

PLANNING BOARD
Thursday, 13th August, 2020

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

Apologies for Absence were received from Councillor Whysall.

The webcast of the Planning Meeting can be viewed at:-

<https://rotherham.public-i.tv/core/portal/home>

104. DECLARATIONS OF INTEREST

There were no Declarations of Interest to record.

105. MINUTES OF THE PREVIOUS MEETING HELD ON 23RD JULY, 2020

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 23rd July, 2020, be approved as a correct record of the meeting.

106. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

107. 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 320 No. dwellinghouses including details of access at land east of Moor Lane South, Ravenfield for Mr. and Mrs Woolhouse (RB2019/0894)

Ms. J. Hodson - on behalf of the Applicant

- Construction and operation of a metal recovery centre (Shear Processing Plant) including associated access at land off Sheffield Road Templeborough for Celsa Manufacturing UK (R2019/1390)

Mr. G. Price - Applicant

(2) That, with regards to application RB2019/0894:-

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

- 25% on site affordable housing provision in accordance with the Council's adopted Policy.
- Commuted sum of £500 per dwelling towards sustainable transport measures.
- Financial contribution towards the enhancement of local bus services - £100k per annum for a period of three years.
- Improvement of four bus shelters on Moor Lane South and Braithwell Road amounting to £63,389.10
- Education contributions in accordance with the Council's adopted Policy.
- Formation of a Local Area of Play prior to occupation of the 100th dwelling.
- Formation of a Local Equipped Area of Play prior to the occupation of the 200th dwelling.
- Financial contribution towards the improvement of football pitches at Ravenfield Recreation Ground or Bill Hawes to provide playing surfaces - £15,000 prior to the occupation of the 250th dwelling.
- Establishment of a Management Company to manage and maintain the areas of Greenspace, including the proposed LAP and LEAP.

(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 application RB2019/1390 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

108. UPDATES

The following update information was provided:-

Further to Minute No. 102 of the previous meeting held on 23rd July, 2020, the Chair confirmed that the training session that would outline the 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, would be delayed until after the next meeting. This would enable further legislation to be taken account of and for Members to be updated accordingly.

109. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 3rd September, 2020 at 9.00 a.m.