

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 27 September 2016
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Franklin, Gollick, David Griffin, Grundy, Hand-Davis, Hayward, Higginbottom, Leech, Mathers, Mitchell, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

### In attendance at site visit

Councillors D. Birkinshaw, G. Carr, Hand-Davis, Hayward, Mathers, Spence, Tattersall, R. Wraith and Wilson. Councillor Lofts attended as local ward member.

## 22. Declarations of Interest

Councillor Hand-Davis declared a non-pecuniary interest in **Planning Application No 2016/0340** – Outline application for residential development of up to 24 dwellings to include means of access and public open space – Land to the East of Cote Lane, Thurgoland, South Yorkshire, S35 7AB as he is a local ward member.

## 23. Minutes

The minutes of the meeting held on 6<sup>th</sup> September 2016 were taken as read and signed by the Chair as a correct record.

## 24. Land to the East of Cote Lane, Thurgoland, S35 7AB - 2016/0340 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0340**, outline application for residential development of up to 24 dwellings to include means of access and public open space – Land to the East of Cote Lane, Thurgoland, South Yorkshire, S35 7AB.

Ms Claire Richards spoke in favour of the officer recommendation to grant the application.

Messrs Bob Blythe and Dave Ellis spoke against the officer recommendation to grant the application.

Members were informed that the officer's recommendation did not place reliance upon the Section 106 community benefit but if granted the offer would be accepted.

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

**25. Land at Carrington Avenue, Barnsley, S75 1BW - 2016/0552 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0552**, Approval of reserved matters (appearance, landscaping, layout and scale), pursuant to outline planning application 2014/0807 at Land at Carrington Avenue comprising of 80 dwellings, associated car parking and landscaping and biodiversity mitigation and enhancement.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to an additional condition, at the request of Members, for the provision of Grit Bins and subject to completion of United Utilities Agreement.

**26. The Peel Centre, Dryden Road, Barnsley, South Yorkshire S71 1JE - 2015/0987 and 2015/0988 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2015/0987**, variation of condition 1 of planning permission B/05/1165/BA (which was previously varied by planning permission 2014/0663 to allow non-food retail use with up to 30% food retail use, of units 3C, 5 and 6) to allow additional retail goods to be sold at units 2, 3A, 3B and 3C, 4, 5, 6, 7 and 8 at the Peel Centre, Dryden Road, Barnsley S71 1JE **and Planning Application 2015/0988**, variation of condition 7 of B/88/0294/BA to allow additional retail goods to be sold at units 1A, 1B and 1C at the Peel Centre, Dryden Road, Barnsley S71 1JE.

**RESOLVED** that the applications be granted in accordance with the Officer recommendation. Members raised issues regarding litter within the site and lack of sufficient boundary to the north and asked that these be discussed with the applicant.

**27. Unit 2A, The Peel Centre, Dryden Road, Barnsley, South Yorkshire S71 1JE - 2015/1028 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2015/1028**, Erection of a retail unit on the existing site of The Range Store – Unit 2A, The Peel Centre, Dryden Road, Barnsley, South Yorkshire S71 1JE

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

**28. River Mill Farm, Old Mill Lane, Thurgoland, Sheffield, S35 7EG - 2015/1285 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2015/1285**, erection of wooden stable block with concrete base and yard at River Mill Farm, Old Mill Lane, Thurgoland, Sheffield S35 7EG.

Mr Gary Jagger (applicant) spoke in favour of the officer recommendation to grant the application.

Mr Michael Walton spoke against the officer recommendation to grant the application.

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

**29. Land at Capitol Park, Capitol Close, Dodworth, Barnsley - 2016/0713 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0713**, outline planning application including means of access for general industrial (B2) use and storage and distribution (B8) use with ancillary office (B1) use – land at Capitol Park, Capital Close, Dodworth, Barnsley.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to additional consultation period expiring and modification to conditions 4, 5 and 26.

**30. Land at Highroyd Lane, Shortwood Business Park, Hoyland, Barnsley, S74 9NW - 2016/0764 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0764**, erection of a hospital for the provision of child and adolescent mental health services (CAMHS) (outline), departure from UDP – land at Highroyd Lane, Shortwood Business Park, Hoyland, Barnsley S74 9NW.

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

**31. Ranah Stones Farm, Whams Road, Hazlehead, Sheffield, S36 4HT - 2015/1020 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2015/1020** for caravan storage on hard core base (retrospective) at Ranah Stones, Whams Road, Hazlehead, Sheffield S36 4HT.

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

**32. Planning Appeals - 1 August 2016 to 31 August 2016**

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2016/17.

The report indicated that 3 appeals were received in August 2016: **Planning Application 2016/0404** – raising height of roof to form loft conversion to dwelling at 89 Rotherham Road, Monk Bretton, Barnsley (written representation) – delegated; **Planning Application 2016/0345** – raising of roof level to existing garage to create additional accommodation at 118 Smithies Lane, Smithies, Barnsley (written representation) – appeal not accepted, out of time and **Planning Application 2016/0613** – erection of detached garage at 94 Barnsley Road, Brierley, Barnsley (written representation) – non determination.

It was reported that 7 appeals have been decided since 01 April 2016, 5 of which (71%) have been dismissed and 2 of which (29%) have been allowed.

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Chair