

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

16 DECEMBER 2014

51. **Present**

Councillors D Birkinshaw (Chair), G Carr, Davies, Franklin, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Mathers, Mitchell, Morgan, Perrin, Richardson, Rusby, Sim, Spence, Stowe, Unsworth and R Wraith

52. **Declarations of Interest**

Councillor Richardson declared a Non-Pecuniary interest in **Planning Application No 2014/0853** in view of him being a representative on the Priory Camps.

Councillor Hand-Davis declared a Non-Pecuniary interest in **Planning Application No 2014/1092** in view of him having been contacted, but expressing no comments, in relation to this application.

Councillor Hayward declared a Non-Pecuniary interest in **Planning Application No 20140823**

Councillor Rusby declared a Non-Pecuniary interest in **Planning Application No 2014/1329** as she was a neighbour of the applicant.

53. **Minutes**

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

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

- (i) **Planning Application No 2014/0754** – Residential development of 66 No dwellings and associated infrastructure – Land at Church Lane, Hoylandswaine.

RESOLVED that consideration of the application be deferred pending a site visit.

- (ii) Mr M Cooke (Agent) addressed the Board and spoke against the Officer recommendation to refuse **Planning Application No 2014/0315** - Formation of car park (Retrospective) – Land at Old Mill Lane, Barnsley.

RESOLVED that the application be refused on the grounds detailed within the report of the Development Service Director now submitted and that authority be delegated to officers to take appropriate enforcement action in order to prohibit the use from continuing.

- (iii) Ms A Darrington (Agent) attended the meeting but declined to address the Board in relation to **Planning Application No 2014/1191** - Material amendment to approved Planning Application No B/04/2377/BA – Substitution of house types and amendment of layout to plots 44-91 in replacement of 28 No dwellings – Land at Cypress Heights, Carlton Road, Smithies.

The Development Service Director verbally updated the Board to recommend a proposed update/amendment to Condition 6 in relation to Highways works. The Board was advised that the wording of the relevant planning condition would be amended in order to stipulate that the appropriate details relating to the required highway improvement works must be submitted to and approved by the Council prior to the commencement of the development. The Development Service Director specifically advised the Board that this condition would go to the heart of any planning permission granted.

RESOLVED that the application be granted subject to the Conditions outlined in the report of the Development Service Director now submitted and subject also to the completion of a Section 106 agreement to reduce the public open space commuted sum and the completion of the appropriate agreement to secure the highway works and the required amendment to Condition 6 as now reported.

- (iv) Mr M Walker (Agent) addressed the Board and spoke against the Officer recommendation to refuse **Planning Application No 2013/1329** – Demolition of existing shed and erection of dwelling, detached garages and associated landscaping – Cat Hill Hall Mews, Cat Hill Lane, Hoylandswaine.

RESOLVED that the application be refused on the grounds detailed within the report of the Development Service Director now submitted

- (v) Mr S Whitaker (Applicant) addressed the Board and spoke in favour of the Officer recommendation to approve **Planning Application No 2014/1092** – Erection of agricultural building – Land at Ladyroyd, Silkstone Common.

Mr B Barkworth (Objector) addressed the Board and spoke against the above application.

RESOLVED that the application be approved subject to the Conditions outlined in the report of the Development Service Director now submitted and subject also to additional conditions in relation to storage of waste and drainage.

- (vi) Mrs Walker (Objector) addressed the Board and spoke against the Officer recommendation to approve **Planning Application No 2014/0684** - Residential development of 3 No detached dwellings and formation of driveways – Land at Roughbirchworth Lane, Oxspring.

RESOLVED that the application be approved subject to the Conditions outlined in the report of the Development Service Director now submitted and subject to the completion of a Section 106 Agreement to secure a commuted sum payment as compensation for the loss of designated Green Space.

55. **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 Development Service Director, details of which are contained in the schedule submitted:-

2014/0823 – Creation of two mini football pitches (Outline) – The Fleets, Smithies Lane, Barnsley.

2014/0808 – Conversion of Belle Vue House to 5 No apartments (Full), and residential developments of 17 No dwelling houses, 1 No sports pitch, ancillary works and car parking (Outline) – Belle Vue House, Cockerham Lane, Barnsley.

2014/0853 – Erection of 192 dwellings with new access road from Littleworth Lane, together with open space and balancing pond – Former Priory School Site, Littleworth Lane, Barnsley, subject to the completion of a Section 106 Agreement to secure financial contributions in respect of education, off-site public open space and highway design fees, and amendment to Condition 2 in

relation to layout and an additional condition in relation to remediation.

2014/1167 – Change of use to temporarily store dry, non-ferrous waste metals – Unit 4, Construction Way, Off Barkston Road, Carlton.

2013/1339 – Recovery of red shale and ash with ancillary activity – Carlton Colliery Site, Shaw Lane, Carlton.

2013/0547 – Demolition of existing industrial buildings and erection of portal framed industrial unit for use of aluminium scrap metal storage – Boulder Bridge Lane, off Shaw Lane, Carlton (subject to an amendment to conditions in relation to the prevention of food waste processing).

2013/1029 – Raising height of existing bungalow to create first floor accommodation, including first floor balcony (Resubmission) – Hilcrest, Chapel Lane, Green Moor.

- (ii) consideration of **Planning Application No 2014/0807** – Residential development – 85 No dwellings (Outline) – Land at Carrington Avenue, Barnsley be deferred to allow officers to discuss with the applicant and Sports England how the agreed commuted sum of £250,000 to compensate the Council for the loss of existing Green Space shall be applied.
- (iii) Details of the Planning Appeals received and decided between the period 1-30 November 2014 be noted.

Chairman.....