GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

Karl Battersby
Strategic Director
Rotherham Borough Council
Bailey House
Rawmarsh Road
ROTHERHAM
S60 1TD

Geoff Dibb
Head of Planning
Parliament and Communities Directorate
Government Office for Yorkshire & the Humber
First Floor North – Esk Wing
Lateral
8 City Walk
Leeds
LS11 9AT

Direct Line: 0113 341 2794
Fax: 0113 341 3072
Email: yhplanning@goyh.gsi.gov.uk

Our Ref: YH5097/224/17
Your Ref: RB2008/1695
Date: 22 June 2010

Dear Sir

TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS AND CONSULTATION) (DEPARTURES) DIRECTIONS 1999
OUTLINE PLANNING APPLICATION BY BARTON WILMORE ON BEHALF OF HELICAL GOVERNETZ FOR THE DEVELOPMENT OF B1 OFFICE SPACE (60,000 SQM), HOTEL, AND ANCILLARY RETAIL AND LEISURE FACILITIES INCLUDING DETAILS OF ACCESS ON LAND OFF HIGH FIELD SPRING, CATCLIFFE
APPLICATION NO. RB2008/1695

1. I refer to your letter of 5 February 2010 referring to the Secretary of State an application for planning permission for the above development.

2. As you may know, the Secretary of State's general approach is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. Local planning authorities are normally best placed to make decisions relating to their areas and it is right that, in general, they should be free to carry out their duties responsibly, with the minimum of interference.

3. There will be occasions, however, when the Secretary of State may consider it necessary to call in a planning application to determine himself instead of leaving it to the local planning authority. His policy is to be very selective about calling in planning applications. He will, in general, only take this step if planning issues of more than local importance are involved and if those issues need to be decided by the Secretary of State rather than at a local level. Each case is, however, considered on its own facts.

4. We have carefully considered all the matters raised about this application, and current policy on call-in (set out in a Parliamentary reply to Mr Bill Michie, MP, 16 June 1999). The issue before the Secretary of State for decision is not whether the application should be

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granted planning permission but whether or not he should call it in for his own determination. The Secretary of State considers that the main matters relevant to his decision in this case are his planning policies for:-

i) promoting high quality, inclusive design in terms of function and impact, which takes the opportunities available for improving the character and quality of an area (PPS1);
ii) achieving sustainable economic growth (PPS4); and
iii) promoting accessibility to development comprising jobs, shopping, leisure facilities and services so that there is a realistic choice of access by public transport, walking and cycling, recognising that this may be less achievable in some rural areas (PPG13)

The Secretary of State has also taken into account policies contained in the development plan for the area.

5. Having carefully considered the relevant planning issues raised by this proposal, together with the representations received, the Secretary of State has concluded that his intervention would not be justified. The application does not in the Secretary of State's view raise issues of such wider significance which require a decision by him. The decision as to whether to grant planning permission will therefore remain with the Council.

6. In considering whether to exercise his discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

7. The Article 14 Direction issued pursuant to the Secretary of State's letter of 22 January 2010 is hereby withdrawn.

8. A copy of the permission that may be granted by the Council for the development should be sent to the Secretary of State at the above address in due course.

Yours faithfully

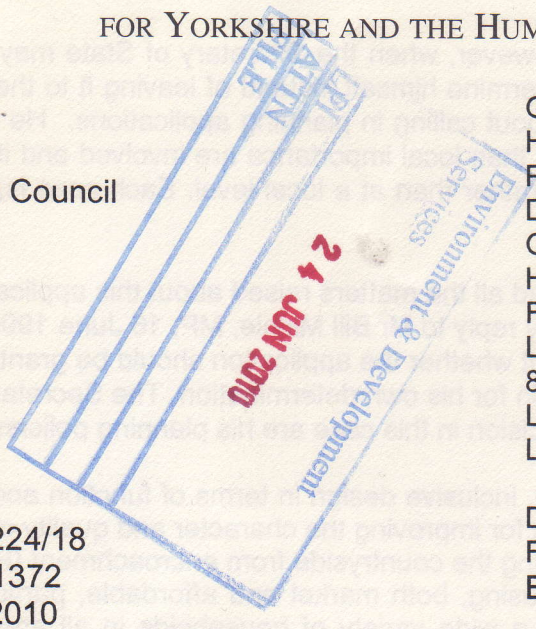
Geoff Dibb
Authorised by the Secretary of State to sign in that behalf

cc. Paul Woodcock, Director of Planning and Regeneration

Environment & Development Services
24 JUN 2011
LPI
ATTN
FILE

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Strategic Director
Rotherham Borough Council
Bailey House
Rawmarsh Road
ROTHERHAM
S60 1TD



Geoff Dibb
Head of Planning
Parliament and Communities
Directorate
Government Office for Yorkshire & the
Humber
First Floor North – Esk Wing
Lateral
8 City Walk
Leeds
LS11 9AT

