

**PLANNING BOARD
10th January, 2019**

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

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

66. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

67. MINUTES OF THE PREVIOUS MEETING HELD ON 6TH DECEMBER, 2018 (HEREWITH)

68. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

69. 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 toilet block to side & single storey extension to front at 131 Bawtry Road Wickersley for Mr Baker (RB2018/1747)

Mr. D. Baker (Applicant)
Mrs. M. Godfrey (Objector)

(2) That, with regard to application RB2018/1451:-

(a) subject to a satisfactory legal agreement with the applicant made under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- Financial contribution of £17,204.88 towards the improvement of existing green space, in particular for the provision of children's equipped play at a site to be agreed with green spaces team.
- Financial contribution of £21,000 towards sustainable transport measures.

(b) subject to the satisfactory securing of such an agreement, the Council resolves to grant planning permission for the proposed development subject to the reasons for grant and conditions listed in the submitted report and subject to amendment to Condition No. 8 and the addition of two new conditions inserted after Condition No. 8 making fifteen conditions in total to read:-

08

Above ground development shall not begin until a foul and surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the construction details and shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:-

- The utilisation of holding sustainable drainage techniques (e.g. soakaways);
- The limitation of surface water run-off to equivalent brownfield rates (i.e. minimum of 30% reduction in flows based on existing flows and a 1 in 1 year return period);
- The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus a 30% allowance for climate change, based upon the submission of drainage calculations; and
- A maintenance plan including responsibility for the future maintenance of drainage features and how this is to be guaranteed for the lifetime of the development.

Reason

To ensure that the development can be properly drained in accordance with the Local plan and the NPPF.

09

A flood route drawing showing how exceptional flows generated within or from outside the site will be managed including overland flow routes, internal and external levels and design of buildings to prevent entry of water, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

Reason

To ensure that the development can be properly drained and will be safe from flooding in accordance with the Local plan and the NPPF.

10

Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;

- a/ a permeable surface and sub-base, or;
- b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

Reason

To ensure that the development can be properly drained in accordance with the Local plan and the NPPF

(3) That application RB2018/1747 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(4) That applications RB2018//1857 and RB2018/1859 be referred to the Government Office as a departure, and if they indicate that they do not wish to call in the application, that permission 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 an amendment to Condition 28 for both applications to now read:-

28

The approved advanced planting details submitted in application RB2017/1791 shall be implemented for the site excluding the area around the new access which shall be planted in accordance with plan references Softworks Proposals 1 718_401 Rev C; Softworks Proposals 2 718_402 Rev C and Softworks Proposals 3 718_403 Rev C submitted on the 03-01-19 as below:-

- i. Prior to the first occupation of the part or phase of development to which the screen relates: or
- ii. In accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

70. UPDATES

There were no updates to report.

71. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 31st January, 2019 at 9.00 a.m.