

**PLANNING BOARD
18th September, 2014**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Godfrey, Kaye, Middleton, Pitchley, Roddison, Tweed, Vines and Whysall.

Apologies for absence:- Apologies were received from Councillors Roche, G. A. Russell and Turner.

T27. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T28. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 28TH AUGUST, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 28th August, 2014, be approved as a correct record for signature by the Chairman.

T29. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

T30. 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 listed below:-

Alterations to front elevation and improvement to parking area at Cranworth Hotel, Fitzwilliam Road, Eastwood for Punch Taverns (RB2014/0915)

Miss W. Machin (Objector)

Mr. T. Zindani (Objector)

Mr. M. Karim (Objector)

(2) That applications RB2014/0903, RB2014/0931 and RB2014/1038 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 RB2014/0915 be refused for the following reason:-

The provision of a new wider entrance with a glass door, together with a new large window, are not in character with the use of the building as a public house and will have a detrimental impact on the external appearance and character of the building contrary to policy CS28 of the Core Strategy and the NPPF.

T31. COURTESY CONSULTATION - ERECTION OF RENEWABLE ENERGY PARK - LAND OFF HOUGHTON MAIN COLLIERY ROUNDABOUT PARK, SPRING ROAD, BARNSELY (RB2014/0785)

Consideration was given to a report of the Director of Planning and Regeneration Service concerning a courtesy consultation from Barnsley Metropolitan Borough Council in respect of the outline application for the development of a renewable energy park comprising of a 150,000 tonnes per annum Timber Resource Recovery Centre and a 60,000 tonnes per annum Anaerobic Digestion Facility. The development of the site would create 2 distinct but compatible energy generation facilities with the potential to generate 23 megawatts of electricity and to provide direct heat and/or electricity to appropriate off takers in the local area.

The report stated that the application site was approximately 4.4 hectares and comprised of a vacant reclaimed site to the south of Park Spring Road. The River Dearne lies to the west of the site and a curved flood defence bund to the north and west followed the alignment of a disused railway line. There were existing industrial/commercial premises to the north and further along Park Spring Road.

The site was relatively remote from any residential properties with the closest being a few scattered farms within the Barnsley Borough. The closest settlement within Rotherham was Brampton which was approximately 3km to the south.

The Planning Board concluded that:-

- (i) the impact of the proposed development on Rotherham would be minimal given the location of the site, land levels and the distance from residential properties within Rotherham.

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

(2) That Barnsley Metropolitan Borough Council be informed that this Council has no objections to the proposed development which was within the Dearne Valley Nature Improvement Area which also covered some of Rotherham and Doncaster Councils.

**T32. DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT
TECHNICAL CONSULTATION ON PLANNING - RESPONSE**

Consideration was given to a report of the Director of Planning and Regeneration Service on a consultation document received from the DCLG covering numerous aspects of the planning system.

The document recommended further deregulation within the planning system some of which intended to make permanent a number of temporary arrangements introduced in May, 2013. The consultation document covered:-

- Speeding up Neighbourhood Planning
- Expansion of Permitted Development Rights
- Improvements to the use of planning conditions
- Improved engagement with statutory consultees
- Raising the screening thresholds for Environmental Impact Assessments
- Widening the range of consents within the development Consent Orders which nationally significant infrastructure works were enabled

The deadline for comments was 26th September, 2014.

Discussion ensued on the proposed response.

Resolved:- That proposed response to the consultation "Technical Consultation on Planning" be approved for submission to the Department for Communities and Local Government in accordance with the deadline of 26th September, 2014.

T33. UPDATES

There were no updates to report.