

PLANNING BOARD
Thursday, 2nd April, 2015

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

Apologies for absence were received from Councillors N. Hamilton and Tweed.

T82. DECLARATIONS OF INTEREST

Councillor Atkin declared his personal interest in application RB2014/1654 (Erection of 25 No. dwellinghouses with formation of new means of access at land at Brameld Road, Swinton for Arches Housing Association Ltd.), because as a Ward Councillor he has previously, in public, declared his support for the proposed development. During the Planning Board's consideration of this matter, Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. (In the absence of the Vice-Chair, Councillor Godfrey was appointed Chair of the meeting, only for consideration of this application, in Councillor Atkin's absence).

T83. MINUTES OF THE PREVIOUS MEETING HELD ON 12TH MARCH, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 12th March, 2015, be approved as a correct record for signature by the Chairman.

T84. DEFERMENTS/SITE VISITS

The Planning Board agreed to undertake a site inspection, prior to the next meeting, in respect of the application for planning permission for the erection of a building for use as soft play area (Use Class D2) and ancillary café and toilets at Aston Springs Farm, Mansfield Road, Aston (RB2015/0237), as requested by Ward Councillor Pitchley, in order to familiarise Members with the overall layout of the site and the likely impact of the proposed development upon the surrounding environment, because this application is for development within the Green Belt.

T85. 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 application listed below:-

Erection of 19 No. dwellinghouses with associated garages at land off Hall Croft and Lindum Drive, Wickersley for Redrow Homes Ltd. (RB2014/1585)

Mr. J. Lomas (agent on behalf of the applicant Company)

Mr. D. Guest (objector)

Mr. D. Bowser (objector)

(2) That applications RB2014/1227, RB2014/1654 and RB2015/0185 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3)(a) That, with regard to application RB2014/1499, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- a commuted sum of £204,769 towards affordable housing provision;

- the provision of Travel Master cards for the first occupier of each dwelling; and

- a schedule for the future maintenance of the building and of the accommodation within it;

(b) That, subject to the signing of the Section 106 Legal Agreement, planning permission be granted subject to the conditions set out in the submitted report.

(4)(a) That, with regard to application RB2014/1585, the Council shall enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the contribution of the sum of £128,000 towards the provision of affordable housing within the Wickersley and Hellaby areas;

(b) That, subject to the signing of the Section 106 Legal Agreement, planning permission be granted subject to the conditions set out in the submitted report and including an amendment to Condition 2, in that Drawing No. 4839-16-02-05B, received on 16 March 2015 is replaced by Drawing No. 4839-16-02-05C, received by the Planning Authority on 26 March 2015.

(Councillor Atkin declared his personal interest in application RB2014/1654 (Erection of 25 No. dwellinghouses with formation of new means of access at land at Brameld Road, Swinton for Arches Housing Association Ltd.), because as a Ward Councillor he has previously, in public, declared his support for the proposed development. During the Planning Board's consideration of this matter, Councillor Atkin vacated the Chair, left the room, did not participate in the discussion on this application and did not vote. (In the absence of the Vice-Chair, Councillor

Godfrey was appointed Chair of the meeting, only for consideration of this application, in Councillor Atkin's absence))

T86. PROPOSED TREE PRESERVATION ORDER NO. 6 (2014) - FORMER SCHOOL HOUSE, CHURCH STREET, GREASBROUGH

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the proposal to make a Tree Preservation Order in respect of ten trees situated within the development the subject of planning permission RB2014/1176 (Conversion of building to form 2 No. dwellinghouses at former School House, Church House, Greasbrough).

Resolved:- (1) That the report be received and its contents noted.

(2) That the Planning Board confirms the serving of Tree Preservation Order No. 6 (2014) with regard to ten Lime Trees, as detailed within the submitted report and which are situated within the curtilage of the former School House, Church Street, Greasbrough, under Sections 198 and 201 of the Town and Country Planning Act 1990.

T87. UPDATES

(1) The Planning Board was informed that training on planning matters will be provided for existing and any new Members of the Board, after the Borough Council elections on 7th May, 2015.

(2) Webcasting and recording of meetings of the Planning Board – there was general discussion about the impact of the webcasting of meetings on Members' debate and decision-making during the Board's meetings. It was noted that the Government-appointed Commissioners to the Council are considering the contents of a proposed additional protocol relating to the overall conduct of Elected Members.