

**PLANNING BOARD**  
**6th June, 2013**

Present:- Councillor Pickering (in the Chair); Councillors Astbury, Atkin, Dodson, Kaye, Middleton, Pitchley, Roche, G. A. Russell, Sims and Whysall.

Apologies for absence:- Apologies were received from Councillors Godfrey, License and Tweed.

**T1.           DECLARATIONS OF INTEREST**

There were no Declarations of Interest to report.

**T2.           MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 16TH MAY, 2013**

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 16<sup>th</sup> May, 2013, be approved as a correct record for signature by the Chairman.

**T3.           DEFERMENTS/SITE VISITS**

There were no sites visits or deferments recommended.

**T4.           VISIT OF INSPECTION - 18A KILNHURST ROAD, RAWMARSH**

Before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the site of the application for the erection of a first floor extension at 18a Kilnhurst Road, Rawmarsh.

In accordance with the right to speak procedure, Mr. M. Clough (Objector) attended the meeting and spoke about this application.

Resolved:- That planning permission be granted for the reasons adopted by Members at the meeting and subject to the following conditions:-

1.       The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason - In order to comply with the requirements of the Town and Country Planning Act 1990.

2.       The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details provided in the submitted application form/shown on drawing no north, east, south, west elevations RB2013/0401. The development shall thereafter be carried out in accordance with these details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

3. The premises shall be used for ancillary storage purposes only and for no other purpose.

Reason - In the interests of the amenities of the occupiers of neighbouring residential properties.

## **T5. 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:-

- Erection of 2 No. detached dwellinghouses with associated garages at Grange Farm, Lindrick Road, Woodsetts (RB2013/0336)

Mr. J. Jenkinson (Applicant)

Mr. N. Butler (Supporter)

- Erection of 369 No. dwellinghouses and associated garages including formation of new access points, public open space and landscaping works with variation of Condition 13 (highway works) imposed by RB2011/1244 and land off Laughton Road/Sawn Moor Avenue, Thurcroft for Barratt David Wilson Homes Yorkshire West (RB2013/0484)

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

(2) That applications RB2013/0336 and RB2013/0373 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2013/0484 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report with revisions to Conditions 1, 10, 13 and 14 with an informative to now read:-

Condition 1 - 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 as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority - (Drawing numbers 6148/02, TS02, 6148/01, P10:4314:02 Rev 0,

P10:4314:06 Rev 0, P10:4314:07, P10:4314:08 Rev 0, P10:4314:09 Rev 0, P10:4314:06 Rev 0, P10:4314:11 Rev 0, P10:4314:12 Rev 0, P10:4314:13 Rev 0, P10:4314:14 Rev 0, P10:4314:15 Rev 0, P10:4314:16 Rev 0, P10:4314:17 Rev 0, P10:4314:18 Rev 0, P10:4314:19 Rev 0, P10:4314:20 Rev 0, P10:4314:21 Rev 0, P10:4314:22 Rev 0, P10:4314:23 Rev 0, P10:4314:24 Rev 0, P10:4314:25 Rev 0, P10:4314:26 Rev 0, P10:4314:27 Rev 0, P10:4314:28 Rev 0, P10:4314:29 Rev 0, P10:4314:30 Rev 0, P10:4314:31 Rev 0, P10:4314:32 Rev 0, P10:4314:33 Rev 0, P10:4314:34 Rev 0, P10:4314:35 Rev 0, P10:4314:36 Rev 0, P10:4314:37 Rev 0, P10:4314:40 Rev 0, P10:4314:41 Rev 0, P10:4314:44 Rev 0, P10:4314:45 Rev 0)(received 22 August 2011), Drawing numbers P10:4314:52 Rev 0, P10:4314:53 Rev 0, P10:4314:54 Rev 0, P10:4314:50 Rev 0, P10:4314:51 Rev 0)(received 17 October 2011), (Drawing numbers E10/5279/12, E10/5279/13, E10/5279/04, E10/5279/05, E10/5279/10, E10/5279/07, E10/5279/08, E10/5279/09)(received 7 November 2011), (Drawing numbers P10:4314:03 Rev B, P10:4314:55 Rev 0, P10:4314:56 Rev 0, P10:4314:57 Rev 0, P10:4314:58 Rev 0, P10:4314:59 Rev 0, P10:4314:60 Rev 0, P10:4314:61 Rev 0, P10:4314:62 Rev 0, P10:4314:63 Rev 0, P10:4314:64 Rev 0, P10:4314:65 Rev 0, P10:4314:66 Rev 0, P10:4314:67 Rev 0, P10:4314:68 Rev 0, P10:4314:69 Rev 0, P10:4314:70 Rev 0, P10:4314:74 Rev 0, P10:4314:75 Rev 0, P10:4314:76 Rev 0, P10:4314:100 Rev C) (received 1 June 2012), (Drawing numbers P10:4314:61 Rev A, P10:4314:72 Rev A, P10:4314:73 Rev A) (received 18 June 2012) and (Drawing numbers P10:4314:01 Rev J, P10:4314:77, P10:4314:78) (received 03 July 2012).

