

**BARNSELY METROPOLITAN BOROUGH COUNCIL**

**PLANNING REGULATORY BOARD**

**22 OCTOBER 2013**

25. **Present** Councillors D Birkinshaw (Chair), G Carr, Clarke (meeting only), K Dyson (meeting only), Franklin (meeting only), Hand-Davis (meeting only), Hayward, Higginbottom (meeting only), Key (meeting only), Leech, Markham (meeting only), Mathers, Mitchell, Morgan (meeting only), Noble, Perrin (meeting only), Richardson (meeting only), Rusby (meeting only), Spence, Starling (meeting only) and R Wraith.

26. **Site Visits - Declarations of Interest**

No declarations were made at the meeting.

27. **Site Visits**

The Planning Regulatory Board made a visit of inspection to the following site, which was the subject of a planning application:-

**2013/0809** – Former Hoyland Common Infant School, Hoyland Road/Watson Street, Hoyland – Erection of 14 No townhouses (in 3 blocks) with associated landscaping.

28. **Declarations of Interest**

Councillor Starling declared non-pecuniary interests in Planning Application Nos 2013/0597, 2013/0598 and 2013/0923, in relation to him having been contacted by local residents.

29. **Minutes**

The minutes of the meeting held on 17 September 2013 were taken as read and signed by the Chair as a correct record.

30. **Town and Country Planning Act 1990 – Part III Applications**  
**Speakers/Site Visits**

- (i) Mr J Sowerby (Agent) addressed the Board and spoke in favour of the Officer recommendation to approve Planning Application No **2013/0809** – Erection of 14 No townhouses (in 3 blocks) with associated landscaping and parking – former Hoyland Common Infant School, Hoyland Road/Watson Street, Hoyland Common.

Mr D Earnshaw (Objector) addressed the Board and spoke against the Officer recommendation to approve the above application.

**RESOLVED** that the application be approved.

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- (ii) Mr M Taylor (Applicant), addressed the Board and spoke in favour of the Officer recommendation to approve Planning Application No **2013/0808** – Demolition of existing units (use Class B1 and B8) and construction of a new foodstore (use Class A1) with car parking, landscaping and associated works – Land East of Sheffield Road, Birdwell.

31. **Town and Country Planning Act 1990 – Part III Applications**

The Assistant Director, Planning and Regulatory Services, submitted a report on applications received for consideration.

**RESOLVED that:-**

- (i) the following applications be granted, subject to the conditions outlined in the report of the Assistant Director, Planning and Regulatory Services, details of which are contained in the schedule submitted:-

**2013/0597** – Residential development of 20 No dwellings including 13 No build properties with garages and the conversion/alteration of existing listed and non-listed buildings into 7 No dwellings – Land at Nether Mill Farm, Nether Mill, Barnsley Road, Penistone (subject to Section 106 Agreement)

**2013/0598 (Joint Report with 2013/0597)** - Residential development of 20 No dwellings including 13 No build properties with garages and the conversion/alteration of existing listed and non-listed buildings into 7 No dwellings (Listed Building Consent) – Land at Nether Mill Barn, Nether Mill Farm, Barnsley Road, Penistone.

**2013/0923** – Conversion of existing buildings (Wierfield House and stables) to 11 No dwellings and erection of 23 No dwellings following demolition of former school building (Fulford) – Penistone Grammar School, Huddersfield Road, Penistone (subject to referral to the Secretary of State, with amendment to 13 (2m x 45m visibility splay rather than 2.4m x 45m)..

**2013/0953** – Removal of Conditions 2, 5 and 6 of Planning Approval 2012/0935 (Erection of 145 dwellings and associated works) and replacement with Section 106 Agreement to cover Travel Plan, Affordable Housing and Public Open Space – Land off Barnburgh Lane, Goldthorpe (subject to Section 106 Agreement).

**2013/0946** – Application review the existing Section 106 Affordable Housing Requirement on Planning Permission 2012/1135 (Outline) and 2013/0946 (Reserved Matters) – Residential development of 25 No dwellings – Land off Thurnscoe Bridge Lane, Thurnscoe.

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**2013/0745** – Erection of a dwellinghouse with integral garage and associated landscaping with new site access – Guyder Bottom Farm, Cooper Lane, Hoylandswaine.

**2013/0907** – Erection of temporary rural workers dwelling at land – Land at Brown's Edge Road, Ingbirchworth.

**2013/1080** – Removal of European Ash Tree (T1) within TPO 1/1964 – Barnsley Crematorium, Doncaster Road, Ardsley.

- (ii) The following Planning Application be deferred to enable Officers to negotiate a higher level of compensation for loss of green space and for landscaping details (including extra heavy standard tree planting) to be submitted for consideration.

**2013/0940** – Erection of 1 No detached dwellinghouse (Plot 2) – land off Ben Bank Road (rear of 94 and 98), Silkstone Common.

- (iii) Details of the Planning Appeals received and decided between the period July to September 2013 be noted.

32. **Development Management Performance**

The Head of Planning presented a report providing Members with a quarterly update on the Development Management Service in processing Planning Applications and specifically during the last quarter, July to September 2013.

**RESOLVED** that the report be noted.

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Chairman