

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

30th JUNE 2015

6. **Present**

Councillors D Birkinshaw (Chair), G Carr, Cherryholme, M. Dyson, Franklin, Griffin, Grundy, Hampson, Hand-Davis, Hayward, Mathers, Mitchell, Morgan, Noble, Richardson, Riggs, Spence, Stowe, Unsworth and R Wraith

7. **Declarations of Interest**

Councillor Hayward declared a Non-Pecuniary interest in **Planning Application No 2015/0418** – change of use from residential (C3) to private care home (C2) 153 Barnsley Road, Cudworth, S72 8UT as he is a local ward member.

Councillor Hand-Davis declared a Non-Pecuniary interest in **Planning Application No 2014/1240** - erection of 4 no. detached dwellings with associated access, parking and landscaping, land off Huthwaite Lane, Thurgoland, Sheffield as he is a local ward member.

8. **Minutes**

The minutes of the meeting held on 2nd June 2015 were taken as read and signed by the Chair as a correct record.

9. **Town and Country Planning Act 1990 – Part III Applications Speakers/Site Visits**

- (i) **Planning Application No 2015/0418** – Change of use from residential (C3) to private care home (C2) at 153 Barnsley Road, Cudworth, Barnsley S72 8UT.

RESOLVED that the application be approved as per officer recommendation and subject to conditions as outlined in the schedule.

- (ii) **Planning Application No 2014/1240** – Erection of 4 no. detached dwellings with associated access, parking and landscaping at Land off Huthwaite Lane, Thurgoland.

Mr Bernard Greep (Agent) addressed the Board and spoke in favour of the officer recommendation to grant the application.

Mr Tim Pearson (Objector) addressed the Board and spoke against the officer recommendation to grant the application.

RESOLVED that the application be deferred to allow Members the opportunity to undertake a site visit.

- (iii) **Planning Application No 2015/0557** – Retention of residential caravan site for 3 gypsy families, temporary permission previously approved by 2011/0958 at land off Warren Walk, Royston.

Mrs Smith (Applicant) addressed the Board and spoke in favour of the officer recommendation to grant the application.

RESOLVED that the application be approved as per officer recommendation and subject to conditions as outlined in the schedule.

10. **Town and Country Planning Act 1990 – Part III Applications**

The Head of Planning and Building Control submitted a report on applications received for consideration, as follows:

Comment [s1]: Should this not be the Head of Planning and Building Control?

- (i) **2015/0549** – Outline application with all matters reserved comprising of a mixed use development of Barnsley Markets and adjoining land following demolition of existing offices, bridge, part of existing market hall and multi-storey car park to provide a replacement refurbished retail/market floorspace, new retail/food and drink (Use Classes A1, A3, A4), a cinema (Use Class D2), a library (Use Class D1), and new public open space, access road and associated servicing arrangements, car parking and a pedestrian footbridge across the adjacent railway to the site of the former CEAG building. Site address: Barnsley Markets and adjoining land at Cheapside Barnsley.

RESOLVED that the application be approved as per officer recommendation and subject to conditions as outlined in the schedule and that officers be given delegated authority to resolve the outstanding Environment Agency objection and to make necessary amendments to conditions to reflect phasing, Environment Agency comments and other minor changes to wording.

- (ii) **2015/0224** – Erection of new manufacturing unit adjacent to the existing PVC unit, and additional staff parking provision at Station Road Industrial Estate, Valley Road, Wombwell

RESOLVED that the application be approved as per officer recommendation and subject to conditions as outlined in the schedule.

- (iii) **2015/0229** – Change of use from B8/B1 to B2, B8 and B1. Alterations to existing buildings, demolition of external structures and the installation of external lighting and two new substations at Unit 17, Valley Road, Wombwell, Barnsley.

RESOLVED that the application be approved as per officer recommendation with the removal of conditions 4 and 5 and the amendment of condition 2 and addition of construction management condition.

- (iv) **2015/0447** – Erection of 7 no. dwellings (outline), land at Windmill Avenue, Grimethorpe, Barnsley S72 7AW

RESOLVED that the application be approved as per officer recommendation and subject to the completion of a Section 106 agreement to secure a monetary contribution to compensate for the loss of Green Space.

- (v) **2015/0434** – Conversion of chapel to provide a community facility at The Chapel, Cemetery Road, Wombwell, Barnsley S73 8HY.

RESOLVED that the application be approved as per officer recommendation and subject to additional condition relating to submission of Traffic Management Plan.

- (vi) **2015/0540** – Conversion of chapel to provide a community facility (Listed Building Consent) at The Chapel, Cemetery Road, Wombwell, Barnsley S73 8HY.

RESOLVED that the application be approved as per officer recommendation.

- (vii) **2015/0479** – Erection of modular classroom extension to primary school, Summer Lane Primary School, Summer Lane, Barnsley S75 2BB

RESOLVED that the application be approved as per officer recommendation.

- (viii) Details of the Planning Appeals received, decided and withdrawn between the period 1st to 31st May were noted along with cumulative appeal totals. 2 appeals have been decided since 1st April 2015 and 2 appeals dismissed, i.e. no appeals have been allowed since 1st April 2015 to date.

11. **Public footpath diversion**

The Head of Highways, Engineering and Transportation presented a report seeking approval to divert Penistone footpath no 43 as shown on the plan attached as an Appendix to report 'B'.

RESOLVED that:-

- (i) In exercise of statutory powers, the Council makes a Public Path Order under the provisions of section 257 of the Town and Country Planning Act 1990 for the diversion of Penistone footpath no. 43 as shown on the plan attached at Appendix A of this report.

- (ii) The Common Seal of the Council be affixed to the Order and that the Director of Legal and Governance be authorised to publish the proposal and to submit the Order for confirmation by the Secretary of State or to confirm it himself in the event of there being no objections thereto.
- (iii) 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.

Chairman.....