

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

15 APRIL 2014

66. **Present**

Councillors D Birkinshaw (Chair), G Carr, Clarke, Franklin, Hayward, Higginbottom, Leech, Makinson, Markham, Mitchell, Noble, Perrin, Richardson, Rusby, Spence, Starling, Stowe and R Wraith.

67. **Declarations of Interest**

Councillor Starling declared a non-pecuniary interest in Planning Application No 2014/0095 in that it was his request to bring the application to Board.

Councillor Franklin declared a non-pecuniary interest in Planning Application No 2014/0169 in relation to him being a Member of Berneslai Homes Board.

68. **Minutes**

The minutes of the meeting held on 18 March 2014 were taken as read and signed by the Chair as a correct record.

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

- (i) Mr M Johnson (Applicant) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2014/0249** – Residential development of up to 250 No dwellings (Outline – all Matters Reserved) – Land off Wakefield Road, Mapplewell.

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

RESOLVED that the application be approved in accordance with Officer recommendation.

- (ii) Ms M Cunningham (Applicant) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2013/1051** – Change of use of storage caravan (static) to 1 No gypsy pitch, including erection of portable day room/utility block and improvement works to the site (including removal of railway carriage, lock up containers and deposited materials). – Land South of Grange Road, Royston.

Mr W Newman addressed the Board and spoke against the Officer recommendation to approve the above application

RESOLVED that the application be refused on the grounds that the harm to green belt was not clearly outweighed by other considerations.

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- (iii) Mr R Tomlinson (Objector) addressed the Board and spoke against the Officer recommendation to approve **Planning Application No 2014/0095** – Erection of 3 No dwellings and garages – Land to the West of Wellhouse Lane and the North of Barnsley Road, Penistone.

RESOLVED that the application be deferred for a site visit by Members of the Board.

- (iv) Mr R Agus (Agent) addressed the Board and spoke against the Officer recommendation to refuse **Planning Application No 2013/1130** – Erection of 2 No detached dwellings and associated works – Land adjacent 344 New Road, Staincross.

Mr S James (Objector) addressed the Board and spoke in favour of the Officer recommendation to refuse the above application.

RESOLVED that the application be refused in accordance with Officer recommendation.

- (v) Mr P Bailey (Agent) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2013/0480** – Erection of 1 No 50Kw wind turbine on a 25m monopole mast – Westfield House Farm, Brockholes Lane, Penistone.

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

RESOLVED that the application be deferred for a site visit by Members of the Board.

- (vi) Mr S Milner (Applicant) addressed the Board and spoke against the Officer recommendation to refuse **Planning Application No 2013/1096** – Erection of 1 No 24.8m (to hub) high wind turbine with a tip height of 34.5m – Land associated with Pule Hill Farm, Rag Lane, Thurgoland.

RESOLVED that the application be deferred for a site visit by Members of the Board.

70. **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:-

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2013/1330 – Residential development (Outline) – Land at Kingsmark Way, Goldthorpe.

2014/0169 – Erection of residential development of 3 No pairs of semi-detached dwellings – Land adjacent 14A Green Street, Worsbrough.

2014/0262 – Fell Hawthorne Trees T1 and T4, fell Ash Tree T3 and remove western-most stem from Sycamore Tree T2 within TPO 12/1981 – St Thomas Church, Bank End Road, Worsbrough Dale.

- (ii) The following application be refused in accordance with Officer recommendation:-

2014/0175 – Application to review/vary the existing Section 106 on Planning Permission 2011/0963 (removal of affordable housing element) – Land at Lowfield Road, Bolton-on-Dearne. (Applicant had already appealed – Members supported a revised Officer recommendation to contest the appeal on the basis of the recommended reason for refusal).

- (iii) Details of the Planning Appeals received and decided between the period 1-31 March 2014 be noted.

71. **CHANGES TO NON-DEFINITIVE FOOTPATHS BETWEEN WESTGATE AND SHAMBLES STREET ON THE NEW SIXTH FORM COLLEGE SITE**

The Assistant Director, Highways, Engineering and Waste Management, presented a report for consideration of an application to extinguish two footpaths between St Mary's Place and Shambles Street, and create a new replacement route between Westgate and Shambles Street, adjacent to John Rideal House.

RESOLVED that:-

- (i) In exercise of Statutory Powers, the Council makes the necessary Public Path Orders under the provisions of Section 257 of the Town and Country Planning Act 1990, for the extinguishment and creation of the footpaths as shown on the plans attached to the report;
- (ii) The Common Seal of the Council be affixed to the Orders and that the Director of Legal and Governance be authorised to publish the proposal and to submit the Orders for confirmation by the Secretary of State or to confirm them himself in the event of there being no objections thereto; and,
- (iii) The Director of Legal and Governance be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

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Chairman