

**PLANNING BOARD  
Thursday, 18th June, 2020**

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

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

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

**92. DECLARATIONS OF INTEREST**

There were no Declarations of Interest to report.

**93. MINUTES OF THE PREVIOUS MEETING HELD ON 4TH JUNE, 2020**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 4<sup>th</sup> June, 2020, be approved as a correct record of the meeting.

**94. DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**95. 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.

A statement was read out on behalf of Mr. P. Stevens (Objector) in relation to application RB202/0660.

(2) That, with regard to application RB2020/0485:-

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

- Financial contribution of £500 per dwelling towards sustainable travel measures to support the development.
- Financial contribution of £260 (revised from £390) per apartment towards improved green infrastructure and/or cultural improvements to the town centre environment.

(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 the following amendments as referred to at the meeting:-

- (a) Description amended to remove reference to 'retail unit'.
- (b) The Greenspaces Section 106 contribution altered from £390 to £260.
- (c) Full permission conditions:-
  - Condition 02 – insertion of:-
    - 3491-FBA-XX-XX-DR-A-90023 P1 (cross section including b and c), received 25 March 2020
    - 3491-FBA-XX-XX-DR-A-90022 P1 (cross section including b and c), received 25 March 2020
  - Condition 15 - to omit "...or for deliveries..." to:-
    - The use of the cinema shall only be open to customers between the hours of 10:00hrs and 03:30hrs Mondays to Sundays.
  - Condition 16 - to omit "...or for deliveries..." to:-
    - The use of all food and drink establishments shall only be open to customers between the hours of 08:00hrs and 02:00hrs Mondays to Sundays.
  - Condition 32 has been amended to:-
    - Development shall not begin until a foul and surface water drainage scheme for the site, based on the principles set out in the Drainage Statement 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. During construction, if the approved scheme has not been implemented, temporary arrangements shall be put in place to limit surface water runoff to the agreed discharge rates. The scheme to be submitted shall demonstrate: The utilisation of holding sustainable drainage techniques:-
      - The limitation of any surface water run-off to the canal or public sewerage system to rates to be determined by the Canal and River Trust and Yorkshire Water Services Ltd respectively;
      - 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.
- Condition 33 has been deleted as it is replicated in Condition 35.
  - Condition 44 – inserted “Unless otherwise agreed in writing with the Local Planning Authority,” the WSI should include.....

Outline permission conditions:-

- Condition 01 changed from 5 to 7 years due to the longer period given to submit reserved matters.
- Condition 03 – insertion of:-
  - Site B South L00 Plan 3491-FBA-B2-00-DR-A-01000
  - Site B South L01 Plan 3491-FBA-B2-01-DR-A-01100
  - Site B South - Residential GA Sections 3491-FBA-B2-XX-DR-A-01020
  - Site C Plan 3491-FBA-CX-XX-DR-A-01000
  - Site C L00 Plan 3491-FBA-CX-00-DR-A-01001
  - Site C L01 Plan 3491-FBA-CX-01-DR-A-01100
  - Site C - GA Section 3491-FBA-C1-XX-DR-A-01020
  - FB-SK-3313-08.06.20-NH-01, received 8 June 2020
- Condition 32 – inserted “Unless otherwise agreed in writing with the Local Planning Authority,” the WSI should include.....

(3) That application RB2020/0660 be granted for prior approval for its siting and appearance for the reasons adopted by Members at the meeting and subject to the relevant condition listed in the submitted report.

**96. UPDATES**

The following update information was provided:-

- (a) Date and time of the next meeting

The next meeting was scheduled for Thursday, 2<sup>nd</sup> July, 2020 and every three weeks thereafter. However, there were very few items for consideration at the next meeting, so consideration may be given to moving those items over to the meeting scheduled for Thursday, 23<sup>rd</sup> July, 2020. This would be subject to confirmation.

(b) Head of Planning and Building Control

Following the departure of Bronwen Knight to Wakefield it was confirmed that Nigel Hancock had been appointed as Head of Planning and Building Control, who advised that whilst he would continue to attend Planning Board meetings, this would be his last meeting presenting applications. Expressions of interest were being invited for the Board's presenting officer replacement for the north of the borough.

The Chair, on behalf of the Board, placed on record his thanks and appreciation for Nigel's support and congratulated him on his appointment.

Resolved:- That the information be noted.

**97. DATE OF NEXT MEETING**

Resolved:- That the next meeting of the Planning Board be proposed to take place on Thursday, 2<sup>nd</sup> July, 2020 at 9.00 a.m.