

PLANNING BOARD
Thursday 21 July 2022

Present:- Councillor Atkin (in the Chair); Councillors Councillor Jenny Andrews, Bacon, Bird, Burnett, Cowen, Elliott, Havard, Keenan and Tarmey.

Apologies for absence:- Apologies were received from Councillors Fisher, Taylor and Wooding.

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

105. EXCLUSION OF THE PRESS AND PUBLIC

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

106. MATTERS OF URGENCY

There were no matters of urgency for consideration.

107. DECLARATIONS OF INTEREST

Councillor Burnett declared a disclosable pecuniary interest in application RB2021/2054 (reserved matters application (details of landscaping, scale, external appearance and layout) for the erection of 70 dwellinghouses (reserved by outline R2019/1891) at east of Brecks Lane rear of Belcourt Road, Brecks for Avant Homes Yorkshire) on the grounds of having engaged with local residents and having friends who have moved onto Belcourt Road and left the room whilst the application was discussed and did not observe the vote.

108. MINUTES OF THE PREVIOUS MEETING HELD ON 9TH JUNE, 2022

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 9th June, 2022, be approved as a correct record of the meeting.

109. DEFERMENTS/SITE VISITS

There were no site visits or deferrals recommended.

110. 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 the existing library, external alterations to the former service centre to provide new library, external alterations to the civic hall, provision of a new children's play area, works of hard & soft landscaping and erection of 49 No. dwellinghouses, creation of access and associated works at two sites off Charnwood Street and Station Street, Swinton for Ben Bailey Homes Ltd (RB2021/0030)

Mr. R. Conroy (Applicant)

- Detached garage at 20B Firbeck Lane, Laughton-en-le-Morthen for Mr. W. Reece (RB2021/0903)

Mr. T. Stanway, Laughton Parish Council (Objector)

- Reserved matters application (details of landscaping, scale, external appearance and layout) for the erection of 70 dwellinghouses (reserved by outline R2019/1891) at east of Brecks Lane rear of Belcourt Road, Brecks for Avant Homes Yorkshire (RB2021/2054)

Mr. D. Cutts (on behalf of the Applicant)

Councillor S. Ellis (Objector)

- Use of dwelling (use class C3) as a children's home for one child (use class C2) at 3 Raven House, Moor Lane North, Ravenfield for Emma Fusco (RB2022/0502)

Mr. and Mrs. Angell (Objectors)

- Change of use to a public house (Use Class Sui Generis), including alterations to external appearance of the building, and provision of associated external seating area at Building B, Deer Park Farm, Doncaster Road, Thrybergh for Deer Park Farm Retail Village (RB2022/0724)

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

Councillor M. Bennett-Sylvester (Supporter)

Mr. Hickman (Objector)

Mrs. G. Hoden (Objector)

A statement was also read out on behalf of Mr. and Mrs. Joyce (Objectors).

- Erection of two linked 9.5m prefabricated steel towers at Eagle Platforms, Ryton Road, Anston for Eagle Platforms Ltd. (RB2022/0737)

Mr. D. Stewart (Applicant)

Councillor T. Wilson (Supporter)

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A statement was also read out on behalf of Mr. K. Crawshaw (Objector) who was unable to attend the meeting.

(2) That, with regards to application RB2021/0030:-

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

- A financial contribution of £500 per dwelling towards sustainable travel measures to support the development.
- A financial contribution of £23,600 for the provision of replacement offsite tree mitigation
- A financial contribution of £91,338 towards education provision
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.
- Affordable Housing provision of 12 units in total. This is broken down as follows:-
 - the provision of 8no. units on site units at Plots 39, 40, 41, 42, 43, 44, 45 and 48.
 - A commuted sum equating to 60% of the difference between the estimated open market value set out in the viability appraisal submitted by the applicant of 4no. units at plots 35, 36, 38 and 49 and the actual sales values achieved at the point of sale.

(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 an amendment to Condition No. 2 relating to the up-to-date Landscaping Plan to now read:-

02 The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans (as set out below):-

(Drawing numbers	
Location plan	SWTC-HLM-00-00-DR-A-00101 Rev P02
Proposed Site Layout	SWTC-HLM-00-00-DR-A-0001 Rev P04
Proposed Site Plan	SWTC-HLM-00-00-DR-L-00001 Rev P07
Landscape	GA SWTC-HLM-00-00-DR-L-0010 rev 01
Soft Landscape - Planting Schedule	SWTC-HLM-00-00-SH-L-45102 Rev P01
Soft Landscape Plan	SWTC-HLM-00-00-DR-L-45101 Rev P01
Soft Landscape Strategy	SWTC-HLM-00-00-DR-L-45001 Rev P04
Civic Centre elevations	SWTC -HLM -01 -00 -DR - A -00301 Rev P01

New Library elevations	WTC -HLM -02 -00 -DR - A -00311 Rev P01
Street scene	SWTC-HLM-00-00-DR-A-00310 Rev P02
Phasing Plan	SWTC-HLM-00-00-DR-A-00000 P01

House types elevations and floor plans

- Garragill 16/D45/38 Rev J
- House type F
- House type F1
- House type E
- House type D1
- House type P
- House type F2
- House type Oxford
- House Type H
- House Type HC

(received 07/01/2021, 09/06/2021, 25/06/2021, 30/09/2021, 15/07/2022).

Reason - To define the permission and for the avoidance of doubt.

(3) That, applications RB2021/0903, RB2021/2054, RB2022/0502 and RB2022/0737 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(4) That, application RB2022/0724 be granted on a temporary basis for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to two additional conditions to now read:-

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The main entrance door shall not be kept in an open position and the emergency doors shown on the front elevation of the building shall remain closed at all times other than when required in an emergency.

Reason - In the interests of the amenities of local residents.

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The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans (as set out below)
(Drawing numbers PL04 Rev A and PL06 Rev A)

Reason - To define the permission and for the avoidance of doubt.

111. UPDATES

The following update information was provided:-

(a) Wentworth Woodhouse

An update was provided on the applications received and those to be submitted for works to restore and regularise the existing facilities as part of the restoration of the main house, gardens, stable block and Camelia House at Wentworth Woodhouse by the Wentworth Preservation Trust.

Resolved:- That the detailed update be received and welcomed.

112. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 11th August, 2022 at 9.00 a.m. at Rotherham Town Hall.