

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 24 November 2015
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present Councillors D. Birkinshaw (Chair), G. Carr, Coates, M. Dyson, Franklin, Gollick, Griffin, Grundy, Hampson, Hand-Davis, Hayward, Higginbottom, Makinson, Markham, Mathers (Mayor), Morgan, Richardson, Riggs and R. Wraith

In attendance at site visit Councillors D. Birkinshaw, G. Carr, Cherryholme, Hand-Davis, Higginbottom, Noble and R. Wraith

In attendance as Ward Member Councillor Ennis

29. Declarations of Interest

Councillor Riggs declared a Non-Pecuniary interest in **Planning Application No 2015/1074** – erection of two detached dwellings (outline) at Land to the rear of 7-29 May Terrace, Barnsley S70 6HS as he has had contact with the applicant. Councillor Riggs left the meeting during the discussion and voting on this item.

30. Minutes

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

31. Code of Planning Conduct and Guidance 2015

RESOLVED that Planning Regulatory Board approves the 'Local Code of Planning Conduct and Guidance 2015' and that this should now be recommended for adoption by Council, subject to changing any remaining references in the draft from 'personal and prejudicial' to 'pecuniary and non-pecuniary' as appropriate.

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

Planning application 2015/0646 - Demolition of existing dwelling at 30 Cross Street and erection of 95 no. dwellings - 30 Cross Street, Monk Bretton, Barnsley, S71 2EP.

RESOLVED that the application be approved as per officer recommendation, subject to the conditions in the report, including completion of a S106 agreement.

Planning application 2015/0779 - Removal of condition 1 of application 2011/1157 to allow permanent use of site for a gypsy family - Whitegate Stables, Common Road, Brierley, Barnsley, S72 9ES.

Mr Quinn 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, subject to the conditions in the report.

Planning application 2015/0911 - Erection of 10 no. detached dwelling houses with associated access and landscaping - Land at Cross Lane, Hoylandswaine.

Mr C. Darley (Agent) spoke in favour of the officer recommendation to grant the application.

RESOLVED that the application be approved as per officer recommendation, subject to the conditions in the report, including completion of a S106 agreement.

Planning application 2015/1015 - Reserved matters planning application for the construction of infrastructure works comprising entrance feature, provision of substation, drainage works, including an attenuation pond, footbridges and other landscaping associated with outline planning permission 2014/0452. Former North Gawber Colliery, Carr Green Lane, Mapplewell

Liam Tate addressed the Board and spoke in favour of the officer recommendation to grant the application.

RESOLVED that the planning application be approved as per the officer recommendation, subject to the conditions in the report. Members were very keen that the design of the fence around the pond (condition 6) is sufficiently robust.

Planning application 2015/1074 – Erection of 2 no. detached dwellings (outline) at land to the rear of 7 – 29 May Terrace, Barnsley S70 6HS

Mr Robert Mellor addressed the Board and spoke in favour of the officer recommendation to refuse the application.

Mr David Oliver addressed the Board and spoke against the officer recommendation to refuse the application.

RESOLVED that the application be refused in accordance with the officer recommendation.

33. 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.

RESOLVED that

- (i) the following applications be granted, in accordance with officer recommendation and subject to the Conditions outlined in the report of the Head of Planning and Building Control, details of which were contained in the schedule submitted.

2015/1168 - Erection of extensions and refurbishment to Primary School including external works at Thurlstone Primary School, Royd Moor Road, Thurlstone, Sheffield S36 9RD

2015/1141 – Plot substitution on land allocated to plot 32 and additional strip of land located outside the land associated with planning application 2010/0413, former plot 32 Brierley Hall, Church Street, Brierley

2015/1233 – Removal of condition 4 of application 2015/0040 – Change of use from shops (A1) to dwelling houses (C3) including window and door alterations external finishes, hardstanding and boundary works at 38-44 (evens) Derwent Road, Athersley South, Barnsley S71 3QT

2015/1235 – Black Mulberry (T1) prune the lowest branches (crown lift) to give a 2 metre height clearance around the tree within TPO: 12/2006, 51 Woolley Avenue, Wombwell, Barnsley S73 8TH

- (ii) **2015/1081** – Erection of a double garage with habitable room above at 88 Wath Road, Elsecar, Barnsley S74 8JF subject to additional conditions in that the accommodation should remain ancillary to the dwelling and the garage should not be used for any commercial/business use.
- (iii) It was noted that no planning appeals were received, decided and withdrawn between the period 1st to 31st October 2015. 12 appeals have been decided since 1st April 2015, 10 of which (83%) were dismissed, 2 of which (17%) were allowed to date.

Chair