report.

The report referred to the Growth and Infrastructure Act 2013 which modified the Planning Acts to simplify the Local Development Order process by removing the requirement for the Local Planning Authority to submit the Order to the Secretary of State for Communities and Local Government, before adoption, for consideration of whether to intervene. This process was instead replaced by a requirement to notify the Secretary of State as soon as practicable after adoption.

The implications of the Order for the development of the Gulliver's Theme Park, as well as the details of the consultation process about the Order, were included within the submitted report. Members noted that the draft Order had been amended in the light of comments received during the consultation process.

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

(2) That the Gullivers Valley (Rotherham) Local Development Order 2017 be adopted as amended and the Secretary of State for Communities and Local Government be notified of its adoption as soon as practicable.

**21. UPDATES**

There were no items to report.