

**PLANNING BOARD
8th February, 2024**

Present:- Councillor Bird (in the Chair); The Mayor (Councillor Taylor), Councillors Andrews, Bacon, Ball, Burnett, Cowen, Elliott, Sheppard and Tinsley.

Apologies for absence were received from Councillors Atkin, Havard, Keenan and Khan.

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

59. EXCLUSION OF THE PRESS AND PUBLIC

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

60. MATTERS OF URGENCY

There were no matters of urgency for consideration.

61. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at the meeting.

62. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH JANUARY, 2024

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 18th January, 2024, be approved as a correct record of the meeting.

63. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

64. 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 applications below:-

PLANNING BOARD - 08/02/24

- Change of use to use to retail unit (Class E) at Deer Park Farm, Doncaster Road, Thrybergh for Deer Park Farm Retail Village (RB2023/0827)

Mr. J. Lomas (on behalf of the Applicant)
Councillor M. Bennett-Sylvester (Supporter)

- Change of use to retail/antiques emporium unit at Deer Park Farm, Doncaster Road, Thrybergh for Deer Park Farm Retail Village (RB2023/0829)

Mr. J. Lomas (on behalf of the Applicant)
Councillor M. Bennett-Sylvester (Supporter)

- Change of use to use to retail unit (Class E) at Deer Park Farm, Doncaster Road, Thrybergh for Deer Park Farm Retail Village (RB2023/0830)

Mr. J. Lomas (on behalf of the Applicant)
Councillor M. Bennett-Sylvester (Supporter)

- First floor side extension, single storey side and rear extension, single storey front extension, creation of rooms in the roofspace with dormer window to the rear and velux windows to the front at 4 Cedar Drive, Ravenfield for Mr Sabir (RB2023/1080)

Mr. Sabir (Applicant)
Ms. J. Collins (Objector)
Mrs. J. Mullins (Objector)
Mr. C. Worrall (Objector)
A statement was read out on behalf of Mr. M. Mullins (Objector)

- Provision of secondary vehicular access from Brook Lane Croft with 2.5 m high timber gates and alterations to land levels within site at Brook Lane Farm, Main Street, Bramley for Mr. T. Palmer (RB2023/1478)

Mr. T. Palmer (Applicant)
Mr. B. McGeachie (Objector)
Mr. J. Dibb (Objector)
A statement was read out on behalf of Mr. D. South (Objector)

(2) That applications RB2023/0827, RB2023/1080 and RB2023/1478 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That the Planning Board declare that it was favourably disposed towards application RB2023/0829 and that it be granted on the grounds that the Council considers the proposed retail use to be acceptable, despite there being sequentially preferable sites in the Rotherham Town

Centre, the scheme used an existing building and provided a facility for the local community and generated employment.

In addition, it was noted that the scheme provided a replacement facility to the uses that were, until recently, carried out locally at Fosters Garden Centre across Doncaster Road (now closed down), and that this use was preferable to the authorised use of the site as a storage building, with associated traffic movements.

It was not considered necessary to restrict the goods sold within the unit, and considered that the other conditions attached to application RB2023/0827 should apply.

As such, the application was granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed below:-

Conditions

01

The permission hereby granted shall relate to the area shown outlined in red on the approved location plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans.

Reason

To define the permission and for the avoidance of doubt.

02

The retail use hereby permitted shall only be open between the hours of 10:00 – 17:00 Monday to Saturday and shall be closed on Sundays and Bank Holidays. No deliveries shall be made outside of hours 08:00 – 18:00 Mondays to Saturdays with no deliveries on Sundays or Bank Holidays.

Reason

In the interest of neighbouring amenity in accordance with Policy SP52 'Pollution Control.'

POSITIVE AND PROACTIVE STATEMENT

The applicant entered into pre application discussions with the Local Planning Authority, and the proposals were in accordance with the principles of the National Planning Policy Framework and did not require any alterations or modification.

(4) That the Planning Board declare that it was favourably disposed towards application RB2023/0830 and that it be granted on the grounds that the Council considered that the proposed retail use was acceptable as, despite there being sequentially preferable sites in the Rotherham

Town Centre, the scheme used an existing building and provided a facility for the local community and generated employment.

In addition, it was noted that the scheme provided a replacement facility to the uses that were, until recently, carried out locally at Fosters Garden Centre across Doncaster Road (now closed down), and that this use was preferable to the authorised use of the site as a storage building, with associated traffic movements.

It was not considered necessary to restrict the goods sold within the unit, and considered that the other conditions attached to application RB2023/0827 should apply.

As such, the application was granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed below:-

Conditions

01

The permission hereby granted shall relate to the area shown outlined in red on the approved location plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans.

Reason

To define the permission and for the avoidance of doubt.

02

The retail use hereby permitted shall only be open between the hours of 10:00 – 17:00 Monday to Saturday and shall be closed on Sundays and Bank Holidays. No deliveries shall be made outside of hours 08:00 – 18:00 Mondays to Saturdays with no deliveries on Sundays or Bank Holidays.

Reason

In the interest of neighbouring amenity in accordance with Policy SP52 'Pollution Control.'

POSITIVE AND PROACTIVE STATEMENT

The applicant entered into pre application discussions with the Local Planning Authority, and the proposals were in accordance with the principles of the National Planning Policy Framework and did not require any alterations or modification.

(5) That application RB2023/1478 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 2 for the replacement of approved plan Rev F to JBA 4213 101 Rev G received February 2024 to now read:-

02

The permission hereby granted shall relate to the area shown outlined in red on the approved location plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans Drawing Nos. JBA.4213.101 Rev G received 24 January 2024 and turning motions plan received 14 December 2023.

65. UPDATES

There were no updates to report.

66. DATE OF NEXT MEETING - THURSDAY 29TH FEBRUARY, 2024

Resolved:- That the next meeting of the Planning Board take place on Thursday, 29th February, 2024 at 9.00 a.m. at Rotherham Town Hall.