

**PLANNING BOARD
30th January, 2014**

Present:- Councillor Pickering (in the Chair); Councillors Astbury, Dodson, Godfrey, N. Hamilton, Kaye, License, Middleton, Roddison, Sims, Smith and Whysall.

Apologies for absence:- Apologies were received from Councillors Pitchley, G. A. Russell and Tweed.

T73. DECLARATIONS OF INTEREST

Councillor Smith declared an interest in application RB2013/1482 (Listed Building Consent to replace exterior door and frame, 3 No. windows and waste and soil and vent pipes at Grange Park Farm, Upper Wortley Road, Kimberworth for Mr. J. Clark) on the grounds that he was a personal friend of the applicant and left the room whilst the application was discussed.

T74. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 9TH JANUARY, 2014

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 9th January, 2014, be approved as a correct record for signature by the Chairman.

T75. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

T76. 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 persons attended the meeting and spoke about the applications below:-

- Single storey extension, erection of ancillary building and provision of additional car parking at Listerdale Junior and Infant School, Beech Avenue, Brecks for Rotherham Borough Council (RB2013/1464)

Mr. D. Ridgeway (Applicant)
Young people representing the School (Supporters)
Mr. A. Davies (objector)

- Erection of food retail store with associated car parking at land at Sheffield Road, Swallownest for Aldi Stores Ltd. (RB2013/1522)

Mr. M. Taylor (Applicant)
Mr. I. Wood (Objector)
Mrs. G. Grayson (Objector)
Mr. W. Ringham (Objector)
Mr. Singh (Objector)

In addition, the Presenting Officer read out four letters of objection and summarised ten additional letters in support.

- Details of layout, landscaping, scale, appearance and internal access for Units 3 and 4 (reserved by outline RB2013/1365) at land off Brunel Way, Catcliffe, for Harworth Estates Investments Ltd. (RB2013/1568)

Mr. C. Martin (Representative of Applicant)

- Installation of new shop front (amendment to RB2013/1377) at East Dene Hotel, Badsley Moor Lane, Clifton, for Mr. A. Tariq (RB2013/1609)

Ms. M. Klair (Objector)

- Demolition of existing bungalow and erection of two storey dwelling with rooms in roofspace and alterations to access (amendment to RB2013/1300) at 34 Main Street, Ulley, for Mr. Woolhouse (RB2013/1638)

Mr. Woolhouse (Applicant)

(2) That applications RB2013/1166, RB2013/1464, RB2013/1482, RB2013/1609 and RB2013/1638 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2013/1522 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report subject to corrections to Conditions 18 and 19 to include Saturdays in the hours of opening and deliveries respectively (as set out in the Officer's report) and, following a request from the applicant, to extend the hours of opening from 4.00 p.m. on a Sunday to 5.00 p.m., and after discussion at Board to add an extra condition regarding boundary treatment to include entrance gates/barriers. It was also suggested that there be a period of monitoring for traffic related issues.

(4) That application RB2013/1528 be granted for the reasons adopted by Members at the meeting and subject to the signing of an agreement in accordance with Section 106 of the Town and Country Planning Act 1990 and to the relevant conditions, both as listed in the submitted report.

(5) That application RB2013/568 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report with the removal of Conditions 8 and 9.

T77. UPDATES

The following update information was provided:-

- (a) Feedback had been received and was shared with the Planning Board following a complaint received by the Monitoring Officer about the conduct of Members at a recent Planning Board by an applicant of a particular application.

The content of the complaint had been shared with the Independent Person and whilst it was not deemed necessary to pursue the matter further as a breach of the Code of Conduct (since alternative routes were more suitable and available to the applicant), it was a useful training opportunity for the Planning Board and invited a discussion about pre-determination generally.