

PLANNING BOARD
27th June, 2013

Present:- Councillor Pickering (in the Chair); Councillors Astbury, Kaye, License, Middleton, Pitchley, G. A. Russell, Sims, Smith, Tweed and Whysall; with Councillor Beaumont (as substitute for Councillor Godfrey).

Apologies for absence were received from Councillors Atkin, Dodson and Godfrey.

T8. DECLARATIONS OF INTEREST

Councillor L. Pitchley declared her personal interest in application RB2013/0362 (Substitution of house types to include changes from 11 No. detached properties to 2 No. detached and 14 No. semi-detached properties, which includes the addition of 5 extra dwellings to those previously approved under RB2011/1521 at land at former Orgreave Open Cast Site, High Field Spring, Catcliffe for Taylor Wimpey Yorkshire) on the grounds that her husband is currently working on a different site owned by the applicant Company.

T9. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 6TH JUNE, 2013

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 6th June, 2013, be approved as a correct record for signature by the Chairman.

T10. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

T11. DEVELOPMENT PROPOSALS

Consideration was given to the development proposals report presented by the Planning Manager.

In accordance with the right to speak procedure, the following persons attended the meeting and spoke about the applications shown below:-

- Demolition of existing building and erection of a two-storey building consisting of 8 No. apartments with associated parking area at 117 Flanderwell Lane, Sunnyside for L. Singh (RB2013/0039)

Mr. L. Singh (Applicant)

- Erection of 65 No. dwellinghouses with associated open space, means of access and landscaping at former Brampton Centre, Brampton Road, Wath upon Dearne for KCS Development (RB2013/0098)

Mr R. Morton (on behalf of Applicant)

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 RB2013/0039 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2013/0362 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report and to the following additional condition:-

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.

(4) That application RB2013/0098 be granted for the reasons adopted by Members at the meeting subject to (i) the signing of a Section 106 agreement with the developer for the purposes of securing:-

- (a) a contribution of £50,000 towards the provision of additional school places within the school catchment area;
- (b) a contribution of £65,000 towards the provision of affordable housing within Brampton Bierlow;
- (c) a contribution of £20,000 towards open space improvements at either the Packman Way recreation ground or the recreation area adjacent to the application site off Brampton Road; and
- (d) a contribution of £12,000 towards the upgrading of two bus stops on Brampton Road;

and subject to the relevant conditions listed in the report and to the following additional condition:-

Prior to the commencement of any development, including any site remediation works, a detailed Arboricultural Impact Assessment and Method Statement shall be submitted to the Local Planning Authority for consideration and approval in accordance with Sections 5.4 to 5.5 and 6.1 to 6.3 respectively of BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The development shall then be implemented in accordance with the approved details.

Reason : In the interest of providing protection to existing trees on site during construction of the proposed development.

(Councillor L. Pitchley declared her personal interest in application RB2013/0362 on the grounds that her husband is currently working on another site owned by the applicant Company)

T12. SECTION 106 - AFFORDABLE HOUSING POLICY - PROPOSED REVIEW

Consideration was given to a report presented by the Planning Manager concerning the proposed review of the Council's Affordable Housing Policy. Members discussed the implications of this Policy and the issues to be considered during the review. The consideration of this matter as part of the Local Plan review was also noted.

Resolved:- That the Planning Manager submit a further report on the review of the Affordable Housing Policy to a future meeting of the Planning Regulatory Board.

T13. UPDATES

The Planning Regulatory Board discussed the following issues:-

(1) Woodlathes Village, Sunnyside – progress towards the adoption, by the Borough Council (instead of Yorkshire Water plc), of the balancing pond within this residential area.

(2) Completed developments – information about the following sites which the Planning Board Members had visited on Monday, 24th June, 2013:-

(a) the advanced manufacturing and technology park at Catcliffe/Waverley; it was noted that the Royal Mail had requested additional postal addresses proposed to be 'Waverley, Rotherham';

(b) Windfarm site at Ulley;

(c) residential development at Atlas Street and Bawtry Road, Brinsworth (site of the former Atlas public house);

(d) KFC restaurant and take-away food outlet adjacent Centenary Way and Canklow Road, Canklow and near to the Canklow Woods Primary School – a development originally refused by the Local Planning Authority, but later granted on appeal;

(e) residential development on the site of the ex-servicemen's club at Canklow Road, Canklow – a development originally refused by the Planning Regulatory Board, but later granted on appeal;

(f) the Tesco mini-outlet constructed on the site of the former Belvedere public house, Moorgate, Rotherham (erection of signs);

(g) the new affordable housing scheme at Canklow.

(3) Members were reminded to inform the Director of Planning, Regeneration and Culture of completed developments they wished to visit in the future.

(4) The coalition Government has recently removed the requirement for Local Planning Authorities to state the reasons for granting planning permission on the decision notices.