

**BARNSELY METROPOLITAN BOROUGH COUNCIL**

**PLANNING REGULATORY BOARD**

**21 OCTOBER 2014**

38. **Present**

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

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

Councillor Richardson declared a non-pecuniary interest in Planning Application No 2014/0853 in relation to him being a Member of the Priory Campus Board.

40. **Site Visits**

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

2014/0853 – Erection of 198 dwellings with new access road from Littleworth Lane, together with open space – Former Priory School Site, Littleworth Lane, Lundwood.

2014/0559 – Erection of a Renewable Energy Park comprising of a timber resource recovery centre and anaerobic digestion facility – Land off Houghton Main Colliery Roundabout, Park Spring Road, Grimethorpe.

2014/1118 – Creation of an 11 No pitch emergency stopping place for gypsies and travellers – Land off Grange Lane, Stairfoot.

2014/0293 – Erection of detached dwelling with ancillary workshop space for education and therapeutic care (resubmission) – Lakeside View, Penistone.

41. **Declarations of Interest**

No declarations were made at the meeting.

42. **Minutes**

The minutes of the meeting held on 23 September 2014 were taken as read and signed by the Chair as a correct record.

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

- (i) Ms C Kent (Agent) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2014/0452** – Remediation and restoration of site (full permission) and erection of up to 325 dwellings, associated infrastructure and open space (Outline) – former North Gawber Colliery, Carr Green Lane/Spark Lane, Mapplewell.

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

***The Legal Adviser informed the Board of their responsibilities in relation to the law on predetermination under the Localism Act 2011. As a result, Councillor Mathers did not participate in the meeting in relation to the following Planning Application:-***

- (ii) Mr J Parry (Objector) addressed the Board and spoke against the Officer recommendation to approve **Planning Application No 2014/1118** – Creation of an 11 No pitch emergency stopping place for gypsies and travellers – Land off Grange Lane, Stairfoot.

**RESOLVED** that the application be approved in accordance with Officer recommendation, subject to:-

- (a) an additional Condition relating to the provision of a skip on site; and,
- (b) Officers be delegated to liaise with the Chair after the expiry date of the press notice to discuss any further representations which may have been received, prior to the decision being issued.
- (iii) Mr Simms (Applicant) addressed the Board and spoke against the Officer recommendation to refuse **Planning Application No 2014/0293** – Erection of detached dwelling with ancillary workshop space for educational and therapeutic care (Resubmission) – Lakeside View, Penistone.

**RESOLVED** that:-

- (a) the application be approved contrary to Officer recommendation on the grounds that the benefits of such a development in this setting outweighed the harm to the greenbelt; and,
- (b) approval be delegated to Officers to work up suitable Conditions and associated Unilateral Undertaking and to check if any referral is required to the Secretary of State.

In accordance with protocol, a recorded vote was taken on this planning application:-

In favour of the amendment to approve the application:-

Councillors G Carr, Davies, Grundy, Hayward, Higginbottom, Makinson, Morgan, Noble, Richardson, Sim and Stowe.

Against the amendment to approve the application:-

Councillors D Birkinshaw, Clarke, Hand-Davis, Perrin, Rusby, Spence and R Wraith.

Abstentions:- Councillor Mitchell.

- (iv) Mr J Kane (Agent) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2014/0555** – Erection of 2 No 100Kw wind turbines and ancillary works – Stonebridge Lane, Great Houghton.

**RESOLVED** that the application be approved as per Officer recommendation.

#### 44. **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:-

**2014/0954** – Change of use and alterations to former public toilets to form a food outlet – High Street, Wombwell (subject to an additional Condition relating to the provision of a litter bin and an

additional Informative relating to the need to comply with appropriate Waste Regulations on the disposal of food waste).

**2014/0883** – Erection of 2 No detached dwellings (Outline) – Land adjacent The Bungalow, Roebuck Hill, Jump (subject to any reserved matters being taken back to Planning Board).

**2014/0946** – Change of use from Community Centre (D2) to dwelling (C3) and extension to domestic curtilage of 2 No existing dwellings at 8A Robin Hood Avenue, Royston.

**2014/0756** – Alterations to form individual retail units including provision of a platform lift, staircase and access WC - Building B2, Elsecar Heritage Centre, Wath Road, Elsecar.

**2014/0763** – Alterations to form individual retail units including provision of a platform lift, staircase and access WC (Listed Building Consent) - Building B2, Elsecar Heritage Centre, Wath Road, Elsecar.

**2014/0949** – Alterations to entrance lobby including erection of a new freestanding canopy – Pendon House, Sycamore Walk, Penistone.

**2014/1087** – Display of 1 No externally illuminated vertical sign on building – Pendon House, Sycamore Walk, Penistone.

**2014/0947** – Erection of single-storey front extension to existing entrance lobby to sheltered housing – Heather Court, Carrfield Lane, Bolton-on-Deerne.

**2014/1015** – Internal alterations to improve WC facilities and improve classroom facility (Listed Building Consent) – Cannon Hall Museum Park and Gardens, Bark House Lane, Cawthorne.

- (ii) The following Planning Application was now the subject of a Non-Determination Appeal and, as such, would be determined by the Planning Inspectorate as opposed to Barnsley MBC's Planning Regulatory Board.

**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.

The Board unanimously agreed to challenge the Appeal on the grounds that the application would have been refused in relation

to the impact on highway safety, and in particular, the inadequate forward visibility relating to the bend on Darton Lane, Mapplewell.

- (iii) details of the Planning Appeals received and decided between the period 1-30 September 2014 be noted.

45. **Diversion of part of Footpath 25 Hoyland, Southlea Drive to Milton Crescent**

The Assistant Director, Highways, Engineering and Waste Management presented a report for consideration to divert part of Footpath 25 Hoyland, Southlea Drive to Milton Crescent.

**RESOLVED** that:-

- (i) in exercise of Statutory Powers, the Council makes a Public Path Order under the provisions of Section 119 of the Highways Act 1980, for the diversion of part of Footpath 25 as shown on the plan attached at Appendix A to the report;
- (ii) the Common Seal of the Council be affixed to the Order and that the Director of Legal and Governance be authorised to publish the proposal and to submit the Order for confirmation by the Secretary of State or to confirm it 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.

Chairman.....