

PLANNING BOARD
18th July, 2013

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

An apology for absence was received from Councillor Middleton.

T14. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

T15. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 27TH JUNE, 2013

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 27th June, 2013, be approved as a correct record for signature by the Chairman.

T16. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

T17. VISIT OF INSPECTION - ERECTION OF 34 NO. DWELLINGS AT LAND AT PARK ROAD, WATH-UPON-DEARNE, ROTHERHAM FOR GLEESON HOMES (RB2013/0241)

Before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the site of application for the erection of 34 No. dwellings at land at Park Road, Wath-upon-Dearne, Rotherham for Gleeson Homes.

In accordance with the right to speak procedure, the following people attended the meeting and spoke about this application:-

Mr. S. Gamble (Applicant)
Mr. J. Clamp (Supporter)
Mr. S. T. Harper (Supporter)
Mr. G. Scherdel (Objector)
Mr. M. E. Looby (Objector)

Resolved:- That planning permission be refused for the following reasons:-

1. The Council is of the opinion that the proposed development would represent overdevelopment of the site through inadequate internal accommodation of the majority of the properties proposed and external private amenity space of plots 9, 11, 12, 13, 15, 22, 28, 29, 30 and 32, to

the detriment of future occupiers. As such the proposal does not make a positive contribution to the environment as highlighted in paragraphs 56 and 64 of the National Planning Policy Framework and would be in conflict with the adopted Rotherham Unitary Development Plan policy ENV3.1 'Development and the Environment' and the South Yorkshire Residential Design Guide.

2. The Council is of the opinion that the proposed development would result in the overlooking of private amenity spaces of plots 8, 18, 19 and 20 by virtue of there being less than 10 metres between the rear elevations containing habitable room windows and the rear boundary of neighbouring properties. As such the proposal is in direct conflict with bullet point 4 of paragraph 17 of the NPPF and the adopted Rotherham Unitary Development Plan policy ENV3.1 'Development and the Environment'.

T18. 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 procedures the following people attended the meeting and spoke about the application listed below:-

- RB2013/0664 - Conversion of former hotel to 2 No. flats, 4 No. studio apartments & 18 bedsits at The Elton House Hotel, Main Street, Bramley for Graham Homes Properties Ltd.

Mr. D. Graham (Applicant)
Councillor E. Hoddinott (Objector)
Mr. C. Muffett (Objector)
Councillor S. Ellis (Objector)

(2) That applications RB2012/0559, RB2013/0663 and RB2013/682 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2013/0606 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 the provision of a financial contribution towards the provision of a bus stop upgrade of a sum of approximately £6,000 to be agreed with the South Yorkshire Passenger Transport Executive; (ii) the provision of TravelMaster Tickets for each dwelling (estimated at £475 per dwelling); (iii) 25% of the units hereby approved shall be affordable housing and subject to the relevant conditions listed in the report and the revisions to the conditions listed below:-

2. 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):-

(Drawing numbers Location Plan, Zeb745/001)(Received 22 April 2013)

(Drawing numbers Proposed Site Plan – ZEB745/005 REV D)(Received 5th June 2013)

(Drawing numbers Plots 1, 2, 5 and 6, ZEB745/021 Rev A) (Received 5th June, 2013)

(Drawing numbers Plots 3 & 4 Zeb745/010)(Received 05 June, 2013)

(Drawing numbers Plots 7 & 12 Zeb745/011 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 13 & 14 Zeb745/023 Rev A)(Received 05 June, 2013)

(Drawing numbers Plots 15, 16 & 17 Zeb745/013 Rev B)(Received 05 June, 2013)

(Drawing numbers Plot 18 and Garage Zeb745/014 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 19 & 20 Zeb745/019 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 24 & 25 Zeb745/012 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 34 & 35 Zeb745/026 Rev A)(Received 05 June, 2013)

(Drawing numbers Plot 21, Zeb745/015 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 22 & 23 Zeb745/016 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 26 & 27 Zeb745/024 Rev B)(Received 05 June, 2013)

(Drawing numbers Plots 28,29 & 30 Zeb745/020 Rev B)(Received 05 June 2013)

