

PLANNING BOARD
14th May, 2015

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

Apologies for absence received from Councillors Roddison and Tweed.

E94. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

E95. MINUTES OF THE PREVIOUS MEETING HELD ON 23RD APRIL, 2015

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 23rd April, 2015, be approved as a correct record for signature by the Chairman.

E96. DEFERMENTS/SITE VISITS

There were no site visits nor deferrals recommended.

E97. VISIT OF INSPECTION - TWO STOREY SIDE AND REAR AND FIRST FLOOR REAR EXTENSION AT 34 QUEENSWAY, MOORGATE, ROTHERHAM FOR MR. M. YOUNIS (RB2015/0049)

Further to Minute No. T92 of the meeting of the Planning Board held on 23rd April, 2015, before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site.

Consideration was given to the report of the Director of Planning and Regeneration Service concerning the application for planning permission for a two storey side and rear and first floor rear extension at 34 Queensway, Moorgate, Rotherham for Mr. M. Younis (RB2015/0049).

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

Mr. M. Younis (applicant)
Mrs. S. Sarvar (supporter of the applicant)
Mrs. Horsfield (objector)
Mr. G. H. Sowden (objector)
Mr. Waring (objector)

Resolved:- (1) That application RB2015/0049 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(2) That the granting of planning permission for this development, referred to at (1) above, shall include reference to the additional, revised plans submitted on 13th May 2015 and amended in condition 3 to read:-

Before the extension is brought into use, the hard surfaced area to the front of the dwelling, as shown on plan A1 submitted on 13th May 2015, shall be provided and thereafter retained.

E98. 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.

(2) That application RB2015/0320 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

E99. PROPOSED TREE PRESERVATION ORDER NO. 4 (2014) - LAND ADJACENT TO RAYLS RISE/MANOR WAY, TODWICK

Consideration was given to a report of the Director of Planning and Regeneration Service stating that an Order was made on 13th November 2014 (Tree Preservation Order No. 3, 2014) as a result of concerns expressed by local residents that existing mature Oak trees on the land adjacent to Rayls Rise/Manor Way, Todwick, were at risk of removal. The Order was made using the 'Area' designation as a holding measure, until a more detailed site inspection could be made. The report stated that the original Order was revoked and a second Tree Preservation Order was served on 17 November 2014, to include one Weeping Willow and a smaller 'Area' designation to protect seven remaining Oak trees. It was noted that a number of trees had been uprooted before the Order had been served. The boundary of the revised 'Area' still overlapped land belonging to the objector to the original Order, because trees were no longer present on that part of the land.

Members noted that if the Order is confirmed with modification, in accordance with amended site location plan and schedule of trees, the objection to the Order will be overcome. The modification to the Order plotted the positions of the eight remaining trees within the original designated area of land.

In accordance with the right to speak procedure, the following person attended the meeting and spoke about the proposed making of this Order:-

Mr. I. Hewitt (agent for the owner of land upon which some of the subject trees are situated).

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

(2) That the Planning Board confirms the serving of Tree Preservation Order No. 4 (2014) with regard to seven Oak trees and one Weeping Willow, as detailed within the submitted report and which are situated on land adjacent to Rayls Rise/Manor Way, Todwick, under Sections 198 and 201 of the Town and Country Planning Act 1990.

E100. UPDATES

The Planning Board was informed that training on planning matters will be provided for existing and any new Members of the Board, at a meeting to be held at the Town Hall, Rotherham on Tuesday, 16th June, 2015.