

**PLANNING BOARD
25th April, 2013**

Present:- The Mayor (Councillor Pickering) (in the Chair); Councillors Astbury, Atkin, Dodson, Godfrey, License, Middleton, Pitchley, Roddison, G. A. Russell, Sims, Smith and Whysall.

Apologies for absence:- Apologies were received from Councillor Tweed.

T105. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

T106. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 4TH APRIL, 2013

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 4th April, 2013, be approved as a correct record for signature by the Chairman.

T107. DEFERMENTS/SITE VISITS

There were no site visits or deferrals recommended.

T108. 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.

(2) That application RB2013/0442 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

T109. PROPOSED TREE PRESERVATION ORDER NO. 1 2013 - 16 LYMINTON LANE, TREETON

Consideration was given to a report which set out details of an enquiry from the tenant of the above property who wished to prune some of the existing trees.

The Council's Trees and Woodland Officer inspected the trees and when tested 2 trees (a Sycamore and a Lime) were found to meet all the criteria for inclusion within a new Tree Preservation Order. His report recommended the two trees concerned be protected as they were not subject to any regulations. The trees added to the character of Treeton Conservation Area being adjacent to its boundary with their upper parts visible from nearby highways and from a distance within the landscape.

A Tree Preservation Order was made on the trees and two letters of objection were received in respect of the confirmation from Mr. Whittaker and Miss Salem, the residents of adjacent properties. Unfortunately the provisional Order expired before it was reported to Members in January, 2013. Therefore, a new Order was made to ensure the provisional protection continued. Further comments have been received about the Order from one of the original objections.

The Council was content that both the original and the subsequent objections to the Order have been carefully considered and the Order had been made in accordance with Government guidelines. In this instance there appeared to be no reason not to confirm the Order as it stood. Therefore, it was recommended that the Order was confirmed without modification.

In accordance with the Council's right to speak procedure, Miss E. Salem (Objector) attended the meeting and spoke about the Proposed Tree Preservation Order.

Resolved:- That Tree Preservation Order No. 1 (2013) relating to a Sycamore (T1) and Lime (T2) trees at 16 Lyminton Lane, Treeton be confirmed.

T110. COURTESY CONSULTATION IN RESPECT OF THE ERECTION OF ONE WIND TURBINE (79M HIGH TO BLADE TIP) AND ASSOCIATED WORKS AT LAND TO SOUTH OF MOOR LANE MICKLEBRING, ROTHERHAM FOR ONE WINDS RENEWABLES LIMITED (RB2013/0166)

Consideration was given to a report of the Director of Planning and Regeneration regarding the erection of one wind turbine (79m high to blade tip) and associated works at land to south of Moor Lane Micklebring, Rotherham for One Winds Renewables Limited.

The site of application was an area of arable farm land immediately to the east of the M18 Motorway and just inside the Doncaster Borough Council's boundary. To the west of the motorway was further arable farm land within Rotherham.

Resolved:- (1) That Doncaster Metropolitan Borough Council be thanked for giving the Council the opportunity to comment on the planning application.

(2) That Doncaster Metropolitan Borough Council be advised that this Council had no objections to the proposed development, subject to adequate publicity and the relevant comments from the Transportation Unit and Environmental Health be included.

T111. REVISED APPROACH FOR DEALING WITH APPLICATIONS WHERE MEMBERS OVERTURN OFFICER RECOMMENDATION AND DEALING WITH APPEALS

Further to Minute No. T104(b) of the meeting of the Planning Board held on 4th April, 2013, consideration was given to the revised approach for dealing with applications where members overturned officer recommendations and in dealing with appeals presented by Bronwen Knight, Planning Manager.

Reference was made to the detail, as set out in the report, and the rationale for its content.

Discussion ensued on the approach and the need for Board Members to indicate their opposition to any application clearly stating their reasons, which would then be summarised by the relevant officer prior to taking a decision.

It was emphasised that each application had to be considered on its merits so the distribution of any summary information as a catch all would not be useful. It was suggested, however, that a training session be arranged for all Planning Board Members and Substitutes where examples of good and bad practice could be shared. It was also suggested that all Substitute Members receive an electronic notification about the agenda document and that they be invited to observe the process in meetings.

Resolved:- (1) That the revised approach be approved for dealing with decisions contrary to officer recommendation and any subsequent appeals. The guidance be used with immediate effect and drawn up into the "Planning Protocol for Members" which was due to be updated in the near future.

(2) That a training session be arranged specifically on this subject for Planning Board Members and Substitutes in due course.

(3) That once the membership has been agreed for the next municipal year all Substitute Members be invited to Planning Board meetings and they receive electronic notifications when agendas have been published.

T112. UPDATES

The following update information was provided:-

(a) Local Plan Consultation Scheme

Bronwen Knight, Planning Manager, gave an update on the report, which had submitted and approved by Cabinet on the 24th April, 2013, which outlined an update to the Local Development Scheme

to reflect the revised timetable for submission of the Core Strategy to Government.

Following on from three briefing sessions it was proposed that a further drop-in session be made available to Elected Members and Parish Councils on Thursday, 16th May, 2013 from 2.00 p.m. onwards.

The Cabinet Member urged Members of the Planning Board to spread the word to ensure that as many Members as possible could attend.

It was noted that this was the date of the Rawmarsh Ward By-Election, but anyone who was unable to attend one of the drop-in public sessions (details of which were circulated) could contact the Forward Planning Team for more information.

(b) Completed Developments Tour

Arrangements were now being made for a Completed Developments Tour to take place in June, 2013, looking specifically at the Wind Turbines at Ulley and the Waverley/Advanced Manufacturing Park. Any other suggested sites were welcome.

After some discussion it was proposed that the morning of Tuesday, 25th June, 2013, be allocated to the Completed Developments Tour and the appropriate arrangements now made.

(c) Tree Evaluation Method for Preservation Orders

Chris Heczko, Tree Services Manager, gave a short training session on the methods for evaluating Tree Preservation Orders.