

PLANNING BOARD
12th March, 2015

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

Apologies for absence:- Apologies were received from Councillors Astbury, Godfrey and Roddison.

T75. DECLARATIONS OF INTEREST

Councillor Pitchley declared a personal interest in application RB2014/1651 (erection of four bungalows at land at Catherine Avenue, Swallownest for Arches Housing Association Ltd.) as a Ward Member and as a result of the application being considered at Aston Parish Council which she was not party to.

T76. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH FEBRUARY, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on 19th February, 2015, be approved as a correct record for signature by the Chairman.

T77. DEFERMENTS/SITE VISITS

There were no deferments nor site visits recommended.

T78. 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 spoken about the applications listed below:-

- Installation of 2 No. turbines (24.8 m hub height and 34.5 m tip height) at land at Parkcliffe Farm, Morthen Road, Wickersley for D. and P. Parkes (RB2014/0727)

Mr. R. Parkes (Applicant)

Mr. M. Weaver (Objector)

Mr. J. Cooke (Objector)

Mr. M. Buxton (Objector)

Mr. P. Thirlwall, Wickersley Parish Council (Objector)

- Erection of 4 No. bungalows at land at Catherine Avenue, Swallownest for Arches Housing Association Ltd. (RB2014/1651)

Mr. F. Knight (Objector)
Mrs. S. Smith (Objector)
Mr. Lacey (Objector)
Mr. M. Tideswell (Objector)

- Erection of 2 No. bungalows with carport link at land adjacent No. 72 Wadsworth Road, Bramley, for Rotherham Borough Council (RB2014/1665)

Ms. K. Holford (Supporter)
Mrs. L. Townsend (Objector)

(2) That applications RB2014/0727, RB2014/1651 and RB2014/1665 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 RB2015/0071 be refused for the reasons adopted by Members at the meeting and as set out in the submitted report.

T79. APPEAL DECISION - CRANWORTH HOTEL, FITZWILLIAM ROAD, ROTHERHAM (RB2014/0915)

Further to Minute No. T30 of the meeting of the Planning Board held on 18th September, 2014, consideration was given to a report of the Director of Planning and Regeneration Service concerning the appeal against the refusal of the application for planning permission, under Section 78 of the Town and Country Planning Act 1990, for the proposed alternation of front elevation which included installation of new entrance doors, enlargement of windows and improvements to car park at Cranworth Hotel, Fitzwilliam Road, Rotherham (RB014/0915).

The Inspector dealing with this appeal noted that the building was currently in use as a public house but recognised that there were fears by the landlady and many local residents that the property would be changed to a small express style supermarket if the appeal was allowed. However, he stated that the change of use of the building was not a matter for consideration in the application and the change of use of a public house to a shop could take place without the need for planning permission.

As such the Inspector considered that the main issue to be determined in the appeal was the effect of the proposed changes to the front elevation of the building on its character and appearance. He considered that the proposed changes to the front elevation would preserve the character and appearance of the host building. As such, the proposal would accord with Policy CS28 of the adopted Rotherham Local Plan Core Strategy which promoted sustainable design.

In recognition that the proposals would not harm the character of the pub and that the changes to the car park would make it more useable, the Inspector allowed the appeal.

The Inspector allowed the appeal with the following conditions:-

(1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: S1904/PL/03-01 A, S1904/PL/02-02 B, S1904/PL/03-02 B, S1905/PL/02-04 D and S1904/PL/02-06 A.

(3) No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Resolved:- That the decision to allow the appeal be noted.

T80. DRAFT DEVELOPMENT MANAGEMENT POLICIES

The Chairman welcomed Ryan Shepherd, Senior Planning Officer, to the meeting who gave an update and presentation on the Rotherham's Local Plan, which consisted of:-

- The Adopted Barnsley, Doncaster and Rotherham Joint Waste Plan
- The Adopted Core Strategy
- Saved UDP policies compliant with the National Planning Policy Framework and not superseded by the Waste Plan or Core Strategy.

Whilst it was noted that the Joint Waste Plan sets out policies specific to waste management, for all other matters the Core Strategy set out overarching strategic policies and in some areas provides detailed policy guidance. With the exception of the Bassingthorpe Farm Strategic Allocation it did not establish how individual site allocations may be implemented. This, along with more detailed "development management" policies were delegated to the Sites and Policies document.

The detailed policies, therefore, covered a range of topics and were in draft form. However, there were a number of the policies which were likely to be frequently used when determining planning applications. These were highlighted as part of the presentation and were namely:-

Policy SP8 – Previously Developed Sites within the Green Belt.
Policy SP11 – Development in Housing Areas.
Policy SP16 – Other Uses within Business and Industrial and Business Areas.
Policy SP25 – Hot Food Takeaways.
Policy SP27 – Sustainable Transport for Development.
Policy SP34 Conserving the Natural Environment.
Policy SP39 – Protecting Green Space.
Policy SP48 – Understanding and Managing Flood Risk and Drainage.
Policy SP63 – Access to Community Facilities.
Policy SP55 – Design Principles.

A discussion and answer session ensued and clarification was sought by the Planning Board on:-

- The decisions makers on the Local Plan.
- Definitions for hot food takeaways.
- Definition of a defined town or district centre for takeaways.
- Impact on existing takeaways consolidated into a particular area.
- Ability to defend decisions once policies have been agreed.
- Differences between “exceptional” circumstances for Green Belt and Green Spaces.
- Design principles and room sizes.
- Increased toilet facilities for women in new commercial developments.
- Wording adjustment for breast feeding and baby changing.
- Land banking.

Resolved:- (1) That the information be noted.

(2) That Ryan Shepherd be thanked for his informative presentation.

T81. UPDATES

There were no updates to report.