

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 26 January 2016
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Cherryholme, Coates, Franklin, Gollick, Grundy, Hampson, Hayward, Leech, Makinson, Mathers (Mayor), Mitchell, Morgan, Noble, Richardson, Riggs, Spence, Stowe, Unsworth and R. Wraith

### In attendance at site visit

Councillors D. Birkinshaw, G. Carr, Cherryholme, Franklin, Hayward, Spence, Stowe and R. Wraith

### 40. Declarations of Interest

Councillor Stowe declared a non-pecuniary interest in **Planning Application 2013/0233** - Extraction of coal ash and subsequent restoration of the land - Hill Street, Elsecar, Barnsley, South Yorkshire, S74 8EN as he is a local ward member.

Councillor Hayward declared a non-pecuniary interest in **Planning Application 2015/1070** - Residential development of 278 dwellings with public open space and landscaping - Land off Summerdale Drive and Carrs Lane, Cudworth, Barnsley as he is a local ward member.

### 41. Minutes

The minutes of the meeting held on 22<sup>nd</sup> December 2015 were taken as read and signed by the Chair as a correct record.

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

**Planning Application 2013/0233** Extraction of coal ash and subsequent restoration of the land - Hill Street, Elsecar, Barnsley, South Yorkshire, S74 8EN

Miss June M. Backhouse addressed the Board and spoke against the officer recommendation to approve the application.

Ms Linda Trollop addressed the Board and spoke in favour of the officer recommendation to approve the application.

**RESOLVED** that the application be granted, in accordance with officer recommendation and subject to additional conditions regarding site security details and operating hours to be reduced to no weekend working.

**Planning Application 2015/1070** Residential development of 278 dwellings with public open space and landscaping - Land off Summerdale Drive and Carrs Lane, Cudworth, Barnsley

Mr D. Horner addressed the Board and spoke against the officer recommendation to approve the application.

Mr Paul Butler addressed the Board and spoke in favour of the officer recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the officer recommendation, subject to completion of S106 Agreement (Education, Public Open Space, Affordable Housing and a Travel Plan) and an additional requirement in condition 7 relating to safer routes to school signage.

In respect of affordable housing, the recommendation is to also authorise officers to instruct the District Valuation Office to undertake an independent viability appraisal of the scheme in order to ascertain the level of the affordable housing commuted sum. Once known, a further report will be presented to members relating to the level of the affordable housing contribution. Should the applicant also submit additional details to satisfy the recommended conditions prior to the further report being considered by members, this report would also summarise any minor changes arising as a result (e.g. updated wording of planning conditions/minor changes to internal layout).

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

**Planning Application 2015/1277** Erection of 32 no. dwellings and access road (Outline)- Former Longcar Conference Centre, Longcar Lane, Barnsley, S70 6BB

**RESOLVED** that the application be approved as per recommendation. Members were keen to ensure that four bedroomed houses are provided on site on an Affordable Basis.

**Planning Application 2015/1460** Variation of condition 2 of app 2014/0570 (Increase height of building by two floors and rearrange internal layout to provide 27 additional apartments and residents gym and associated external alterations) to allow removal of balconies from all apartments - Land at Heelis Street, John Street, Burleigh Street, Barnsley, S70 1LW

**RESOLVED** that the application be approved as per recommendation, subject to completion of a section 106 agreement.

It was noted that 1 appeal was decided in December 2015: Use of natural pond for public fishing and erection of single storey café/shop building with car park at Willow Farm, Everill Gate Lane, Broomhill, Barnsley. The appeal was dismissed. Since 1<sup>st</sup> April 2015, 15 appeals have been decided, 13 of which (87%) have been dismissed and 2 of which (13%) have been allowed.

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Chair