

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 26 September 2017
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Cherryholme, Coates, M. Dyson, Franklin, Gollick, Grundy, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Markham, Mathers, Mitchell, Richardson, Riggs, Spence, Tattersall, Unsworth, Wilson and R. Wraith

### In attendance at site visit

Councillors D Birkinshaw (Chair), Hayward, Mathers, Mitchell, Tattersall and R Wraith.

### 49. Declarations of Interest

Councillor Franklin declared a Non-Pecuniary interest in **Planning Application Nos 2017/0788 and 2017/0789** – 28 Church Street, Darton S75 5HG, as he knows the applicant in a personal capacity.

Councillor Unsworth declared a Non-Pecuniary interest in **Planning Application Nos 2017/0770 and 2017/1013** – as Berneslai Homes is the applicant and Councillor Unsworth is a Berneslai Homes' Board Member.

Councillor Wilson declared a Non-Pecuniary interest in **Planning Application Nos 2017/0766 and 2017/0771** – Outbuilding at Cannon Hall due to his involvement with the National Lottery 'Parks for People' project which has a number of planning applications at Cannon Hall.

Councillor Spence declared a Non-Pecuniary interest in **Planning Application Nos 2017/0766 and 2017/0771** – Outbuilding at Cannon Hall – as he works at Cannon Hall Farm.

### 50. Minutes

The minutes of the meeting held on 5<sup>th</sup> September 2017 were taken as read and signed by the Chair as a correct record.

### 51. Lee Lane, Royston, Barnsley - 2016/1490 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1490** [Residential development of 164 no. dwellings and associated works (amended plans) at land at Lee Lane, Royston, Barnsley S71 4RT].

**RESOLVED** that Members note that the item has been deferred at the request of the applicant.

**52. Land off Maple Grove/Maple Court, Tankersley - 2017/0599 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0599** [Erection of Class B8 storage and distribution warehousing and ancillary Class B1 office space and associated access (Outline with all matters reserved apart from means of access) at land off Maple Grove/Maple Court, Tankersley, Barnsley].

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to signing of S106 agreement.

**53. Bondfield Close, Bondfield Crescent, Wombwell - 2017/0155 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0155** [Residential development of 49 no. dwelling houses at site accessed off Bondfield Close, Bondfield Crescent, Wombwell, Barnsley S73 8TX].

Ms Alison Wilks addressed the Board and spoke against the officer recommendation to grant the application.

**RESOLVED** that

- (i) The application be granted in accordance with the Officer recommendation and subject to consideration of a condition to extend double yellow lines up one side of the access road and extending the width of the footpath (subject to highways approval), and
- (ii) Flexibility be built into the S106 to allow spending of the compensatory sum for loss of greenspace to include additional parking provision for adjoining school. Discussions on this provision to be in conjunction with local Ward Members and the school.

**54. Land to rear of 26 Cross Lane, Royston - 2016/1329 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1329** [Residential development of 19 dwellings and provision of access and parking at land to rear of 26 Cross Lane, Royston, Barnsley S71 4AT].

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to signing of S106 agreement.

**55. 28 Church Street, Darton - 2017/0788 and 2017/0789 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Applications 2017/0788 and 2017/0789** [Replacement of existing signage and change of use from shop (Class A1) to Micro pub (Class A4) at 28 Church Street, Darton, Barnsley S75 5HG].

Mr A Twist addressed the Board and spoke in favour of the officer recommendation to grant the applications.

Ms J Scott addressed the Board and spoke against the officer recommendation to grant the applications.

**RESOLVED** that both the applications be granted in accordance with the Officer recommendation.

**56. Land adjoining Barnsley Markets - 2017/0586 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0586** [Mixed use development of land adjoining Barnsley Markets following demolition of part of existing market hall and multi storey car park to provide new retail/food and drink (Use Classes A1, A3), cinema and leisure use (Class D2), new multi storey car park and service road with access to/from Lambra Road at Barnsley Markets and adjoining land, Cheapside, Barnsley].

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to consideration of combining conditions 4 and 25 (materials) and conditions 13 and 19 (ecological mitigation) in order to minimise the number of conditions.

**57. Outbuilding at Cannon Hall - 2017/0766 and 2017/0771 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Applications 2017/0766 and 2017/0771** [Conversion of existing outbuilding and siting of wooden clad container for use as a Pet Crematorium and Conversion of existing outbuilding and siting of wooden clad container for use as a Pet Crematorium (Planning and Listed Building Consent at Cannon Hall, Bark House Lane, Cawthorne, Barnsley S75 4AT)].

**RESOLVED** that the applications be deferred to allow Officers to gather additional information on the fuel to be used; the exact cremation process; what fumes/odours/residue it would create (and how this would be dealt with); whether the crematorium could be operated overnight rather than within daytime hours, and the reasons for it to be placed at that specific location.

**58. 8A and 8B Park Road, Thurnscoe - 2017/0770 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0770** [Subdivide commercial care flats into 1 pair of semi-detached dwellings at 8A and 8B park Road, Thurnscoe, Rotherham, S63 0TG].

**RESOLVED** that the application be granted in accordance with the Officer recommendation.

**59. 108, 110, 116, 118, 128, 132, 134, 138, 142, 144, 146, 148, 150, 152, 154, 156 and 160 Wath Road, Elsecar - 2017/1013 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1013** [Replacement door and windows (Listed Building Consent)]

at 108, 110, 116, 118, 128, 132, 134, 138, 142, 144, 146, 148, 150, 152, 154, 156 and 160 Wath Road, Elsecar S74 8JF].

**RESOLVED** that the application be granted in accordance with the Officer recommendation.

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Chair