Direct Line: 0113 341 2675
Fax: 0113 341 3072
Email: yhplanning@goyh.gsi.gov.uk

Our Ref: YH5097/224/18
Your Ref: RB2008/1372
Date: 22 June 2010

Dear Sir

TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS AND CONSULTATION) (DEPARTURES) DIRECTIONS 1999
PLANNING APPLICATION BY HARWORTH ESTATES (WAVERLEY PRINCE) LIMITED FOR A NEW COMMUNITY COMPRISING (3890) RESIDENTIAL UNITS, COMMERCIAL DEVELOPMENT (INCLUDING OFFICE, LIVE/WORK, RETAIL, FINANCIAL AND PROFESSIONAL SERVICES, RESTAURANTS, SNACK BARS AND CAFES, DRINKING ESTABLISHMENTS, HOT FOOD TAKEAWAYS, ENTERTAINMENT AND LEISURE USES AND A HOTEL) AND OPEN SPACE (INCLUDING PARKLAND AND PUBLIC REALM, SPORT AND RECREATION FACILITIES), 2 NEW 2 FORM ENTRY PRIMARY SCHOOLS, HEALTH, CULTURAL AND COMMUNITY FACILITIES, PUBLIC TRANSPORT ROUTES, FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS, LANDSCAPING, WASTE FACILITIES AND ALL RELATED INFRASTRUCTURE (INCLUDING ROADS, CAR AND CYCLE PARKING, GAS OR BIOFUEL COMBINED HEAT AND POWER GENERATION PLANT AND EQUIPMENT, GAS FACILITIES, WATER SUPPLY, ELECTRICITY, DISTRICT HEATING, TELECOMMUNICATIONS, FOUL AND SURFACE WATER DRAINAGE SYSTEMS AND LIGHTING) ON LAND AT THE FORMER ORGREAVE OPENCAST MINING SITE, HIGHFIELD SPRING, CATCLIFFE, ROTHERHAM
APPLICATION NO. RB2008/1372

1. I refer to your letter of 5 February 2010 referring to the Secretary of State an application for planning permission for the above development.

2. As you may know, the Secretary of State's general approach is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. Local planning authorities are normally best placed to make decisions relating to their areas and it is right that, in general, they should be free to carry out their duties responsibly, with the minimum of interference.

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3. There will be occasions, however, when the Secretary of State may consider it necessary to call in a planning application to determine himself instead of leaving it to the local planning authority. His policy is to be very selective about calling in planning applications. He will, in general, only take this step if planning issues of more than local importance are involved and if those issues need to be decided by the Secretary of State rather than at a local level. Each case is, however, considered on its own facts.

4. We have carefully considered all the matters raised about this application, and current policy on call-in (set out in a Parliamentary reply to Mr Bill Michie, MP, 16 June 1999). The issue before the Secretary of State for decision is not whether the application should be granted planning permission but whether or not he should call it in for his own determination. The Secretary of State considers that the main matters relevant to his decision in this case are his planning policies for:-

i) promoting high quality, inclusive design in terms of function and impact, which takes the opportunities available for improving the character and quality of an area (PPS1);
ii) assisting in safeguarding the countryside from encroachment (PPG2);
iii) providing a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural (PPS3);
iv) promoting sustainable transport (PPG13);
v) encouraging the redevelopment and beneficial use of contaminated land and to ensure that any unacceptable risks to human health, buildings and the environment are identified and properly dealt with (PPS23);
vi) controlling or reducing the impact of noise, as far as is practicable, at the planning stage (PPS24);and
vii) ensuring that all planning applications in flood risk areas be accompanied by a suitable flood risk assessment to show that the development is safe, does not increase risk and where possible reduces risk overall, and any residual risks are adequately mitigated against (PPS25)

The Secretary of State has also taken into account policies contained in the development plan for the area.

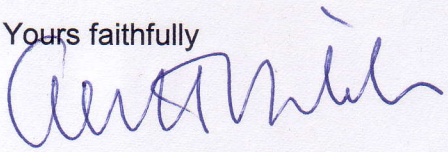
5. Having carefully considered the relevant planning issues raised by this proposal, together with the representations received, the Secretary of State has concluded that his intervention would not be justified. The application does not in the Secretary of State's view raise issues of such wider significance which require a decision by him. The decision as to whether to grant planning permission will therefore remain with the Council.

6. In considering whether to exercise his discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

7. The Article 14 Direction issued pursuant to the Secretary of State's letter of 2 March 2010 is hereby withdrawn.

8. A copy of the permission that may be granted by the Council for the development should be sent to the Secretary of State at the above address in due course.

Yours faithfully



Geoff Dibb
Authorised by the Secretary of State to sign in that behalf