

PLANNING BOARD
Thursday, 24th September, 2020

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

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

112. EXCLUSION OF THE PRESS AND PUBLIC

There were no items on the agenda to warrant exclusion of the press and public.

113. MATTERS OF URGENCY

There were no matters of urgency to be considered.

114. DECLARATIONS OF INTEREST

Councillor M. Elliott declared a personal interest in application RB2019/0582 (demolition of various buildings and removal of containers, erection of new food store (Use Class A1) with associated access, parking and landscaping, new changing room facilities and creation of playing area, and formation of new parking area at Christ Church Rotherham Road Swallownest for Lidl UK GmbH) on the grounds of having been contacted by a number of the objectors. He spoke on the application and then left the meeting during the discussion and the vote.

Councillor Walsh declared a personal interest in application RB2019/0582 (demolition of various buildings and removal of containers, erection of new food store (Use Class A1) with associated access, parking and landscaping, new changing room facilities and creation of playing area, and formation of new parking area at Christ Church Rotherham Road Swallownest for Lidl UK GmbH) on the grounds of giving advice to constituents on how to present their concerns. He left the meeting prior to the application being considered so did not observe the debate or the vote.

115. MINUTES OF THE PREVIOUS MEETINGS HELD ON 13TH AUGUST AND 3RD SEPTEMBER, 2020

Resolved:- That the minutes of the previous meetings of the Planning Regulatory Board held on Thursday, 13th August and 3rd September, 2020, be approved as a correct records of the meetings.

116. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

117. 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, a number of people attended the meeting and spoke about the following application:-

- Demolition of various buildings and removal of containers, erection of new food store (Use Class A1) with associated access, parking and landscaping, new changing room facilities and creation of playing area, and formation of new parking area at Christ Church Rotherham Road Swallownest for Lidl UK GmbH (RB2019/0582)

Councillor M. Elliott (Objector) – then left the meeting

Ms. M. Davies (Applicant)

Ms. C. A. Jones (Objector)

Mr. F. Eizens (Objector)

Mr. M. Stringer (Objector)

Mr. C. Beebe (Objector)

Mr. M. Parker (Objector)

Councillor R. Taylor (Objector)

Statements were also read out by the Planning Manager on behalf of:-

Mr. S. Madey

Mr. M. Firth

Mr. J. Stevenson

Mr. G. Watts

(2) That, with regards to application RB2019/0582 the Planning Board declared that it was not favourably disposed towards this application, on the grounds of the impact of the development on the designated district town centre of Swallownest and the Assistant Director of Planning, Regeneration and Transport, in consultation with the Chairman and Vice-Chairman of the Planning Board, be authorised to determine the reasons for refusal for this application.

(3) That application RB2019/1483 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 additional condition relating to the Supplementary Planning Guidance on Sustainability for the provision of electric charging points within the development to read:-

Prior to the occupation of any dwelling, details of the infrastructure to allow every future homeowner on the site to fit their own specific Electric Vehicle Charging connection plate, shall be submitted to and approved by the Local Planning Authority. Each dwelling shall not be occupied until the approved infrastructure has been provided, and they shall thereafter be retained.

Reason - In the interests of sustainable development and air quality.

118. UPDATES

There were no updates to share with Planning Board other than to clarify the process of attendance and attendees at Public Inquiries.

119. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 15th October, 2020 at 9.00 a.m.