

**PLANNING BOARD
Thursday, 23rd July, 2020**

Present:- Councillor Sheppard (in the Chair); Councillors Bird, D. Cutts, McNeely, Sansome, Mallinder, John Turner, Walsh and Williams.

Apologies for absence:- Apologies were received from Councillors Atkin, M. Elliott, Short, Steele, Tweed and Whysall.

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

98. DECLARATIONS OF INTEREST

Councillor Sansome declared a personal interest in application RB2020/0570 (demolition of existing bungalow and erection of 1 No. dwellinghouse with detached double garage, 6 Fitzwilliam Street, Swinton for Golden Key Developments Ltd.) on the grounds that he was a Ward Councillor and an objector to the proposal. He spoke as a member of the public, then left the meeting and did not observe the vote.

99. MINUTES OF THE PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 18th June, 2020, be approved as a correct record of the meeting.

100. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

The Chair acknowledged the request for a potential site visit on application RB2020/0570 - Demolition of existing bungalow and erection of 1 No. dwellinghouse with detached double garage, 6 Fitzwilliam Street, Swinton for Golden Key Developments Ltd., but had contacted all Planning Board Members advising them they could visit the site individually to view prior to today's meeting. This was due to the restrictions of group gatherings amid the Covid-19 pandemic.

101. 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 applications below:-

- Outline application for the erection of up to 70 No. dwellinghouses including details of access land East of Brecks Lane, rear of Belcourt Road, Brecks for Kilner Gray Trusts (RB2019/1891)

Ms. Janet Hodson - on behalf of the Applicant
Ms. Deborah Cox - Objector

- Change of use of stables to angler's accommodation, change of use of roofspace in two-storey building to manager's accommodation, single-storey extension, additional window/door openings and external roller shutters at Leger Lakes, East Field Lane, Laughton-le-Morthen, for Mr. Wheeler (R2020/0254)

Mr. Wheeler - Applicant
Mr. T. Stanway – Objector

- Demolition of existing bungalow and erection of 1 No. dwellinghouse with detached double garage, 6 Fitzwilliam Street, Swinton. for Golden Key Developments Ltd. (RB2020/0570)

Councillor S. Sansome (spoke and then left the meeting)
Mr. Dean Mirfin - Applicant
Mr. Robin Carnegie - Objector
A statement was read out on behalf of Mr. G. Shaw - Objector

(2) That, with regard to application RB2019/1891:-

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

- A financial contribution of £500 per dwelling towards sustainable travel measures to support the development.
- A financial contribution will be calculated in line with the Section 106 Education Contributions Policy towards Education provision.
- A financial contribution of £8,920 (25%) towards improvement to bus stop 30875 controlled by South Yorkshire Passenger Transport Executive to support the development.
- Submission of details of a LEAP (Local Equipped Area for Play) on the onsite Public Open Space area.
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.
- Affordable Housing provision at 25% of the total site. Housing types and tenures to be agreed with the Council and in accordance with the affordable housing policy CS7.

(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.

(3) That, with regard to application RB2020/0254:-

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

- This permission shall revoke the permission for 10 of the anglers' pods beside the associated lakes that were approved under planning permission RB2015/1458.
- No replacement stables shall be applied for on any part of the land.
- The occupation of the flat which is to be created in the roofspace of the two-storey building on site as part of this application shall be limited to persons solely or mainly working at the site in association with the fishing ponds use. Should the fishing ponds close the accommodation shall cease use.

(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 application RB2020/0570 be granted for the reasons adopted by Members at the meeting and subject to the relevant condition listed in the submitted report.

102. UPDATES

The following update information was provided:-

The Head of Planning and Building Control confirmed changes as per the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020, which would come into force on 31st August 2020.

A brief summary was provided on how this affected future developments and how it now facilitated multi-floor extensions with prior notice approval. A full briefing note would be provided to all Members once the detail of the emergency legislation was clear.

It was also suggested that an all Member Seminar/training session be also arranged to highlight the changes for Members.

103. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 13th August, 2020 at 9.00 a.m.