

**PLANNING BOARD  
3rd April, 2014**

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

Apologies for absence were received from Councillors N. Hamilton, Pitchley, G. A. Russell and Sims.

**T90. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**T91. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 13TH MARCH, 2014**

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 13<sup>th</sup> March, 2014, be approved as a correct record for signature by the Chairman.

**T92. DEFERMENTS/SITE VISITS**

There were no site visits or deferments recommended.

**T93. 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:-

- Erection of 2 No. wind turbines and associated cabinets at Land at Norwood Lock, Mansfield Road, Wales for Navarda Wind Turbines Ltd. (RB2013/0425)

Mr. J. White (Applicant)

- Outline application for the demolition of existing dwelling and erection of 9 No. dwellinghouses and formation of access road at The Croft, Worksop Road, South Anston for Mr. H. Beresford (RB2013/1015)

Mr. J. Beresford (Applicant)  
Councillor C. Jepson (Objector)

- Demolition of an existing unlisted wall within Aston Conservation Area and erection of 1 No. two storey dwelling with rooms in the roofspace and front boundary wall at Blue Bell Hotel, Worksop Road. Aston for DECS. (RB2013/1369)

Mr. J. Coe (Objector)  
Mrs. K. Coe (Objector)  
Ms. O. Egan (Objector)

- Erection of 1 No. dwellinghouse at land at 94 School Road, Wales for Mrs. L. Reilly. (RB2014/0023)

Mrs. L. Reilly (Applicant)

- Change of use of ground floor to retail & hot food takeaway (use class 1 No. unit A1 & 2 No. units A5) and upper floors to residential (use class C3) with single storey extension and formation of new means of access (amendment to RB2013/1166) at Eastwood Hotel, Doncaster Road, Eastwood for Mr. B. Singh. (RB2014/0279)

Mr. C. S. Hothi (on behalf of the Applicant)

(2) That application RB2013/0425 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report and subject to an amendment to Condition number 3, which shall now read:-

3. This permission shall be valid for 25 years and at the end of that period, or within six months of the cessation of electricity generation by the turbines, or within six months following a permanent cessation of construction works prior to the turbines coming into operational use, whichever is the sooner, the turbines, foundations, and all associated structures approved shall be dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted and approved in writing by the Local Planning Authority no later than three months following the cessation of power production, or 6 months prior to the end of the 25 year period, whichever is the sooner.

(3) That application RB2013/1015 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report and subject to the following two additional conditions:-

15. No tree or hedge shall be cut down, uprooted or destroyed nor shall any tree or hedge be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any tree or hedge is removed,

uprooted or destroyed or dies, another tree or hedge shall be planted in the immediate area and that tree or hedge shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:- In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

16. No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 2 metre high barrier fence in accordance with BS 5837: Trees in Relation to Design, Demolition and Construction and positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reason:- To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

(4) That application RB2013/1369 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report and subject to an amendment to Condition number 3 which shall now read:-

3. Notwithstanding the submitted details the dwelling hereby approved shall be constructed with a natural clay pantile roof. No development shall take place until details of brickwork and clay pantiles and all other materials (including any required for the construction of the front boundary wall) have been submitted or samples of the materials have been left on site, and the details/samples have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details/samples.

(5) That applications RB2013/1519 and RB2014/0110 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:-

No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 2 metre high barrier fence in accordance with BS 5837: Trees in Relation to Design, Demolition and Construction and positioned in accordance with details to be submitted to and approved by the Local Planning Authority.

The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

Reason:- To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

(6) That applications RB2014/0023 and RB2014/0279 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

**T94. COURTESY CONSULTATION FOR USE OF LAND FOR STAFF, CONTRACTOR AND COACH PARKING ACCOMMODATION INCLUDING ANCILLARY USES AND PROVISIONS OF A SECURITY CABIN AND BARRIERS TO THE COACH PARK SITE AT ALSING ROAD, SHEFFIELD FOR MSC PROPERTY INTERMEDIATE HOLDINGS LIMITED (RB2014/0271)**

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the application for planning permission for use of land for staff, contractor and coach parking accommodation including ancillary uses and provisions of a security cabin and barriers to the coach park site at Alsing Road, Sheffield for MSC Property Intermediate Holdings Limited. Members noted that Sheffield City Council had invited this Council to comment on the application.

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

(2) That Sheffield City Council be advised that this Council had no objections to the application.

**T95. UPDATES**

The Planning Board noted the following information:-

(1) Partial demolition of rear single storey extension, conversion of bungalow into two storey dwelling house, including two storey front and rear extensions, single storey side extension and alterations to both single storey sides including new pitched roofs at 55 Moorlands, Wickersley for Mr. Tanveer (RB2013/1155)

The above application for planning permission had previously been refused by the Planning Board (Minute No. T57(8) of the meeting held on 21<sup>st</sup> November, 2013, refers). After the subsequent appeal hearing, the

Inspector had granted permission for this development, although the applicant's request for costs to be awarded against the Council had been denied.

(2) The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014

Members noted the details of the above Order, which would come into effect on 6th April, 2014, especially the permitted changes of use affecting Use Classes A1 and A2 and the amended rules relating to the use of agricultural buildings.