

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 25 October 2016
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

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

In attendance at site visit Councillors [add manually]

33. Declarations of Interest

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

34. Minutes

The minutes of the meeting held on 27th September 2016 were taken as read and signed by the Chair as a correct record.

35. Land off King Street, Elsecar - 2016/1105 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1105** – Erection of 30 no. dwellings at Land off King Street, Elsecar

David Uhlar 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 Section 106 agreement.

36. Lairds Way, Penistone - 2016/0954 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0954** – Erection of 36 no. dwellings and associated infrastructure (Reserved matters in connection with outline approval under appeal reference APP/R4408/A/13/2202969) at land adjacent to Lairds Way, Penistone.

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to the addition of two extra conditions relating to removal of brick pillars and provision of crossing point together with amendment to Condition 15 to show compliance with the remediation statement and validation proposal. The scheme will also be subject to signing of a Section 106 agreement.

37. Land off Green Road, Dodworth - 2016/0268 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0268** – Residential Development including means of access (outline) at land off Green Road, Dodworth.

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

38. Land off New Road/Lidgett Lane, Pilley - 2016/0952 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0952** – Variation of condition 3 of outline planning application 2013/1007 (residential development of up to 41 dwellings including means of access) to increase the maximum number of residential properties to 56 units, details of which shall be submitted as part of a separate application for the approval of reserved matters at land off New Road/Lidgett Lane, Pilley.

Gareth Lloyd 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 Section 106 agreement together with an additional condition that there should be both on and off-site affordable housing provision.

39. Barnsley Markets and adjoining land, Cheapside, Barnsley - 2016/0924 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0924** – Reserved matters application including details of access, appearance, landscaping, layout and scale in relation to the construction of a new public library (Phase 1) of outline application 2015/0549 at Barnsley Markets and adjoining land, Cheapside.

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to amendment to condition 3.

40. Land at Priory Road, Bolton upon Dearne - 2016/0705 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0705** – Erection of 3 no. detached dwellings at land at Priory Road, Bolton upon Dearne.

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

41. 4 Robin Lane, Royston, Barnsley - 2016/1050 - for Refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1050** – Erection of 1 no. detached bungalow at 4 Robin Lane, Royston.

Mr Simon Elliott spoke against the officer recommendation to refuse the application

RESOLVED that this item be deferred to enable a site visit to take place.

42. Land at Burntwood Cottages, Moor Land, Brierley - 2015/0416 - for Refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2015/0416** – Change of use of land to gypsy/traveller site (8 no. pitches) including associated buildings and infrastructure at land adjacent Burntwood Cottages, Moor Land, Brierley.

RESOLVED that Members support the Officer's recommendation to refuse when going forward with the relevant appeal.

43. Planning Appeals - 1st September to 30th September 2016

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

The report indicated that 2 appeals were received in September 2016: **Planning Application 2016/0714** – Erection of 1 no. detached dwelling (outline) at 66 Longfields Crescent, Hoyland, Barnsley and **Planning Application 2016/0769** – Formation of new access to residential property at Little Royd Farm, Halifax Road, Penistone, Sheffield S36 7GF

It was reported that no appeals were withdrawn in September 2016. One notification was received than an Appeal was submitted 'outside of the time limit' and will not be determined. Two appeals were decided in September 2016: **Planning Application 2016/0286** – outline application including details of access and layout for the development of 4 dwelling houses – 2 no. detached house and 2 no. semi-detached houses (resubmission) at 55 Woodstock Road, Barnsley and **Planning Application 2014/1449** – erection of boundary fence (retrospective) at 60 Wath Road, Elsecar, Barnsley. Both appeals were dismissed.

Nine appeals have been decided since 01 April 2016, seven of which (77.8%) have been dismissed and two of which (22.2%) have been allowed.

Chair