

BARNSELY METROPOLITAN BOROUGH COUNCIL**PLANNING REGULATORY BOARD****2 SEPTEMBER 2014****21. Present**

Councillors D Birkinshaw, G Carr, Clarke (meeting only), Davies, Grundy, Hand-Davis (meeting only), Hayward (meeting only), Higginbottom (meeting only), Leech (meeting only), Makinson, Mathers, Mitchell, Morgan, Noble, Perrin, Richardson (meeting only), Sim, Spence, Stowe (meeting only), Unsworth and R Wraith

22. Site Visits - Declarations of Interest

No declarations were made.

23. Site Visits

The Planning Regulatory Board made visits of inspection to the following sites, which were the subject of Planning Applications:-

2013/0480 – Westfield House Farm, Brockholes Lane, Penistone.

2014/0452 – Former North Gawber Colliery, Carr Green Lane/Spark Lane, Mapplewell.

2014/0035 – Kings Head, Darton Lane, Mapplewell.

24. Declarations of Interest

Councillor Hayward declared a non-pecuniary interest in Planning Application No 2014/0809 in relation to him being a Member of the Berneslai Homes Board.

25. Minutes

The minutes of the meeting held on 15 July 2014 were taken as read and signed by the Chair as a correct record.

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

- (i) Mr J Williams (Agent) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2014/0035** – Demolition of existing public house and outbuildings and erection of retail store (A1) with associated access and parking – Kings Head, Darton Lane, Mapplewell.

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

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RESOLVED that the application be deferred in order that the possibility of an alternative access via Croft Drive be investigated.

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

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

The Planning Officer read out a statement submitted Mr Simpson (Original Objector), against the Officer recommendation to approve the above application.

Councillor Unsworth, seconded by Councillor Davies, submitted a motion to refuse this application, against Officer recommendation. A vote was taken and the motion to refuse was lost.

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

- (iii) Mr P Thornton and Mr P Owen (Agents) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2013/0785** - Residential development of 139 No dwellings with associated access, car parking and landscaping – Land off Hartcliff Road, Penistone.

Ms L Green (Objector) addressed the Board and spoke against the Officer recommendation to approve the above application.

Councillor Unsworth, seconded by Councillor Hand-Davis, submitted a motion to refuse this application against Officer recommendation. A vote was taken and the motion to refuse was lost.

(Councillor Davies left the meeting during the voting on this application).

RESOLVED that the application be approved in accordance with Officer recommendation, subject to the completion of a Section 106 Agreement.

- (iv) Mr J Power (Objector) addressed the Board and spoke against the Officer recommendation to approve **Planning Application No 2014/0372** – Formation of a raised garden area (Retrospective), raised decking and screen fencing – 20 Ladyroyd, Silkstone Common.

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

27. 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:-

2014/0751 – Variation of Conditions 1 and 2 of Planning Application No 2011/1058 – Change of use to market area for a temporary period – Land at Cheapside, May Day Green, Queen Street, Kendray Street and Peel Street, Barnsley.

2014/0809 – Installation of 16 No air source heat pumps to existing dwellings – 121, 127, 129, 131, 133, 135, 137, 141, 145, 147, 149, 153, 155, 159, 161 and 167 Monkspring, Worsbrough.

- (ii) The following application be deferred pending a site visit by Members of the Board-

2014/0587 – Remedial landscaping works to embankment – 20 Ladyroyd, Silkstone Common.

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

***28. EXCLUSION OF PUBLIC AND PRESS**

RESOLVED that the public and press be excluded during consideration of the following item because of likely disclosure of confidential or exempt information as defined by Paragraph 6 of Part I of Schedule 12A of the Local Government Act 1972 as amended.

***29. WORSBROUGH HALL, HALL CLOSE, WORSBROUGH VILLAGE**

RESOLVED that a Repairs Notice and Schedule of Works, as shown at Appendix 7 and Appendix 8 to the report, be served by the Council.