

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 21 November 2017
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

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

72. Declarations of Interest

Councillors Makinson and Unsworth declared Non-Pecuniary interests in **Planning Application No 2017/1203** – [Erection of 7 no. bungalows with provision of associated access road and landscaping] at land between 24 and 20 Meadstead Drive, Royston, Barnsley S71 4LN as they are Berneslai Homes' Board Members. Councillor Noble also declared a Non-Pecuniary interest in the same application (2017/1203) as she is a tenant of Berneslai Homes.

73. Minutes

The minutes of the meeting held on 24th October 2017 were taken as read and signed by the Chair as a correct record.

74. Land off Park Spring Road (opposite ASOS), Little Houghton, Barnsley - 2017/0782 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0782** [formation of car park at Land off Park Spring Road (opposite ASOS) at Little Houghton, Barnsley] .

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

75. Land between 24 and 20 Meadstead Drive, Royston - 2017/1203 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1203** [Erection of 7 no. bungalows with provision of associated access road and landscaping] at land between 24 and 20 Meadstead Drive, Royston, Barnsley S71 4LN

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

76. 86A Burton Road, Monk Bretton, Barnsley - 2017/0587 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0587** [Erection of split level part 2 storey/part 3 storey detached dwelling with partially exposed basement floor and associated areas of hard and soft landscaping including retaining walls] at 86A Burton Road, Monk Bretton, Barnsley S71 2AA

RESOLVED that the application be granted in accordance with the officer recommendation and subject to signing of Section 106.

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77. Lidl Foodstore, Mitchells Way, Wombwell - 2017/0726 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0726** [Variation of conditions 2 and 7 of application 2015/0927 (erection of A1 retail food store and associated works) to reduce the provision of electric vehicle charging points from 2 to 1] at Lidl Foodstore, Mitchells Way, Wombwell, Barnsley S73 8D

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to signing of Section 106.

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78. The Caravan Park, Shaw Lane, Carlton - 2016/0726 - For refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0726** [Removal of condition 2 of planning permission 2011/0143 (appeal ref APP/R4408/A/11/2155046) – Change of use of land for siting of 2 no. residential caravans and associated facilities to allow permanent retention of caravan site] at The Caravan Park, Shaw Lane, Carlton, Barnsley S71 3HJ

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

79. Land at Gunthwaite Lane, Gunthwaite, Penistone - 2016/0215 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0215** [Erection of detached agricultural workers dwelling (Resubmission)] at land at Gunthwaite Lane, Gunthwaite, Penistone, Sheffield S36 7GE.

RESOLVED that the application be granted in accordance with the Officer recommendation with an additional condition imposing an agricultural tie to the existing farmhouse as well as to the proposed dwelling.

80. Planning Appeals - 1st to 31st October 2017

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

The report indicated that no appeals were received in October 2017 and no appeals were withdrawn in October 2017. Two appeals were decided in October 2017.

It was reported that 12 appeals have been decided since 1 April 2017 of which 7.5 appeals (62.5%) have been dismissed and 4.5 of which (37.5%) have been allowed since 1st April 2017.

RESOLVED that the appeals update report for 2017/18 be noted.

81. Application to divert footpath at Tyers Hall Farm - minor amendment

The Assistant Director, Highways, Engineering and Transportation submitted an application to amend the previously approved application to divert Darfield public footpath nos. 3 and 4 at Tyers Hall Farm, between Ardsley and Darfield.

RESOLVED that

- i. In exercise of statutory powers, the Council makes Public Path Orders under the provisions of section 119 of the Highways Act 1980 for the diversion of Darfield footpaths 3 and 4 at Tyers Hall Farm as shown on the plan.
- ii. The Director of Legal and Governance be authorised to publish the Orders and to confirm them himself in the event of there being no objections thereto.
- iii. In the event objections are received which cannot be resolved, the Director of Legal and Governance be authorised to submit the Orders to the Secretary of State for confirmation and to take all necessary steps to support the Orders at any public inquiry, informal hearing or written representation as necessary.
- iv. The Director of Legal and Governance be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

Chair