

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 28 June 2016
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), Coates, Franklin, Gollick, Hampson, Hand-Davis, Hayward, Higginbottom, Makinson, Markham, Mitchell, Noble, Richardson, Riggs, Saunders, Spence, Stowe, Wilson and R. Wraith together with Councillor Tattersall (at the invitation of the Chair).

### In attendance at site visit

Councillors D. Birkinshaw, Hampson, Spence and R. Wraith together with Councillor Tattersall (at the invitation of the Chair).

## 5. Declarations of Interest

There were no declarations of Pecuniary/Non-Pecuniary interest in respect of any of the items on the agenda.

## 6. Minutes

The minutes of the meeting held on 31<sup>st</sup> May 2016 were taken as read and signed by the Chair as a correct record.

## 7. Town and Country Planning Act 1990 - Part III Applications - Speakers/Site Visits

**Planning application 2016/0439** – Variation of Condition of application 2007/2148: Erection of four industrial units (B1, B2 and B8) each with 3 storey ancillary office accommodation, car parking, service yards and associated works; land off Wentworth Way, Wentworth Park Industrial Estate, Barnsley, S75 3DJ.

Mr Tony Plowman addressed the Board and spoke in favour of the officer recommendation to grant the application.

Mr Richard Garforth addressed the Board and spoke against the officer recommendation to grant the application.

**RESOLVED** that the application be granted in accordance with the officer recommendation and subject to additional condition for a Noise Management Plan, to include measures such as 'white noise' reversing on vehicles.

**Planning application 2015/0380** – Residential Development of 30 no. 2, 3, and 4 bed dwellings (Reserved Matters to application 2013/0813).

Mr Patrick Herbert 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 and subject to signing of S106 agreement.

**Planning application 2015/1388** – Demolition of existing single storey workshop, erection of three storey apartments providing 7 no. flat studios, new reconfigured external works and car parking (outline) at land off School Street, Hemingfield

Ms Ann Vaughan addressed the Board and spoke against the officer recommendation to grant the application.

In accordance with the agreed protocol, a recorded vote was taken on this planning application with the amendment to refuse the application being:-

**MOVED** by Councillor Stowe and **SECONDED** by Councillor Makinson, with voting being recorded as follows:-

In favour of the amendment to refuse the application:- Councillors D. Birkinshaw, Coates, Gollick, Hampson, Hand-Davis, Hayward, Higginbottom, Makinson, Markham, Mitchell, Noble, Richardson, Riggs, Saunders, Spence, Stowe, R. Wraith and Wilson. The vote was unanimous in that no Councillors voted against the amendment to refuse the application and no Councillors abstained from the vote. All Councillors present at the time of the vote actually voted.

**RESOLVED** that the application be refused, contrary to office recommendation, on grounds of overbearing impact on neighbouring properties to the detriment of their residential amenities.

## **8. Town and Country Planning Act 1990 - Part III Applications**

The Head of Planning and Building Control submitted a report on applications received for consideration together with an update regarding cumulative appeal totals.

**Planning application 2015/1269** – Change of use of land to a private gypsy and traveller caravan site comprising of 11 no. pitches at Land to the south of Middlecliffe Lane, Little Houghton, Barnsley

The planning application was withdrawn by the applicant.

**Planning application 2015/1157** – Change of use of part (amounting to 222sq m of total warehouse floor area) of existing warehouse to car dismantling workshop at Former Dairy Depot, Beaver Street, Goldthorpe

**RESOLVED** that the application be deferred for a site visit.

**Planning application 2013/0373** – Removal of Condition 1 and Variation of Condition 3 of application 2007/0905 – Extension to Planning permission to allow permanent residential occupation of the site by the applicant for 2 no. touring caravans and 1 no. amenity building (part retrospective) at The Stables, Pleasant View Street, Barnsley

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0288** – Outline application for residential development at land at Sandygate Lane, Stairfoot

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0300** – Erection of two storey medical centre with integrated pharmacy and retail unit including associated parking and landscaping at Burleigh Street, Barnsley.

**RESOLVED** that the application be granted as per officer recommendation. and subject to agreement of additional condition relating to boundary treatment to car park and signing of Section 106 agreement.

**Planning application 2015/0097** – Demolition of existing buildings and canopy and construction of development comprising 3 new retail units along with provision of associated access and car parking (amended plans) at Former Aldham Bridge Services, Wombwell Lane, Wombwell

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0436** – Change of use from retail (Class A1) to a flexible use for a trampoline park (Class D2) or retail (Class A1) at Former MFI/Powerhouse Retail Unit, Twibell Street, Barnsley

**RESOLVED** that the application be granted as per officer recommendation. and with additional noise condition.

**Planning application 2016/0567** – Proposed new school playground to rear and change existing playground to staff car park at Hoylandswaine Primary School, Haigh Lane, Hoylandswaine

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0413** – Variation of Condition 2 (approved plans ) of application 2015/0421 (erection of temporary mobile classroom to primary school for early learning and associated services connections) relocation of mobile classroom and erection of fencing at Hunningley Primary School, Hunningley Lane, Stairfoot.

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0479** – Crown lift to 5m and remove epicormic growth from 5 sycamore trees T5, T6, T7, T8, and T11 and Lime Tree T9 within TPO 32/2008 at Barnsley Cemetery, Cemetery Road, Hoyle Mill

**RESOLVED** that the application be granted as per officer recommendation.

**Planning application 2016/0541** – Crown Removal to 100% to reduce future hazards of T4 sycamore within TPO 8/1974 at Playing Field Perimeter/Public Open Space, Dodworth.

**RESOLVED** that the application be granted as per officer recommendation.

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2016/17. It was noted that one appeal (2016/0286) was received in May 2016. No appeals were withdrawn in May 2016. 3 appeals have been dismissed (100%) since 1<sup>st</sup> April 2016.

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Chair