

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

20TH JANUARY 2015

56. **Present**

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

In attendance as observers: The Mayor (Councillor Shepherd) and Councillors Bruff and Miller and Shepherd (The Mayor).

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

No declarations were made.

58. **Site Visits**

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

2014/0754 – Residential development of 66 No. dwellings and associated infrastructure, Land at Church Lane, Hoylandswaine, Barnsley.

2014/1055 – Formation of access roadway and associated infrastructure (Full). Outline Planning application for a phased, mixed-use development comprising employment uses (B1bc/B8 with ancillary office B1a), Hotel (C1) and/or car showroom/garage (sui generis/B2) and food and drink (A3, A4, A5) with associated infrastructure – Land to the north of Dearne Valley Parkway, Birdwell, Barnsley.

The Panel also visited the sites of the following applications which would be submitted to a future meeting (all of which related to land to the north of Dearne Valley Parkway) – **2014/1452** and **2014/1516**.

59. **Declarations of Interest**

Councillor Hand-Davis declared a Non-Pecuniary interest in **Planning Application No 2014/0754** in view of him attending meetings in the local area in respect of this application.

60. **Minutes**

The minutes of the meeting held on 16th December 2014 were taken as read and signed by the Chair as a correct record.

61. **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, Barnsley.

Mr M Jones (Agent) addressed the Board and spoke in favour of the Officer recommendation to grant the application.

Mr David Halliday (Objector) addressed the Board and asked that the application be refused.

RESOLVED that the application be deferred to enable officers to secure a greater proportion of the affordable housing contribution on site, including additional bungalows; to enable officers to discuss with the applicant the possibility of providing further parking provision for the church and a footpath link from the site to the Primary School (subject to the school being agreeable), seek clarification with regard to the application of the education contribution to be paid under the proposed Section 106 agreement and a commitment to provide grit bins.

- (ii) **Planning Application No 2014/1055** – Formation of access roadway and associated infrastructure (Full). Outline planning application for a phased, mixed-use development comprising employment uses (B1bc/B8 with ancillary office B1a), hotel (C1) and/or car showroom/garage (sui generis/B2) and food & drink (A3, A4, A5) with associated infrastructure – Land to the North of Dearne Valley Parkway, Birdwell, Barnsley.

Mr S Ashton (Applicant) addressed the Board and spoke in favour of the Officer recommendation to grant the application.

Mr A Finlay (Agent for an adjoining planning application to be discussed at a future meeting) addressed the Board requesting that the application be deferred for a period of two months.

RESOLVED that the application be approved in accordance with the Officer recommendation subject to minor amendments to Condition 3 (to reference updated plans/documentation; Condition 10 (the formula to determine the number of vehicular trips which has now been submitted); Condition 12 (requiring the development and vehicular route to be implemented and in accordance with a timetable to be agreed in writing with the local planning authority prior to the commencement of development); and Condition 24 (in relation to hours of operation within the good neighbour zone rather than B1 units)

- (ii) **Planning Application No 2014/1454** – Change of use of storage caravan to residential use including associated works – Grange Farm, 67A Grange Road, Royston, Barnsley S71 4LF.

Mr W Newman (Objector) addressed the Board and spoke against the Officer recommendation to refuse the application.

RESOLVED that the application be refused against the Officer recommendation on the grounds that the proposal would constitute an inappropriate development within the Green Belt and that very special circumstances to grant the application do not exist.

In accordance with the agreed protocol, a recorded vote was taken on this planning application with the amendment to approve the application being:

MOVED by Councillor Makinson and **SECONDED** by Councillor Richardson with voting being recorded as follows:

In favour of the amendment to refuse the application:-

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

All councillors present at the time of the vote actually voted.

- (iv) **Planning Application No 2014/1226** – Erection of detached bungalow – 4 Robin Lane, Royston, Barnsley, S71 4EA.

Mr Terry Prideaux (Agent) spoke against the Officer recommendation to refuse this application.

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

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

The Development Service Director submitted a report on applications received for consideration.

RESOLVED that:

- (i) application **2014/0807** – Residential Development – 85 No. dwellings (Outline) – Land at Carrington Avenue, Barnsley S75 1BW be approved subject to the conditions outlined in the report of the Development Service Director, details of which are contained in the schedule submitted, subject to the completion of a Section 106 Agreement to secure off site recreation improvements at the Fleets and Dorothy Hyman Stadium and the delegation to Officers to negotiate and approve the precise level of affordable housing to be specified in Condition 23 following the receipt of a viability appraisal)
- (ii) Details of the Planning Appeals received and decided between the period 1st December 2014 to 31st December 2014 be noted.

Chairman.....