

PLANNING BOARD
Thursday, 30th October, 2014

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

Apologies for absence were received from Councillors Pitchley, Rushforth and Turner.

T41. DECLARATIONS OF INTEREST

Councillor Middleton declared a personal interest in application RB2014/1083 (Demolition of existing school buildings and erection of 2 / 3 storey school building with associated parking, hardstanding and landscape works at Oakwood High School (Technology College), Moorgate Road, Rotherham for Kier Construction), on the grounds of his very recent appointment as a member of the Governing Body of the School. Councillor Middleton did not participate in the discussion on this application and did not vote.

T42. MINUTES OF THE PREVIOUS MEETING HELD ON 9TH OCTOBER 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 9th October, 2014, be approved as a correct record for signature by the Chairman.

T43. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

T44. 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:-

Demolition of building and erection of a 3-storey building comprising of 6 No. apartments at The Pavilion, Worksop Road, Swallownest for Beaver Homes (RB2014/0459)

Mr. M. Green (Applicant)

Application to vary condition 02 (minor changes to footprint and elevations and the installation of a conveyor belt between buildings 1

and 11) imposed by RB2013/1331 (Installation of a biomass energy development incorporating a 350,000 tpa wood pellet manufacturing process and an associated biomass combined heat and power (CHP) plant) at Firth Rixon Ickles Works, Sheffield Road, Templeborough for Brite Partnership (North East) Ltd. (RB2014/1045)

Mr. Williams (on behalf of the Applicant)

Demolition of existing school buildings and erection of 2 / 3 storey school building with associated parking, hardstanding and landscape works at Oakwood High School (Technology College), Moorgate Road, Rotherham for Kier Construction (RB2014/1083)

Mrs. J. Bellamy (Objector)

Mr. M. Bellamy (Objector)

Mr. P. Owen (on behalf of the Applicant)

(2) That applications RB2014/0459, RB2014/0890, RB2014/0923, RB2014/1145, RB2014/1146, RB2014/1152 and RB2014/1217 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 RB2014/1083 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to the following additional conditions:-

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Before the building is brought into use details shall be submitted to the Local Planning Authority stating how pedestrian access / egress via the stepped access to the former Oakwood swimming pool site shall be restricted.

Reason : In the interest of pedestrian and highway safety.

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Except in case of emergency, operations should not take place on site other than between the hours of 08:00 – 18:00 Monday to Friday and between 09:00 – 13:00 on Saturdays. There should be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority should be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

Reason : In the interest of residential amenity.

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Heavy goods vehicles should only enter or leave the site between the hours of 08:00 – 18:00 on weekdays and 09:00 – 13:00 Saturdays and no

such movements should take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

Reason : In the interest of residential amenity.

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During the construction phase all HGVs shall approach / leave the site via A618 Moorgate Road / A631 West Bawtry Road as specified in the Construction Traffic Management Plan Rev C, dated 9 October 2014.

Reason : In the interests of highway safety and to ensure the vehicles approach / leave the site via suitable roads to minimise traffic issues.

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During the construction phase no HGVs shall access the site between the hours of 08:15 and 09:15 and 15:15 and 16:00 Mondays to Fridays during School Term time as specified in the Construction Traffic Management Plan Rev C, dated 9 October 2014.

Reason : In the interests of highway safety and the safety of children / parents coming to and from the site during peak hours.

(4) (a) That, with regard to application RB2014/1045, 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 same obligations as were previously secured through planning permission RB2013/1331;

(b) consequent upon the satisfactory signing of such an agreement, referred to at (4)(a) above, the Council resolves to grant permission for the proposed development subject to the conditions set out in the submitted report.

(Councillor Middleton declared a personal interest in application RB2014/1083 (Demolition of existing school buildings and erection of 2 / 3 storey school building with associated parking, hardstanding and landscape works at Oakwood High School (Technology College), Moorgate Road, Rotherham for Kier Construction), on the grounds of his very recent appointment as a member of the Governing Body of the School. Councillor Middleton did not participate in the discussion on this application and did not vote)

T45. UPDATES

(1) Training for Members of the Planning Board (including substitute Members) – discussion took place on a proposal to undertake a planning training event on “justified planning decisions and appeals”. The Planning Advisory Service is a private sector training provider, specialising in planning issues. It was suggested that the Chairs of Parish and Town

Councils also be invited to attend. Members agreed to attend this training event to be held on Thursday 27th November 2014.

(2) Further to Minute No. T52(6) of the meeting of the Planning Board held on 31st October, 2013, a report will be submitted to the next meeting of the Planning Board concerning the outcome of the appeal hearing in respect of the Council's refusal to grant planning permission for application RB2013//0696 (Erection of 9 No. detached dwellings with associated garages at land off Grange Farm Drive, Aston for W. Redmile and Sons Ltd.).