

PLANNING BOARD
19th February, 2015

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

Apologies for absence were received from Councillor N. Hamilton.

T69. DECLARATIONS OF INTEREST

(1) Councillor Godfrey declared her personal interest in application RB2014/1567 (Erection of 12 No. dwellings with associated private gardens and parking at land at Aston Close, Aughton for Strategic Team Maintenance Company Ltd.), because as Cabinet Member for Safe and Attractive Neighbourhoods she had supported the sale of this Council-owned land to the Housing Association and thus has an interest in the eventual development of this application site. During the Planning Board's consideration of this matter, Councillor Godfrey left the room, did not participate in the discussion on this application and did not vote.

(2) Councillor Middleton declared his personal interest in application RB2014/1629 (Application to vary Conditions 03, 11, 13, 15, 20 and 22 imposed by RB2014/1083 at Oakwood High School, 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.

(3) Councillor Pitchley declared her personal interest in application RB2014/1567 (Erection of 12 No. dwellings with associated private gardens and parking at land at Aston Close, Aughton for Strategic Team Maintenance Company Ltd.), as a member of the Aston-cum-Aughton Parish Council; Councillor Pitchley stated that she had declared her interest when this application had been considered at the Parish Council meeting and had taken no part in the Parish Council's consideration of this application.

T70. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH JANUARY, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 29th January, 2015, be approved as a correct record for signature by the Chairman.

T71. DEFERMENTS/SITE VISITS

There were no deferrals nor site visits recommended.

T72. VISITS OF INSPECTION - INCREASE IN ROOF HEIGHT TO FORM TWO STOREY DWELLING HOUSE INCLUDING SINGLE STOREY REAR EXTENSION AND FLUE TO SIDE (AMENDMENT TO RB2014/0809) AT 20 MANOR WAY, TODWICK FOR MR. S. WILKINSON (RB2014/1296)

Further to Minute No. T67(5) of the meeting of the Planning Board held on 29th January, 2015, before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site (Ward representative Councillor Beck was also in attendance).

Consideration was given to the report of the Director of Planning and Regeneration Service concerning the application for planning permission to develop the Increase in roof height to form two storey dwelling house including single storey rear extension and flue to side (amendment to RB2014/0809) at 20 Manor Way, Todwick for Mr. S. Wilkinson (RB2014/1296).

In accordance with the right to speak procedure, the following people attended the meeting and spoke about this application:-

Mr. S. Elliott (on behalf of the applicant)
Mrs. M. Brassington (owner of the subject property)
Mr. and Mrs. Padgett (objectors - statement read out by Planning Officer)
Mr. I. Newbold (objector)
Mrs. C. Booth (objector - statement read out by Planning Officer)
Mr. D. Clarke (objector)
Mrs. S. Marsh (objector - statement read out by Planning Officer)
Mrs. S. Jeffrey (objector)
Mr. D. Wainwright (objector)
Mrs. E. Taime (objector)

Resolved:- That the Planning Board declares that it is not in favour of application RB2014/1296 for the following reason, with the Chairman and the Vice-Chairman being authorised to agree the final wording of the reason:-

The Council considers that the proposed development would have an overbearing impact on the occupiers of neighbouring properties and reduce natural light to the rear garden areas, particularly of 22 Manor Way, Todwick. As such, the proposed development would be contrary to the advice contained in the National Planning Policy Framework.

T73. 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 applications listed below:-

Erection of 21 No. dwellinghouses with associated works at land at The Crescent, Thurcroft for Michael Dyson Associates (RB2014/1511)

Mr. Dyson (on behalf of the applicant Company)
Councillor J. Swift (Borough Ward Councillor, speaking on behalf of objectors)
Mrs. J. Garrow (objector)
Mr. C. Stephenson (objector)
Mrs. J. Dashwood (objector)
Mr. W. Dashwood (objector)
Mrs. T. Barrass (objector)
Miss I. Grattan (objector)
Mrs. A. Thompson (objector)

Erection of 8 dwellinghouses with associated works at land at Millicent Square, Maltby (RB2014/1513)

Mr. Dyson (on behalf of the applicant Company - statement read out by Planning Officer)
Mr. T. Layden (objector)
Maltby Town Councillor J. Kirk (objector, on behalf of the Town Council)

Erection of 12 No. dwellings with associated private gardens and parking at land at Aston Close, Aughton for Strategic Team Maintenance Company Ltd. (RB2014/1567)

Mr. D. Lilleywhite (objector - statement read out by Planning Officer)
Mrs. C. Wilford (objector)
Mrs. L. Clark (on behalf of the Great Places Housing Group, supporting the application)

(2) That applications RB2014/1591, RB2014/1629 and RB2014/1666 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 RB2014/1511 be refused for the reason set out in the submitted report.

(4) That the Planning Board declares that it is not in favour of application RB2014/1513 and the reason for refusal, as contained in the report now submitted, shall be duly amended to read as follows:-

The site is allocated as Urban Greenspace on the adopted Unitary Development Plan (UDP) and the loss of the Urban Greenspace, which is not clearly surplus to requirements and is in an area where existing private garden areas are limited in size, would be detrimental to the local community and the applicant has failed to demonstrate a scheme

whereby equivalent or improved provision of Urban Greenspace would be provided within the locality. As such, the proposals are contrary to Core Strategy Policy CS22 'Green Spaces' and to 'saved' UDP Policy ENV5.1 'Allocated Urban Greenspace', as well as the guidance contained within the National Planning Policy Framework.

(5)(a) That, with regard to application RB2014/1567, the Council shall enter into a Legal Agreement with the applicant to secure the contribution of £4,200 towards improvements to existing Urban Greenspace in the vicinity; and

(b) That, subject to the signing of the Legal Agreement, planning permission be granted subject to the conditions set out in the submitted report.

(6)(a) That, with regard to application RB2015/0064, 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 was previously secured through Planning Permission RB2014/1045; and

(b) That, consequent upon the satisfactory signing of such an agreement the Council shall grant permission for the proposed development subject to the conditions set out in the submitted report.

((i) Councillor Godfrey declared her personal interest in application RB2014/1567 (Erection of 12 No. dwellings with associated private gardens and parking at land at Aston Close, Aughton for Strategic Team Maintenance Company Ltd.), because as Cabinet Member for Safe and Attractive Neighbourhoods she had supported the sale of this Council-owned land to the Housing Association and thus has an interest in the eventual development of this application site. During the Planning Board's consideration of this matter, Councillor Godfrey left the room, did not participate in the discussion on this application and did not vote.

((ii) Councillor Middleton declared his personal interest in application RB2014/1629 (Application to vary Conditions 03, 11, 13, 15, 20 and 22 imposed by RB2014/1083 at Oakwood High School, 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.

(iii) Councillor Pitchley declared her personal interest in application RB2014/1567 (Erection of 12 No. dwellings with associated private gardens and parking at land at Aston Close, Aughton for Strategic Team Maintenance Company Ltd.), as a member of the Aston-cum-Aughton Parish Council; Councillor Pitchley stated that she had declared her interest when this application had been considered at the Parish Council meeting and had taken no part in the Parish Council's consideration of this application)

T74. UPDATES

There were no items to report.