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| <b>MEETING:</b> | Planning Regulatory Board            |
| <b>DATE:</b>    | Tuesday, 22 December 2015            |
| <b>TIME:</b>    | 2.00 pm                              |
| <b>VENUE:</b>   | Council Chamber, Town Hall, Barnsley |

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Cherryholme, Coates, Franklin, Gollick, Grundy, Hampson, Hayward, Higginbottom, Leech, Makinson, Markham, Mitchell, Morgan, Richardson, Riggs, Stowe, Unsworth and R. Wraith

### In attendance at site visit

Councillors D. Birkinshaw (Chair), Cherryholme, Hampson, Hayward and Mitchell.

### 34. Planning Application 2015/1070

Residential development of 278 dwellings with public open space and landscaping at Land off Summerdale Drive and Carrs Lane, Cudworth. Members visited the site, which will be discussed at a future meeting.

### 35. Declarations of Interest

There were no declarations of pecuniary/non-pecuniary interest in respect of any of the items on the agenda.

### 36. Minutes

The minutes of the meeting held on 24<sup>th</sup> November 2015 were taken as read and signed by the Chair as a correct record.

### 37. Town and Country Planning Act 1990 - Part III Applications - Speakers/Site Visits

**Planning application 2013/0223** - Extraction of coal ash and subsequent restoration of the land (amended description) at Hill Street, Elsecar, Barnsley S74 8EN

**RESOLVED** that a decision on the application be deferred pending a site visit.

**Planning application 2015/0926** - Application for approval of reserved matters of outline planning permission 2014/0452 for 1<sup>st</sup> phase development of 174 dwellings (appearance, landscaping, layout and scale) at former North Gawber Colliery, Carr Green Lane, Mapplewell, Barnsley S75 6DY

Mr James Hall addressed the Board and spoke in favour of the officer recommendation to grant the application.

**RESOLVED** that the application be approved as per officer recommendation and subject to the conditions in the report and additional conditions covering internal visibility splays and appropriate signage for site contractor/manager details.

### **38. Town and Country Planning Act 1990 - Part III Applications**

The Head of Planning and Building Control submitted a report on applications received for consideration together with an update regarding cumulative appeal totals.

**RESOLVED** that

- (i) the following applications be granted, in accordance with officer recommendation and subject to the Conditions outlined in the report of the Head of Planning and Building Control, details of which were contained in the schedule submitted.

**2015/1194** - Erection of extension to the communal lounge area to include a sunroom at Saville Court Communal Centre, Saville Court, Hoyland Common, Barnsley. S74 0NY

**2015/1303** - Display of sign above entrance for Woodhall Flats care home at Woodhall Flats, Barnsley Road, Darfield, Barnsley. S73 9EN

- (ii) **2015/0859** - Erection of 18 no. residential dwellings with ancillary facilities and associated infrastructure at land east of Station Road, Royston, Barnsley, subject to signing of the section 106 as stated in the recommendation. Delegated authority was given to officers to explore with SYPTTE and Highways the possibility of conditioning the provision of a bus stop and to report back to Chair. The need for an additional condition in relation to gaining delivery access up front before dwellings was also highlighted.

- (iii) It was noted that 2 appeals were decided in November 2015 (2014/0972: Erection of 1 no. detached dwelling at Land at St Austell Drive Barugh Green and 2014/1160: Erection of detached dwelling with detached double garage (outline) at Thurlstone House, Towngate, Thurlstone). Both appeals were dismissed. Since 01 April 2015, 14 appeals have been decided, 12 of which (86%) have been dismissed and 2 (14%) have been allowed to date.

### **39. Boulder Bridge Certificate of Appropriate Alternative Development - Section 18 Appeal Report**

**RESOLVED** that this item be deferred to the next meeting.

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Chair