

**PLANNING BOARD
9th October, 2014**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Pitchley, Roche, Turner, M. Vines, Wallis and Whysall.

Apologies for absence were received from Councillors Godfrey, Kaye, Middleton, Roddison and Tweed.

T34. DECLARATIONS OF INTEREST

Councillor Pitchley declared her personal interest in application RB2014//0532 (Installation of multi-use games area (MUGA) and installation of 4 No. 6 metres high lighting columns at Aughton Primary School, Turnshaw Avenue, Aughton for Rotherham MBC), as a member of the Aston-cum-Aughton Parish Council; Councillor Pitchley stated that she had not attended the Parish Council meeting when this application had been considered by the Parish Council and had therefore taken no part in the Parish Council's consideration of this application; Councillor Pitchley had also spoken about this application at her Councillor's surgery, when receiving representations from a local resident; however, at that surgery session, Councillor Pitchley had given no indication as to the way she may eventually wish to vote on this application.

T35. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH SEPTEMBER, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 18th September, 2014, be approved as a correct record for signature by the Chairman.

T36. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

T37. 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 application below:-

- Installation of multi-use games area (MUGA) and installation of 4 No. 6 metres high lighting columns at Aughton Primary School, Turnshaw Avenue, Aughton for Rotherham MBC (RB2014/0532)

Mrs. Swindells (School Head Teacher – on behalf of the Applicant)
Mrs. O'Brien (Objector)

A letter of objection was also read out on behalf of Mr and Mrs Tillery (Objectors)

(2) That applications RB2014/0532, RB2014/0936, RB2014/0953, RB2014/1097, RB2014/1112 and RB2014/1168 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(Councillor Pitchley declared her personal interest in application RB2014//0532 (Installation of multi-use games area (MUGA) and installation of 4 No. 6 metres high lighting columns at Aughton Primary School, Turnshaw Avenue, Aughton for Rotherham MBC), as a member of the Aston-cum-Aughton Parish Council; Councillor Pitchley stated that she had not attended the Parish Council meeting when this application had been considered by the Parish Council and had therefore taken no part in the Parish Council's consideration of this application; Councillor Pitchley had also spoken about this application at her Councillor's surgery, when receiving representations from a local resident; however, at that surgery session, Councillor Pitchley had given no indication as to the way she may eventually wish to vote on this application)

T38. OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING (MODERN) FARM BUILDINGS AND CREATION OF RESIDENTIAL DEVELOPMENT AT LAND AT HIGHFIELD FARM, MELTON HIGH STREET, WATH UPON DEARNE (RB2013/1399)

Further to Minute No. T99(2) of the meeting of the Planning Board held on 24th April, 2014, consideration was given to a report of the Director of Planning and Regeneration Service concerning the above application for planning permission.

Resolved:- (1) That the Council 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:-

(a) a contribution of £2,342 per open market dwelling towards the provision of additional school places within the catchment area;

(b) the provision of 15% affordable housing on site; and

(c) a management plan to provide details of the maintenance in perpetuity of any on site open space.

(2) That, consequent upon the satisfactory signing of such an agreement, referred to at (1) above, the Council resolves to grant permission for the proposed development, subject to the following reasons for grant and conditions:-

01

Before the commencement of the development, details of the layout, scale, appearance, access and landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason

No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.

02

- a. Application for approval of reserved matters must be made within five years of the date of this permission.
- b. The development hereby approved must be begun not later than whichever is the later of the following dates:
 - I. The expiration of five years from the date of this permission; OR
 - II. The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

03

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan.

Reason

To define the permission and for the avoidance of doubt.

04

The reserved matters application pursuant to this permission shall take account of the existence of Listed Buildings at Highfield Farm and the proposed layout shall provide a separation distance of a minimum of 10 metres to these buildings to enable their setting to be retained.

Reason

In the interest of the setting and character of adjacent Listed Buildings in accordance with the NPPF.

05

Prior to the commencement of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the use of sustainable/public transport will be encouraged. The agreed details shall be implemented in accordance with a timescale to be agreed by the Local Planning Authority.

Reason

In order to promote sustainable transport choices.

06

The location and design of the proposed site access shall be designed in accordance with guidance from South Yorkshire Residential Design guide.

Reason

In the interest of achieving a safe and adequate access into the site in accordance with the NPPF.

07

Provision shall be made for a prospectively adoptable road link to the adjacent land to the west of the site.

Reason

In the interest of ensuring that the adjacent land is not precluded from development in the future.

08

The site layout shall be designed in accordance with guidance from South Yorkshire Residential Design guide and Manual for Streets and car parking facilities shall be provided in accordance with the Council's Car Parking Standards

Reason

To ensure an appropriate and acceptable layout including provision of adequate car parking and inter-house spacing standards within the development.

09

Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority, and the approved details shall be implemented before the development is completed.

Reason

No details having been submitted they are reserved for approval.

10

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:-

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.

- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

11

The detailed plans to be submitted in accordance with the requirements of this permission shall include a tree survey in accordance with BS 5837:2012 Trees in Relation to Design, demolition and construction Recommendations.

Reason

In order that the Local Planning Authority may consider the desirability of retaining trees 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'.

12

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'.

T39. APPLICATION TO MODIFY A SECTION 106 AGREEMENT IMPOSED BY PLANNING PERMISSION RB2006/0943, TO REDUCE THE AMOUNT OF CONTRIBUTION IN ACCORDANCE WITH THE FLOORSPACE DEVELOPED AND TO RELINQUISH TO REMAINING PERMISSION WHICH HAS NOT BEEN IMPLEMENTED (RB2014/0426)

Further to Minute No. 120 of the meeting of the Planning Board held on 9th November, 2006, consideration was given to a report of the Director of Planning and Regeneration Service concerning the above application for planning permission at the former Corus Steelworks, Sheffield Road, Templeborough for Magna 34 Business Park Ltd.

Resolved:- That the Section 106 Agreement be amended to allow for a reduction in the contribution relative to the constructed and proposed floorspace and also to add a clause to relinquish the remainder of the permission which has not/will not be implemented.

T40. UPDATES

(1) Rotherham Local Plan – drop-in session for Elected Members and the Chairs of Parish Councils, taking place on Thursday afternoon, 9th October, 2014, at the Town Hall, Rotherham (in advance of the public consultation about the Local Plan, beginning on 13th October, 2014).

(2) The Planning Board agreed to make a visit of inspection, on a date to be arranged, to the Maltby colliery site, off Tickhill Road, Maltby, the subject of an application for planning permission for the tipping of materials.