

**PLANNING BOARD
Thursday, 16th May, 2019**

Present:- Councillor Sheppard (in the Chair); Councillors Andrews, Atkin, Bird, M. Elliott, Sansome, Short, Steele, Tweed, Walsh, Whysall and Williams.

Councillor Williams assumed the Chair during consideration of application RB2018/1774 when Councillor Sheppard left the room.

Apologies for absence:- Apologies were received from Councillors D. Cutts and Fenwick-Green.

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

108. DECLARATIONS OF INTEREST

Councillor Bird declared a personal interest in application RB2018/1774 (change of use to micro public (Use Class A4) and erection of a smoking shelter at Unit 10c Dale Road, Rawmarsh) on the grounds of general noise and disturbance and access/egress to the site. He spoke about the application, but then left the meeting and did not observe the vote.

Councillor Sheppard declared a pecuniary interest in application RB2018/1774 (change of use to micro public (Use Class A4) and erection of a smoking shelter at Unit 10c Dale Road, Rawmarsh) on the grounds of his employment at a nearby micro pub. He vacated the chair and left the meeting whilst the application was discussed.

109. MINUTES OF THE PREVIOUS MEETING HELD ON 25TH APRIL, 2019

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 25th April, 2019, be approved as a correct record of the meeting, subject to the inclusion of Councillor Sansome in the list of apologies.

110. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

111. 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 below:-

- Change of use to micro pub (Use Class A4) and erection of lobby area and smoking shelter (RB2018/1774)

Mr. H. Raki (Applicant)
Ms. C. Ologbosele (Objector)
Mr. R. Bale (Objector)
Ms. H. Butler (Objector)
Councillor R. Bird (Objector)

2) That the Planning Board declares that it is not in favour of application RB2018/1774 and that the application be refused for the following reason:-

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The site is allocated for Mixed Use purposes (MU03) on the adopted Local Plan and A4 'drinking establishments' is not included in the list of uses that are generally considered acceptable in this location. It is considered that the development would lead to unacceptable levels of noise nuisance and general disturbance to local residents and that the development would, therefore, be contrary to Local Plan Policies SP65 Development Within Mixed Use Areas and SP52 Pollution Control.

Members also authorised Enforcement Action to secure the cessation of the unauthorised use of the premises as an A4 drinking establishment, and the removal of the two areas of decking either side of the entrance door, with a compliance period of 28 days.

(3) That application RB2019/0311 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

112. UPDATES

The following update information was provided:-

- (a) Members' Seminar – 4th June, 2019 – Supplementary Planning Documents

Members were encouraged to attend a Members' Seminar arranged for Tuesday, 4th June, 2019 at 2.00 p.m. in the Council Chamber covering Supplementary Planning Documents.

- (b) Enforcement Notice – Pitches

The Enforcement Notice in relation to the Pitches site, which was refused permission at the last Planning Board meeting, had been served on 8th May, 2019 and the applicant had 28 days from that date in which to lodge an appeal.

(c) Completed Developments Tour

Plans for a Completed Developments Tour during June would now be confirmed for Monday, 24th June, 2019 departing from the Town Hall. (This has since been amended to Tuesday 25th June, departure from Town Hall and full itinerary to be confirmed)

Members were asked to forward any other proposed site suggestions to Committee Services.

The details and itinerary for the tour would be circulated in due course.

Resolved:- That the information be noted.

113. DATE OF NEXT MEETING

Resolved:- That the next meeting take place on Thursday, 6th June, 2019 at 9.00 a.m.