

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 24 October 2017
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present Councillors D. Birkinshaw (Chair), G. Carr, Coates, Franklin, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Mitchell, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

In attendance at site visit Councillors [add manually]

60. Declarations of Interest

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.

61. Minutes

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

62. Land at Lee Lane, Royston - 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].

Mr Roger Kirk addressed the Board and spoke against the officer recommendation to grant the application.

Mr Mark Johnson addressed the Board and spoke in favour of the officer recommendation to grant the application.

RESOLVED that the application be granted in accordance with the officer recommendation, subject to completion of a S106 agreement (provision of education, public open space and affordable housing); inclusion of the missing notation relating to the approved site layout plan within condition 2 together with an additional condition requiring provision of grit bins.

63. Unit D, land at Capitol Park, Capitol Close, Dodworth - 2017/0987 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0987** [Erection of 7,200 sqm NHS blood centre comprising laboratory and administrative/support function at Unit D, land at Capitol Park, Capitol Close, Dodworth, Barnsley]

RESOLVED that the application be granted in accordance with the Officer recommendation together with an amendment to condition 20 to include reference to the missing word 'noise'.

64. Cannon Hall, Bark House Lane, Cawthorne - 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 (Listed Building Consent) and siting of wooden clad container for use as a Pet Crematorium] at Cannon Hall, Bark House Lane, Cawthorne, Barnsley S75 4AT.

RESOLVED that the applications be granted in accordance with the officer recommendation.

65. Cross Inn, Summer Lane, Royston - 2017/1196 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1196** [Retention of beer garden and new car parking spaces to rear of public house (amended details to application 2015/1162) at The Cross Inn, 7 Summer Lane, Royston, Barnsley S71 4SE]

Mr Mick Woolhouse addressed the Board and spoke against the officer recommendation to grant the application.

Mr Richard Irving addressed the Board and spoke in favour of the officer recommendation to grant the application.

RESOLVED that the application be refused, against officer recommendation, on the grounds of noise and disturbance resulting in harm to living conditions for the residents of adjacent dwellings, loss of on-site parking and unsuitability of the roads outside the public house to cater for on-street parking provision.

In accordance with agreed protocol, a recorded vote was taken on this planning application with the amendment to refuse the application being:-
MOVED by Councillor Makinson and SECONDED by Councillor Stowe with voting being as follows:-

In favour of the amendment to refuse the application:-

Councillors G. Carr, Coates, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Markham, Mitchell, Stowe and Wilson.

Against the amendment to refuse the application:-

Councillors D. Birkinshaw (Chair), Franklin, Mathers, Noble, Richardson, Riggs, Tattersall, Spence, Unsworth and R. Wraith.

66. The Barn, off Church Street, Bolton-on-Dearne - 2016/1335 and 2016/1336 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1335** - Demolition of Barn (Listed Building) and **2016/1336** - Outline application for residential development (5 no. units following demolition of barn) (Approval sought over means of access, appearance, layout and scale) at The Barn, Off Church Street, Bolton-on-Dearne.

RESOLVED that the applications be granted in accordance with the officer recommendation.

67. The Stables, Willow Bank - 2017/0392 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0392** [Proposed permanent change of use land for the siting of a residential caravan and touring caravan, shed, children's playhouse and use of stable block as amenity building following expiry of limited period planning permission of application reference 2010/0672] at The Stables, Willow Bank, Woodstock Road, Barnsley S71 1PS.

RESOLVED that the application be granted in accordance with the officer recommendation.

68. Whitegate Stables, Common Road - 2017/1175 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1175** [Erection of day room at Whitegate Stables, Common Road, Brierley, Barnsley S72 9ES]

RESOLVED that the application be granted in accordance with the officer recommendation.

69. Planning Appeals - 1st to 30th September 2017

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2017/18.

The report indicated that one appeal was received in September 2017:-

- **Planning Application 2015/0960:** Installation of a 50kw wind turbine on a 24m monopole mast (34m to blade tip) at Westfield Farm, Royd Moor Road, Thurlstone, Sheffield S36 7RD - (written representation) – delegated/appeal not accepted/non determination

It was reported that no appeals have been withdrawn in September 2017; one appeal was decided in September 2017; 9 appeals have been decided since 1 April 2017, of which 4.5 (50%) have been dismissed and 4.5 (50%) have been allowed.

70. Exclusion of Public and Press

RESOLVED that public and press be excluded from this meeting during consideration of the following item because of the likely disclosure of exempt information.

71. Planning Enforcement Update (Restricted Item)

The Head of Community Safety and Enforcement submitted a report to update members on the activities of the Planning enforcement Service for the Quarter 2 period (July to September 2017). The report included a breakdown of the requests for service received and included details of key actions and enforcement case outcomes during the quarter.

RESOLVED that the update report regarding planning enforcement activity be noted.

Chair