

PLANNING BOARD
26th June, 2014

Present:- Councillor Atkin (in the Chair); The Mayor (Councillor Dodson); Councillors, Astbury, Beaumont (as substitute for Councillor Godfrey), Kaye, Middleton, Pitchley, Roddison, G. A. Russell, Smith, Turner, Tweed, M. Vines and Whysall..

Apologies for absence were received from Councillor Godfrey.

T1. CHAIR OF THE PLANNING BOARD

Members placed on record their appreciation of the services to the Planning Regulatory Board of the former Chair, former Councillor Dave Pickering.

T2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T3. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 5TH JUNE, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 5th June, 2014, be approved as a correct record for signature by the Chairman.

T4. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

T5. VISIT OF INSPECTION - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 49 NO. DWELLINGS AT FORMER COUNCIL DEPOT WADSWORTH ROAD BRAMLEY FOR STRATA HOMES LTD (RB2014/0372)

Members were notified that the Council had received a late representation about the above application and that the applicant had subsequently indicated the intention to make a material change to this application for planning permission. Consideration of the issues raised in this application was therefore deferred until a future meeting of the Planning Board and would still include a site visit, as was proposed at this meeting.

T6. 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:-

Demolition of existing warehouse and erection of A1 retail units with mezzanine floors (13,548 square metres gross external floor area) with associated car parking and landscaping (amendment to RB2012/1615) at Alba/UPS Warehouse, Cortonwood Drive, Brampton Bierlow for Helical Retail Ltd. (RB2014/0612)

Mrs. K. Samokhvalova (representative of the applicant)

(2) That applications RB2014/0456, RB2014/0469, RB2014/0495 and RB2014/0610 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That application RB2014/0150 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to amendments to the following conditions, as now reported to the Board, in order to exclude the element of demolition from this application and to update the submitted plan numbers:-

Conditions numbered:-

04

Prior to the commencement of construction works of the building hereby approved samples or details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

05

Prior to the commencement of construction works of the building hereby approved details shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.

13

Prior to the commencement of construction works of the building hereby approved details of the proposed access works in A633 Rotherham Road, indicated in draft form on plan reference 11/311/TR/002/RevA have been submitted to and approved by the LPA and the development shall not be brought into use until the approved details have been implemented.

14

Prior to the commencement of construction works of the building hereby approved, details of a bus shelter in Rotherham Road fronting the application site and associated works to QBC standards shall be submitted to and approved by the Council and the approved details shall be implemented prior to the development being brought into use.

15

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) March 2014/2031/FR/RevC/BJB Consulting and surface water drainage assessment by Eastwood & Partners dated March 14 and the following mitigation measures detailed within these documents:

1. Limiting the surface water run-off generated by the development so that it will reduce the run-off from the undeveloped site and decreases the risk of flooding off-site. A minimum of a 30% reduction in peak discharge must be achieved.
2. Finished floor levels are set no lower than 25.00m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

23

Prior to the commencement of construction works of the building hereby approved details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall have been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

25

Landscaping of the site as shown on the approved plan (Landscape General Arrangement drawing no. 459-0011 or latest revision) shall be carried out during the first available planting season after commencement of the development. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

33

Subject to the findings of the report in condition 29, gas protection measures may need to be provided in the new building. If necessary details of the gas protection membranes to be used shall be submitted to and approved in writing to the Local Planning Authority prior to the commencement of construction works of the building hereby approved. The approved gas protection measures shall be incorporated into the development.

35

Subject to the findings of the report in condition 29, prior to the

commencement of construction works of the building hereby approved details of the design sulphate classification and the corresponding aggressive chemical environment to be used in all made ground areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site.

(4) That application RB2014/0489 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and, exceptionally in this case, the Applicant be informed that the Planning Board is unlikely to consider favourably any future applications for extension to the terms of a temporary planning permission.

(5) That, further to Minute No. T58 of the meeting of the Planning Board held on 21st November, 2013, with regard to application RB2014/0612:-

(a) the Council shall enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following the provision of a contribution of £154,845 towards highway improvements within the Barnsley Local Authority area specifically for improvements to the Cortonwood, Wath Road and Broomhill roundabouts;

(b) consequent upon the satisfactory signing of such an agreement, referred to at (a) above, the Council resolves to grant permission for the proposed development subject to the conditions set out in the submitted report and subject to:-

(i) amendments to the conditions listed below:-

03

Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (as amended) none of the retail premises (Use Class A1) hereby permitted shall be used primarily for the sale of food.

05

Development shall not begin until details of a Zebra crossing in the approximate position shown on Plan 6 'Location of Proposed Zebra Crossing' in the Transport Statement have been submitted and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being brought into use.

13

Other than demolition and site clearance works, no development shall take place until the condition of the shallow coal seams, running underneath the application site at depths which may influence the new construction works, is established. An investigation report, together with any necessary outline remediation/treatment options, shall be submitted to and approved by the Local Planning Authority prior to the new construction works commencing. Any necessary remediation/treatment

works, as approved by the Local Planning Authority, shall take place prior to commencement of the new construction works.

(ii) the following additional conditions:-

15

No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

Reason : To ensure that the development can be properly drained.

16

Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason : To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

(iii) the inclusion of the following informative:-

Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

T7. COURTESY CONSULTATION - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT MANSFIELD ROAD, KILLAMARSH FOR S AND A PARSONS LTD. (RB2014/0598)

Consideration was given to a report of the Director of Planning and Regeneration Service concerning a courtesy consultation from North East Derbyshire District Council in respect of the outline application (means of access not reserved) for residential development (Major Development/Departure from Development Plan) at land owned by S. and A. Parsons Building Contractors Ltd., Mansfield Road, Killamarsh (Derbyshire) for S. and A. Parsons Ltd.

The report stated that the application site is approximately 0.89 hectares of land located adjacent to the junction between Woodall Road and Mansfield Road, Killamarsh. The site is currently occupied by a manufacturing factory and administration offices and a disused former pig farm. The indicative details submitted with the application stated that the proposal is for the erection of up to 34 new dwellings to be created on the site, 23 new dwellings to be constructed and the conversion of the existing factory building to 11 further units. This development will form a mix of one, two, three and four bedroom properties with a combination of

privately rented, socially rented and open market properties. There will be eleven affordable units. The access to the site will be taken off Woodall Road.

The Planning Board concluded that:-

(i) there would be no material unacceptable adverse impacts on the openness of the Green Belt within Rotherham arising from this proposal or upon highway safety, or education, or that the proposal would result in any contaminated land issues; and

(ii) there would not be any notable impact on drainage within the Rotherham Borough area as a result of the proposed development, subject to the comments made by the Council's Drainage Engineer and Ecology Officer and detailed in the submitted report.

Resolved:- (1) That the North East Derbyshire District Council be thanked for giving this Council the opportunity to comment on this planning application.

(2) That the North East Derbyshire District Council be informed that this Council has no objections to the proposals, subject to the consideration of the comments from the Drainage Officer and the Ecology Officer.

T8. UPDATES

There were no items to report.