

**PLANNING BOARD**  
**24th April, 2014**

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

Apologies for absence:- Apologies were received from Councillors Astbury, Pitchley and Tweed.

**T96.       DECLARATIONS OF INTEREST**

There were no Declarations of Interest to report.

**T97.       MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 3RD APRIL, 2014**

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 3<sup>rd</sup> April, 2014, be approved as a correct record for signature by the Chairman.

**T98.       DEFERMENTS/SITE VISITS**

There were no site visits or deferments recommended.

**T99.       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:-

- Demolition of existing units and construction of new feed store with car parking, landscaping and associated works at land at Bawtry Road, Bramley for Aldi Stores Ltd. (RB2014/0230)

Mr. M. Taylor (Applicant)  
Mr. Scott (Supporter)  
Councillor S. Ellis (Supporter)

(2) That applications RB2013/1399 and RB2014/0070 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2014/0230 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 additional condition which reads:-

Condition - No demolition of the existing buildings at the rear of the site that are physically attached to other buildings to be retained shall occur until a scheme for the 'making good' of those side and gable elevations exposed by demolition works hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment,'.

Five additional letters in support of this application were also received after the report presented to the Planning Board had been written.

**T100. COURTESY CONSULTATION IN RESPECT OF TEMPORARY PLANNING PERMISSION (UP TO 5 YEARS) TO ALLOW FOR THE EXPORTATION OF AN ADDITIONAL 200,000 TONES MAXIMUM PER YEAR OF COLLIERY RELATED MATERIALS FROM HATFIELD COLLIERY AT HATFIELD MAIN CLUB, EAST LANE, STAINFORTH, DONCASTER (RB2014/0144)**

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the courtesy consultation from Doncaster Metropolitan Borough Council in respect of a temporary planning permission (up to 5 years) to allow for the exportation of an additional 200,000 tonnes maximum per year of colliery related materials from Hatfield Colliery at Hatfield Main Club, East Lane, Stainforth, Doncaster.

No objections are raised to the principle of the exportation of additional material from Hatfield Main, though if material was to be brought to Maltby Colliery then this would have to be assessed as a separate application by Rotherham. The operators at Hatfield have been requested for such an application, and on the basis that one is submitted and approved, no objections to the proposals at Hatfield be raised.

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

(2) That Doncaster Metropolitan Borough Council be advised that this Council had no objections to the proposals, subject to the submission and approval of a related planning application to Rotherham Metropolitan Borough Council in relation to the importation of any of the material to Maltby Colliery.

**T101. COURTESY CONSULTATION IN RESPECT OF THE ERECTION OF ONE WIND TURBINE (34.4M HIGH) AND ASSOCIATED WORKS AT GLEN QUARRY RUDDLE MILL LANE HIRST LANE STANTON FOR URBAN WIND LTD. (RB2014/0261)**

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the courtesy consultation from Doncaster Metropolitan Borough Council in respect of the erection of one wind turbine (34.4m high) and associated works at Glen Quarry Ruddle Mill Lane Hirst Lane Stainton for Urban Wind Ltd.

It was considered that there would be no material unacceptable adverse impacts on the visual and residential amenities of residents within Rotherham arising from this proposal.

Furthermore, it was not considered that there would be any notable impact on the landscape or highway safety within the Rotherham Borough as a result of the proposed development.

The Transportation and Highways Unit noted that the turbine site would be accessed via M18 Motorway, then along Bawtry Road and Grange Lane which were within the Rotherham area, but raised no objections to this route providing the applicants 'tracked' the route to determine what effect, if any, the long components might have on highway apparatus (street lighting columns, road signs, refuges etc).

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

(2) That Doncaster Metropolitan Borough Council be advised that this Council had no objections to the proposals, subject to the relevant comments from the Highways Officers.

**T102. COURTESY CONSULTATION FOR ERECTION OF A MOTORWAY SERVICE AREA INCLUDING PROPOSED FACILITIES BUILDING, HOTEL, FILLING STATION, PARKING FACILITIES FOR ALL VEHICLES, ACCESS AND CIRCULATION INTERNAL ROADS, STRUCTURED AND NATURAL LANDSCAPING WITH OUTSIDE PICNIC SPACE AND DOG WALKING AREA, ASSOCIATED INFRASTRUCTURE AND EARTHWORKS AT SMITHY WOOD, COWLEY HILL (ADJOINING JUNCTION 35 OF M1 MOTORWAY), SHEFFIELD FOR EXTRA MOTORWAY SERVICE AREA GROUP (RB2014/0417)**

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the courtesy consultation from Sheffield City Council in respect of the erection of a motorway service area including proposed facilities building, hotel, filling station, parking facilities for all vehicles, access and circulation internal roads, structured and

natural landscaping with outside picnic space and dog walking area, associated infrastructure and earthworks at Smithy Wood, Cowley Hill (Adjoining Junction 35 of M1 Motorway), Sheffield for Extra Motorway Service Area Group.

Following an in-depth discussion on the value and merit of the ancient woodland know as Smithy Wood the Planning Board concluded that the impact of the development on Rotherham would be detrimental in terms of impact on the ecology of Smithy Wood that was within Rotherham and the visual impact of the woodland clearing on views out of the Borough from the Thorpe Hesley, Kimberworth and Wentworth area and furthermore on the detrimental impact on the continuation of the Green Belt that existed between Thorpe Hesley and Chapeltown. As such it is considered that Rotherham Metropolitan Borough Council should raise objections to the proposals.

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 informed that the Council raised objections to:-

(a) the proposal due to the detrimental impact of the development on the ecology of Smithy Wood which is within Rotherham and the visual impact of the woodland clearing on views from the Borough, particularly from Thorpe Hesley, Wentworth and Kimberworth.

(b) The detrimental impact on the continuation of the Green Belt that existed between Thorpe Hesley and Chapeltown.

## **T103. UPDATES**

The Planning Board noted the following update information:-

(a) Car Parking Arrangements for Members of the Planning Board

It was brought to the Planning Board's attention that the Council had received feedback from the public about Members individual car parking arrangements, affecting their focus in the meeting, around the time of the renewal of parking tickets.

Discussion ensued on the merits of taking a comfort break during discussions to allow Members the courtesy of renewing parking tickets, the onus on Planning Board Members in ensuring they were covered for any eventuality with meetings running over, the need for a pragmatic approach to avoid any further inconvenience to the general public and consideration of agenda management to ensure members of the public were not inconvenienced when visits were scheduled.

(b) Completed Developments Tour

Consideration was given to various dates for Members of the Planning Board to schedule a Completed Developments Tour.

The favoured date was Wednesday, 6<sup>th</sup> August, 2014 leaving the Town Hall at approximately 9.00 a.m. The appropriate transport arrangements would be made and the Planning Board advised accordingly.

It was also requested that sites of interest to visit should be forwarded onto the Planning Officers.

(c) Appeal – Taxi Booking Office, Rawmarsh Hill

Councillor Godfrey reported on the outcome of an appeal hearing where two Members of the Planning Board submitted representations.

The appeal was allowed by the Planning Inspectorate which was refused by the Planning Board against the recommendation of officers.

(d) Planning Weekly List

The link issued to Elected Members detailing the received list of planning applications was currently broken. ICT officers were looking into the issues and it was hoped this would be resolved shortly.