PLANNING BOARD
22nd July, 2021

Present:- Councillor Atkin (in the Chair); Councillors Bird, Castledine-Dack, Cowen, R. Elliott, Fisher, Havard, Keenan, Sansome, Tinsley and Wooding.

Apologies for absence:- Apologies were received from Councillors McNeely and Wilson.

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

17. EXCLUSION OF THE PRESS AND PUBLIC

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

18. MATTERS OF URGENCY

There were no matters of urgency for consideration.

19. DECLARATIONS OF INTEREST

There were no Declarations of Interest to record.

20. DEFERMENTS/SITE VISITS

There were no site visits recommended.

21. MINUTES OF THE PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 1st July, 2021, be approved as a correct record of the meeting.

22. 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 attended the meeting and spoke about the applications below:-

- Demolition of existing single storey building and erection of an extension to medical centre at Broom Lane Medical Centre, 70 Broom Lane Broom for Broom Lane Medical Centre (RB2020/1989)

  Mr. M. Ollivant (Objector)

- Erection of 99 No. dwellinghouses with associated parking, access, landscaping and ancillary works at land off Park Hill Swallownest for Bellway Homes Ltd - Yorkshire Division (RB2020/2029)

  Mr. P. Thornton (Applicant)

  Statements objecting to the application were also read out on behalf of:-
  Mrs. E. Brown
  Mr. F Eizens and Ms C. A. Jones

- Application to vary conditions 01 (plans), 03 (access) & 10 (vehicle turning area) imposed by RB2016/1422 at land at Church Street Wales for Decs Properties (RB2021/0504)

  Mr. J. Knowles (on behalf of the Applicant)

  An email objecting to the application was read out on behalf of Mr. D. Garrity.

- Demolition of existing garage, formation of new access and erection of 4 No. dwellinghouses at land rear of Thornfield, Lings Lane, Wickersley for Habbin Builders Ltd. (RB2021/0624)

  A statement relating to the applicaton was read out on behalf of Wickersley Parish Council.

(2) That applications RB2020/1989, RB2021/0199, RB2021/0504 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That, with regards to application RB2020/2029:-

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

- 17 Affordable Housing Units on site (less than 25% but provided 8 bungalows on a 2 for 1 basis).
- A commuted sum of £233,182, towards secondary education provision at Aston Academy.
- A commuted sum of £49,500 towards sustainable travel encouragement.
- A commuted sum of £34,100 for the future management and maintenance of the council tree stock to the south of the site, adjacent Park Hill for a period of 20 years.
- A commuted sum of £4,400 per tree up to a maximum of £48,000 in the event that any of the trees along Park Hill are lost as a result of the new footpath and need to be replaced.

- Financial contribution of £7,800 to enable improvements to children's play area at West Park Drive Playpark on West Park Drive, Swallownest, Rotherham, S26 4UY.
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.

(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.

(4) That, with regards to application RB2021/0624:-

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

- £39,204 towards off site tree planting within the Wickersley area.

(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.

23. UPDATES

There were no updates to report.

24. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 12th August, 2021 at 9.00 a.m. at Rotherham Town Hall.