

**PLANNING BOARD
25th April, 2019**

Present:- Councillor Sheppard (in the Chair); Councillors Andrews, Bird, D. Cutts, Fenwick-Green, Mallinder, John Turner, Tweed, Walsh and Whysall.

Apologies for absence were received from Councillors Atkin, M. Elliott, Steele and Williams.

The webcast of the Council Meeting can be viewed at:-
<https://rotherham.public-i.tv/core/portal/home>

101. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

102. MINUTES OF THE PREVIOUS MEETING HELD ON 4TH APRIL, 2019

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 4th April, 2019, be approved as a correct record of the meeting.

103. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

104. 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 following applications:-

- Conversion of existing building to create 24 No. apartments at former Rockingham College Of Further Education West Street Wath-upon-Deerne for Empire Property Concepts Ltd (RB2018/1738)

Katrina Crisp (On behalf of the Applicant)
Lynn Cadman (Supporter)

- Demolition of existing café and erection of a bungalow and detached garage & formation of vehicular access at 2A Worksop Road Woodsetts for Mr P Beighton (RB2018/1960)

Mick Clay (On behalf of the Applicant)

- Outline application with all matters reserved except for structural landscaping, for Phase 4 Sheffield Business Park for Use Classes B1 b/c, B2 and B8, and associated works at Land adjacent to Europa Link Catcliffe for Sheffield Business Park Ltd (RB2018/1988)

Lewis Evans (On behalf of the Applicant)

- Erection of bungalow and detached garage and formation of vehicular access at land adjacent 2A Worksop Road Woodsetts for TJL Homes Ltd. (RB2018/1995)

Mick Clay (On behalf of the Applicant)

- Erection of 4m highfencing and 10 No. 8m high floodlight columns to illuminate play area and car park at St Bedes Catholic Primary School Wortley Road Kimberworth for St Bedes Catholic Primary School (RB2019/0050)

Amanda Wassall (Applicant)
Darren Hatfield (Supporter)
Ray Davies (Objector)

- Temporary use of land for siting of offices & 6 No. storage containers at The Pitches Sports Club Wickersley Road Broom for Hotel Van Dyk Ltd. (RB2019/0119)

Councillor K. Albiston (Objector)
Lynda Todd (Objector)
Andrew Fellows (Objector)
Jeanette Stead (Objector)
Philip Woodward (Objector)
Councillor B. Cutts (Objector)

- Reserved matters application (details of appearance, landscaping, layout and scale) for the erection of 177 No. dwellinghouses - phase 2D (reserved by outline RB2017/0743) at Waverley New Community off High Field Spring Catcliffe for Barratt David Wilson Homes (RB2019/0220)

Mark Jones (Applicant)

(2) That applications RB2018/1738, RB2018/1988, RB2019/0059 and RB2019/0220 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That, with regard to application RB2018/1960:-

(a) subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 with the developer for the purposes of securing:-

- A commuted sum of £640 towards off-site planting of two trees

(b) subject to the satisfactory securing of such an agreement, the Council resolves to grant planning permission for the proposed development subject to the reasons for grant and conditions listed in the submitted report.

(4) That, with regard to application RB2018/1995:-

(a) subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 with the developer for the purposes of securing:-

- A commuted sum of £640 towards off-site planting of two trees

(b) subject to the satisfactory securing of such an agreement, the Council resolves to grant planning permission for the proposed development subject to the reasons for grant and conditions listed in the submitted report.

(5) That the Planning Board declares that it is not in favour of application RB2019/0119 and that the application be refused on the grounds:-

That the Local Planning Authority consider that the proposed development is contrary to Policy SP38 'Protecting Green Space' of the adopted Local Plan as the siting of the offices and storage containers result in a loss of Green Space and the land is not suitable, even on a temporary basis, for such a development and that a compliance period of 28 days is authorised to ensure removal of the offices/containers from the site.

105. PROPOSED TREE PRESERVATION ORDER NO 5, 2018 - THE MANORIAL BARN, CHAFF CLOSE, WHISTON, ROTHERHAM

Consideration was given to a report of the Assistant Director of Planning, Regeneration and Transport concerning the proposed confirmation and serving of Tree Preservation Order No. 5 without modification with regard to the Oak tree situated on land at The Manorial Barn, Chaff Close, Whiston under Section 198 and 201 of the Town and Country Planning Act 1990.

A Section 211 notice to prune the Oak tree was submitted under application reference RB2018/1532. The intended work was to crown lift to between 4 and 5 metres, top canopy and remove branches over hanging thatched roof.

A representation had been received from Whiston Parish Council objecting on the basis that the tree was only to be pruned and not felled, that structural issues in the tree had not been identified by the Council and concerns that the tree would damage the adjacent Grade II* Listed Building through direct damage. A copy of a letter provided by Birchwood Forestry Rail Division Ltd. for Whiston Parish Council was read out at the meeting.

The report detailed the Tree Service Manager's consideration of the objection and his comments as it was considered the proposed work to the tree was likely to cause significant damage to the tree's structure, the details were vague and open to interpretation and would result in a loss of amenity to the Conservation Area. As such, a Tree Preservation Order was placed on the Oak tree under TPO No. 5 2018 on 2nd November, 2018 and all interested parties notified.

The tree was estimated to be 180-190 years old and likely to have been a key feature in the Whiston street scene for the majority of that time given its prominent location. The rationale for, and the description of the proposed works, have not been clearly presented. A risk of excessive pruning was posed to take place destroying the excellent amenity of this tree.

It was, therefore, recommended that the Order be confirmed without modification having considered the objection to the Order.

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

(2) That the serving of Tree Preservation Order No. 5, 2018, be confirmed without modification with regard to the Oak tree which was the subject of this report, situated on land at The Manorial Barn, Chaff Close, Whiston, Rotherham under Section 198 and 201 of the Town and Country Planning Act 1990.

106. UPDATES

The following update information was provided:-

(a) Completed Developments Tour

Plans were being made for a Completed Developments Tour during June on either the 24th, 25th and 26th. Members of the Planning Board were asked to confirm their availability and to forward any proposed site suggestions to Committee Services.

(b) Parish Council Training – Enforcement

Details of an arranged Training Session with Parish Councillors on Planning Enforcement were shared with Planning Board Members and an invitation extended to them to attend.

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The session would be held at the Town Hall on Thursday, 2nd May, 2019 at 6.00 p.m. in the Garden Room.

Materials used as part of the session would be circulated for information.

Resolved:- That the information be noted.

107. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 16th May, 2019 at 9.00 a.m.