(Drawing numbers Plots 31,32 & 33 Zeb745/025 Rev -)(Received 05 June 2013)

(Drawing numbers Proposed Site Sections Sheet 2, Zeb745/029 Rev A)(Received 05 June 2013)

(Drawing numbers Proposed Boundary Plan, Zeb745/030)(Received 05 June, 2013)

29. No dwelling shall be occupied unless it has been constructed in accordance with a scheme submitted to and approved by the Local Planning Authority so as to ensure that rear gardens achieve an external noise level of 55dB LAeq, 1hr between 10:00 and 15:00 hours, measured at a height of 1.5m above ground level in free-field conditions.

30 No dwelling shall be occupied unless it has been constructed in accordance with a scheme submitted to and approved by the Local Planning Authority so as to ensure that the building envelope provides sound attenuation against external noise sources and to achieve an internal noise level of no greater than:-

- Any single LAeq 1hr indoors, shall not exceed 35dB between 0700 and 2300 hours in any living or dining room.
- Any single LAeq15mins indoors, shall not exceed 30dB between 2300 and 0700 hours in any bedroom.
- LAFMax indoors shall not exceed 45dB between 2300 and 0700 hours (to protect bedrooms).

Informative

In respect of Condition 30 all indoor levels shall be taken with windows open or with alternatively provided acoustic ventilation over and above "background" ventilation. This may be provided by ventilation which complies with the performance specification given in Schedule 6 of Schedule 1 of the Noise Insulation Regulations 1975.

(4) That application RB2013/664 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report and the revisions to the conditions listed below:-

2. 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 01C – received 24/06/2013
Drawing numbers 02C – received 24/06/2013
Drawing numbers 03A – received 24/06/2013
Drawing numbers 04H – received 12/07/2013
Drawing numbers 05H – received 16/07/2013
Drawing numbers 06C – received 24/06/2013

9. The first floor windows on the rear elevation of the building as indicated on Drawing number 02C – received 24/06/2013; the ground floor rear windows to Studio 4 as indicated on Drawing number 05G – received 5/07/2013, and the first floor side facing window to the kitchen-living-dining area as indicated on Drawing number 04G – received 12/07/2013 shall be glazed to a minimum industry standard of Level 3 obscured glazing and fitted with limiters to restrict the range in which the windows can be opened. The details of the type of glazing and proposed limiters shall be submitted to and agreed in writing prior to the first occupation of the development hereby permitted and shall thereafter be implemented and maintained in accordance with the approved details and shall not be replaced or removed.

T19. COURTESY CONSULTATION FOR THE ERECTION OF A NON-FOOD RETAIL UNIT (CLASS A1) WITH ANCILLARY CUSTOMER RESTAURANT AND BISTRO, AND PROVISION OF ASSOCIATED CAR PARKING, LANDSCAPING WORKS, SERVICING AND ACCESS AND HIGHWAY WORKS, SITE OFF BETAFENCE WIRE FACTORY, LOCK HOUSE ROAD, SHEFFIELD (RB2013/0707)

Consideration was given to a report of the Director of Planning and Regeneration regarding the erection of a non-food retail unit (Class A1) with ancillary customer restaurant and bistro and provision of associated car parking, landscaping works, servicing and access and highway works at the site off Betafence Wire Factory, Lock House Road, Sheffield

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

(2) That Sheffield City Council be advised that this Council had no objections to the proposed development, subject to:-

- All traffic being directed to the development to/from the M1 via Junction 34, and that no traffic be directed, and no signs be erected directing traffic to/from the development via Junction 33 of the M1. The submitted Transport Assessment hasn't modelled Junction 33 so it is assumed that all traffic will use Junction 34.
- The submission/approval of a Travel Plan.
- Ensuring that the impact of the development on air quality, in particular annual mean nitrogen dioxide (in Rotherham MBC Air Quality Areas is fully assessed as acceptable).
- That a condition be attached to any permission to ensure that the development is occupied by one single operator and is not subdivided into smaller units at any time.

T20. UPDATES

There were no updates to report.

T21. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 8th August, 2013 at 9.00 a.m.