Condition 10 - No further development shall take place on site until details of the temporary method for disposal of surface water from the development have been submitted to and approved by the Local Planning Authority (including details of how connection will be made to the 450mm diameter culverted watercourse) and subsequently carried out. This temporary solution shall serve a maximum of 120 dwellings on the site. The maximum permissible discharge into the existing 450mm diameter culverted watercourse must not exceed 32 litres/second (including both the existing land drainage discharge and the proposed maximum 120 number dwellings).

Reason - To ensure that the development can be properly drained in accordance with UDP Policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution.'

Condition 13 - Within one month of the date of this permission hereby granted, full engineering details of the site access arrangements, the proposed speed reducing scheme in Laughton Road, the shared footway / cycleway on the Laughton Road site frontage, street lighting improvements and the creation of a gateway scheme in Laughton Road shall be submitted to the Local Planning Authority and approved in writing. The approved details shall be implemented within one month of the

completion of the new surface water sewer in Laughton Road or prior to the occupation of the 120th dwelling on the site, whichever is the sooner.

Condition 14 - No development shall take place until full engineering details of the improvements (shared surface, road widening, footway provision and turning facility) in Sawn Moor Road have been submitted to and approved in writing by the Local Planning Authority, and the approved details shall be implemented prior to the occupation of the 120th dwelling on site.

#### INFORMATIVE:-

A minimum of two weeks notice must be given to any future changes or proposals regarding land drainage systems. Your attention is also drawn to the requirements of the Land Drainage Act where the Council has the right to assess each application within the permitted time limits. The existing temporary works consent terminates on the 1<sup>st</sup> January 2014. You will be required to make a full application for all future discharges or works affecting the watercourse whether they shall be temporary or permanent under the Land Drainage Act. A CCTV survey be carried out after the termination of the temporary discharge into the culverted watercourse to confirm the condition of the culvert has not deteriorated because of the pumping works.

## T6. SCHOOL PLACES PLANNING

Consideration was given to the report presented by Dean Fenton and Robert Holsey, Children and Young People's Services, which provided information relating to the increasing pupil numbers across the borough which was creating a shortage of school places which were available in certain areas.

This had resulted in an increase to the numbers for some schools in order to meet demand.

The report, therefore, gave an outline of the recent and future projects being undertaken to increase place availability and how the resultant costs were being financed.

A discussion and a question and answer session ensued and the following issues were raised and clarified:-

- Use of Section 106 monies.
- Pinpointing schools under crisis with numbers.
- Conflict with traffic where some schools were being expanded.
- Expansion on smaller school sites and the impact on recreational areas.
- Expansions into second floor levels.
- Future planning expansions and the increase in places for academies and schools in trust.

- Ensuring that schools were big enough to accommodate all the local areas.
- Movement of children to other areas when local schools were full.
- SEN provision expansions.

Resolved:- That the report be received and the information noted.

## **T7. UPDATES**

### **(a) Completed Developments Tour**

Arrangements had now being made for a Completed Developments Tour to take place on Tuesday, 25th June, 2013, looking specifically at the Wind Turbines at Ulley, the Waverley/Advanced Manufacturing Park and a couple of sites in Canklow.