

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 23 February 2016
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

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

In attendance at site visit

Councillors D. Birkinshaw, G. Carr, Grundy, Hayward, Mitchell, Morgan and R. Wraith

44. Declarations of Interest

Councillor Stowe declared a non-pecuniary interest in **Planning Application 2015/1302** – Residential development of 43 dwellings with associated works at former Highfield Grange Care Home, Blythe Street, Wombwell, Barnsley, S73 8LH as he is a local resident.

Councillor Hayward declared a non-pecuniary interest in Item 5 – Trustees of Boulder Bridge Lane Trust application for a certificate of appropriate alternative development pursuant to the Land Compensation Act 1961 as he is a member of the Boulder Bridge Community Group.

45. Minutes

The minutes of the meeting held on 26th January 2016 were taken as read and signed by the Chair as a correct record.

46. Town and Country Planning Act 1990 - Part III Applications

Planning Application 2015/0891 Residential development with associated public open space, landscaping and link road. (2013/0280 - Reserved Matters) at land to the south east of Dearne Hall Road & 1 and 3 Claycliffe Road, Barnsley

Mr Mark Jones addressed the Board and spoke in favour of the officer recommendation to approve the application.

Mr John Hutchinson addressed the Board and spoke against the officer recommendation to approve the application.

RESOLVED that the application be granted in accordance with the officer recommendation, subject to additional conditions relating to imposition of highways warning signs along spine road, boundary treatment around pond as well as an informative note about the need for a S106 Agreement relating to Affordable Housing provision.

Planning Application 2015/1302 Residential development of 43 dwellings with associated works at former Highfield Grange Care Home, Blythe Street, Wombwell, Barnsley, S73 8LH.

Mr Steve Gamble addressed the Board and spoke in favour of the officer recommendation to approve the application.

RESOLVED that the application be granted in accordance with the officer recommendation and subject to signing of a S106 Agreement for Affordable Housing and Public Open Space provision. In addition, information is to be added to highlight to the developer that there have been concerns over the capacity of drainage systems in the area and for them to ensure, in connection with Condition 9, that drainage is satisfactorily provided for, and all necessary permissions are obtained to provide a suitable method of foul and surface water drainage.

Planning Application 2015/1163 Erection of 7 bungalows at land adjacent to 30 Rotherham Road, Great Houghton, Barnsley, S72 0DE.

RESOLVED that the application be deferred for a site visit.

It was noted that 5 appeals were received in January 2016. None were withdrawn or decided. Since 1st April 2015, 15 appeals have been decided, 13 of which (87%) have been dismissed and 2 of which (13%) have been allowed.

47. Boulder Bridge Report

The Head of Planning and Building Control presented a report regarding the reassessment of the Certificate of Appropriate Alternative Development issued on 27th October 2015 relating to land at Carlton Marsh, Carlton, on the basis of the circumstances that prevailed on 10th December 1985 and if necessary issue an addendum to that Certificate.

RESOLVED that the Board considers that no use, other than the extraction of fuel deposits, would be considered to be appropriate alternative development as at 10 December 1985 and that authority be given to the Head of Planning and Building Control to issue an addendum to the S17 Certificate previously issued to that effect, subject to conditions which include limiting the period by when the land must be restored.

48. Oughtibridge Mills

The Head of Planning and Building Control presented a report seeking the approval of Planning & Regulatory Board pursuant to Section 101(1)(b) of the Local Government Act 1972 to delegate its decision-making functions as local planning authority to Sheffield City Council in respect of the determination of a forthcoming outline planning application and planning related activities, including negotiation of the terms of the S106 agreement (including any subsequent deeds of variation) and monitoring and enforcement thereof as well as any subsequent application for the approval of the reserved matters, S73 applications, non-material amendments and applications for the discharge of planning conditions for residential development at the Former Oughtibridge Paper Mill site in Sheffield (postal address).

RESOLVED that, subject to the Council retaining the ability to submit consultation responses, Planning Regulatory Board authorises the delegation to Sheffield City Council pursuant to Section 101(1)(b) of the Local Government Act 1972 of the Council's decision making functions as local planning authority for a forthcoming outline planning application and planning related activities relating to land edged red on the attached plan, including negotiation of the terms of the S106 agreement (including any subsequent deeds of variation) and subsequent monitoring and enforcement thereof as well as any subsequent application for the approval of the reserved matters, S73 applications, non-material amendments and applications for the discharge of planning conditions.

49. Planning Enforcement Policy (Cab.13.1.2016/13)

The Head of Planning and Building Control presented a report seeking the Board's approval to adopt a Planning Compliance Policy.

RECOMMENDED TO COUNCIL that the Planning Compliance Policy be approved.

Chair