

**PLANNING BOARD
13th March, 2014**

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

Apologies for absence were received from Councillors Astbury, Godfrey and Pickering.

T85. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T86. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 20TH FEBRUARY, 2014

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on Thursday 20th February, 2014, be approved as a correct record for signature by the Chairman.

T87. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

T88. 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 application below:-

- Details of conversion of existing barn to residential dwelling without compliance with Condition 01 reserved by RB1992/1280 at 4 Dovecote Lane, Ravenfield for Mr. T. Lynskey (RB2014/0151)

Mr. Mullane (Objector)
Mrs. Mullane (Objector)

(2) That application RB2013/0988 be granted for the reasons adopted by Members at the meeting and subject to the signing of an agreement in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 to provide a contribution of £15,000 in the form of a commuted sum towards the future provision of affordable housing in the Rawmarsh and Kilnhurst electoral wards and to the relevant conditions as listed in the report and to the following additional condition:-

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Concurrent with the construction of the proposed access road, a vehicular footway crossing shall be provided at the rear of Nos. 154 and 156 Kilnhurst Road.

Reason : In the interests of highway safety.

(3) That applications RB2014/0014 and RB2014/0120 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(4) That the Planning Board declares that it is not in favour of application RB2014/0151 on the grounds that the increased occupancy of the dwellinghouse will result in more vehicular traffic using Dovecote Lane, to the detriment of road safety along this narrow lane, as well as there being insufficient parking space adjacent to the property, but the Director of Planning, Regeneration and Culture, in consultation with the Chairman and Vice-Chairman of the Planning Board, be authorised to determine the reasons for refusal of this application.

T89. UPDATES

Members noted that the Department for Communities and Local Government has issued the revised National Planning Policy Guidance (to be entitled national planning practice guidance) which will be referred to in future planning documents and will be a material consideration in determining future applications for planning permission.