

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 19 December 2017
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

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

### In attendance at site visit

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

## 82. Declarations of Interest

Councillors Unsworth and Makinson declared Non-Pecuniary interests in **Planning Application nos 2017/1400, 2017/1426 and 2017/1431** due to them being Berneslai Homes Board Members. Berneslai Homes is the applicant.

Councillor Riggs declared a Non-Pecuniary interest in **Planning Application 2017/1218** (Erection of detached bungalow (Outline with all matters reserved) at land to the rear of 309 Dodworth Road, Barnsley S70 6PN) as he referred the application to the Board.

Councillor G Carr declared a Non-Pecuniary interest in **Planning Application 2017/1218** (Erection of detached bungalow (Outline with all matters reserved) at land to the rear of 309 Dodworth Road, Barnsley S70 6PN) as she lives close to the site.

## 83. Minutes

The minutes of the meeting held on 21<sup>st</sup> November were taken as read and signed by the Chair as a correct record.

## 84. Land east of Lundhill Road, Wombwell - 2017/1001 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1001** – Residential development of 150 no. dwellings with associated access, car parking, landscaping, public open space and infrastructure (Amended Description) at land east of Lundhill Road, Wombwell, Barnsley S73 0RL.

Mr Matt Burrow addressed the Board and spoke in favour of the officer recommendation to approve the application.

Ms Turton addressed the Board and spoke against the recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the officer recommendation and subject to completion of S106 Agreement (provision of

education, public open space, affordable housing and enhancement of off-site footpaths) plus additional conditions requiring implementation of biodiversity mitigation scheme, archaeology investigation work and provision of grit bins.

**85. Land to the West of Wakefield Road, Mapplewell, Barnsley S75 6DL - 2016/0337 and 2017/0520 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0337** (Application for approval of reserved matters of outline planning permission 2014/0249 for 46 dwellings including means of access, laying out of internal access roads, open space and associated works); and **Planning Application 2017/0520** (Erection of 193 no. dwellings including means of access, laying out of internal access roads, suds, open space and associated works (Reserved Matters)).

Ms Laura Mepham addressed the Board and spoke in favour of the officer recommendation to approve the application.

Mr Dave Hilton addressed the Board and spoke against the officer recommendation to approve the application.

**RESOLVED** that applications 2016/0337 and 2017/0520 be approved in accordance with the officer recommendation, that each application be subject to completion of a S106 Agreement (provision of education, public open space and affordable housing) plus additional conditions requiring a management and maintenance regime for the SUDS attenuation ponds for the lifetime of the development.

**86. Land to the rear of 309 Dodworth Road, Barnsley - 2017/1218 - For refusal**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1218** (Erection of detached bungalow (Outline with all matters reserved) at land to the rear of 309 Dodworth Road, Barnsley S70 6PN).

Mr G Bird addressed the Board and spoke against the officer recommendation to refuse the application.

**RESOLVED** that the application be deferred to enable further discussions between Officers and the applicant about the possibility of an annex as an alternative to an independent dwelling and/or to enable the applicant to provide more information about how the development would cater for the requirements of his disabled daughter.

**87. Capitol Close, Dodworth, Barnsley - 2017/1002 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1002** (Erection of 15 no. industrial units in 8 blocks (classes B1, B2 and B8) with associated car parking at Capitol Close, Dodworth Barnsley)

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

**88. Land off New Road/Lidgett Lane, Tankersley - 2017/1113 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1113** (Reserved Matters application of 2016/0952) –Residential development of 56 dwelling houses and access (Amended Plans) at land off New Road/Lidgett Lane, Tankersley, Barnsley S75 3AE).

**RESOLVED** that the application be granted in accordance with the Officer recommendation without a further Section 106 Agreement as all of the requirements for the development are covered by the S106 Agreement which is in place for the outline planning permission.

**89. Former garage site at Kirk Cross Crescent/Pinfold Lane, Royston, Barnsley S71 4PJ - 2015/0895 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2015/0895** (Erection of 5 no. detached and semi-detached residential dwellings (Amended Plans) at former garage site at Kirk Cross crescent/Pinfold Lane, Royston, Barnsley S71 4PJ)

**RESOLVED** that the application be approved in accordance with the officer recommendation subject to the completion of a S106 Agreement requiring the payment of £10,000 as compensation for loss of greenspace; plus the imposition of an additional condition removing permitted development rights for plots 1-3 to carry out further extensions.

**90. Manor Grove and West End Avenue, Royston, Barnsley - 2017/1400 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1400** (Erection of 2 pairs of semi-detached bungalows with associated access works at Manor Grove and West End Avenue, Royston, Barnsley).

**RESOLVED** that the application be approved in accordance with the officer recommendation.

**91. West End Avenue, Royston, Barnsley - 2017/1426 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1426** (Erection of 1 pair of semi-detached bungalows at West End Avenue, Royston, Barnsley)

**RESOLVED** that the application be approved in accordance with the officer recommendation.

**92. Land adjacent to 54 Doles Crescent, Royston - 2017/1431 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1431** (Erection of 1 no. bungalow at land adjacent to 54 Doles Crescent, Royston, Barnsley, S71 4LA)

**RESOLVED** that the application be approved in accordance with the officer recommendation.

**93. Planning Appeals - 1st to 30th November 2017.**

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

The report indicated that 2 appeals were received in November 2017:-

- **Planning Application 2017/0088:** Residential development of 21 dwellings (Outline including means of access).
- **Planning Application 2017/0345:** Erection of 1 no. dwelling (Outline) at Stonehaven, Higham Lane, Higham, Barnsley S75 3LA.

It was decided that no appeals were withdrawn in November 2017. 7 appeals were decided in November 2017.

It was reported that 19 appeals have been decided since 1 April 2017, 12.5 of which (65.7%) have been dismissed and 6.5 of which (34.3%) have been allowed.

**RESOLVED** that the update report be noted.

-----  
Chair