

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 6 September 2016
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

**Present** Councillors D. Birkinshaw (Chair), G. Carr, M. Dyson, Franklin, Gollick, David Griffin, Hampson, Higginbottom, Leech, Makinson, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth and R. Wraith

### 14. Declarations of Interest

Councillors Makinson and Unsworth declared a Non-Pecuniary interest in **Planning Application No 2016/0685** – Demolition of existing terrace housing and erection of 6 No bungalows 1-37 Beaver Street, Goldthorpe, Rotherham as members of the Berneslai Homes Board.

### 15. Minutes

The minutes of the meeting held on the 26<sup>th</sup> July, 2016 were taken as read and signed by the Chair as a correct record.

### 16. Town and Country Planning Act 1990 - Part III Applications - Speakers

There were no speakers present.

### 17. Planning Application 2016/0685 - For Approval - 1 - 37 Beaver Street, Goldthorpe, Rotherham

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0685**, Demolition of existing terrace housing and erection of 6 No Bungalows at 1-37 Beaver Street, Goldthorpe, Rotherham S63 9HT

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to an amendment to Condition No. 10 in relation to drainage.

### 18. Planning Application 2016/0644 - For Approval - The Bungalow, Warren Lane, Staincross, Barnsley

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0644**, Demolition of existing Property and erection of 1 No. dwelling at The Bungalow, Warren Lane, Staincross, Barnsley S75 5BQ.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to an additional condition with regard to the implementation of a landscaping scheme.

**19. Planning Application 2016/0801 - For Approval - Land Adjacent to 16 Kendal Grove, Ardsley, Barnsley**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0801**, Residential development of 1 No. detached single storey dwelling (outline), on land adjacent to 16, Kendal Grove, Ardsley, Barnsley S71 5DW.

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

**20. Planning Application 2016/0582 - For Approval - Gilroyd and Dodworth Outreach Centre, Saville Road, Gilroyd, Barnsley**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0582**, Erection of single storey front and rear extensions to existing care premises at Gilroyd and Dodworth Outreach Centre, Saville Road, Gilroyd, Barnsley S75 3PJ.

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

**21. Planning Appeals - 1 July 2016 to 30 July 2016**

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

The report indicated that no appeals had been withdraw in July 2016 and one appeal had been dismissed. Since 1<sup>st</sup> April, 2016 7 appeals had been determined, 5 (71%) had been dismissed and 2 (29%) had been allowed.

The Head of Planning and Building Control also advised Members that an application by Barratt Homes, which had previously been considered by Members at the Planning Regulatory Board in January, 2016 had been refused by officers under delegated powers. This was on the basis that it had not been possible to reach agreement on the level of the financial contribution towards additional primary school places, off site public open space and off site affordable housing.

Arising out of the discussion reference was made to the following:

- The role of the District Valuer in the planning process and the assessment of land/building values
- The implications of the Housing and Planning Act 2016 on reporting Financial considerations.

It was suggested that further information on these issues should be issued to Members and it was further suggested that there was a need for an All Member Seminar to be provided particularly in relation to the Housing and Planning Act 2016.

**RESOLVED** that the report and additional information be noted.

-----  
Chair