

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 27 September 2016
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

AGENDA

SITE VISITS:

1. Site Visit Details

Planning Application(s) No: 2016/0552 and 2016/0340

Please meet at the Town Hall for immediate departure at 10.30 a.m.

Plan Number	Site	Approx Time of Arrival
2016/0552	Planning application for the approval of reserved matters (appearance, landscaping, layout and scale), pursuant to outline planning application 2014/0807 at Land at Carrington Avenue comprising of 80 dwellings, associated car parking and landscaping and biodiversity mitigation and enhancement. Land at Carrington Avenue, Barnsley S75 1BW	10.35 a.m.
2016/0340	Outline application for residential development of up to 24 dwellings to include means of access and public open space. Land to the East of Cote Lane, Thurgoland, South Yorkshire, S35 7AB <i>Please note: Local Members are invited to attend in respect of those visits within their Ward.</i>	11.20 a.m.

The remainder of the agenda will be considered at 2.00 p.m. in the Council Chamber

2. Declarations of Interest

To receive any declarations of pecuniary or non-pecuniary interest from Members in respect of the under mentioned planning application/s which is/are subject of a site visit.

MEETING:

3. Minutes (*Pages 5 - 8*)

To receive the minutes of the meeting held on 6th September 2016.

Planning Applications

Any planning applications which are to be the subject of individual representation(s) at the meeting will be dealt with prior to any other applications.

If you have any queries in respect of the planning applications included within this pack, or if you would like to register to speak at the meeting, please contact the Planning Department directly at developmentmanagement@barnsley.gov.uk or by telephoning (01226) 772593.

4. Land to the East of Cote Lane, Thurgoland, S35 7AB - 2016/0340 - For Approval (*Pages 9 - 22*)

Outline application for residential development of up to 24 dwellings to include means of access and public open space.

5. Land at Carrington Avenue, Barnsley, S75 1BW - 2016/0552 - For Approval (*Pages 23 - 34*)

Approval of reserved matters (appearance, landscaping, layout and scale), pursuant to outline planning application 2014/0807 at Land at Carrington Avenue comprising 80 dwellings, associated car parking and landscaping and biodiversity mitigation and enhancement.

6. The Peel Centre, Dryden Road, Barnsley, South Yorkshire S71 1JE - 2015/0987 and 2015/0988 - For Approval (*Pages 35 - 52*)

2015/0987: Variation of Condition 1 of planning permission B/05/1165/BA (which was previously varied by planning permission 2014/0663 to allow non-food retail use with up to 30% food retail use, of units 3C, 5 and 6) to allow additional retail goods to be sold at units 2, 3A, 3B and 3C, 4, 5, 6, 7 and 8.

2015/0988: Variation of condition 7 of B/88/0294/BA to allow additional retail goods to be sold at units 1A, 1B and 1C.

7. Unit 2A, The Peel Centre, Dryden Road, Barnsley, South Yorkshire S71 1JE - 2015/1028 - For Approval (*Pages 53 - 66*)

Erection of a retail unit on the existing site of The Range store.

8. River Mill Farm, Old Mill Lane, Thurgoland, Sheffield, S35 7EG - 2015/1285 - For Approval (*Pages 67 - 74*)

Erection of wooden stable block with concrete base and yard.

9. Land at Capitol Park, Capitol Close, Dodworth, Barnsley - 2016/0713 - For approval (*Pages 75 - 90*)

Outline planning application including means of access for general industrial (B2) use and storage and distribution (B8) use with ancillary office (B1) use

10. Land at Highroyd Lane, Shortwood Business Park, Hoyland, Barnsley, S74 9NW - 2016/0764 - For Approval (*Pages 91 - 104*)

Erection of a hospital for the provision of child and adolescent mental health services CAMHS (Outline) (Departure from UDP).

11. Ranah Stones Farm, Whams Road, Hazlehead, Sheffield, S36 4HT - 2015/1020 - For Approval (*Pages 105 - 110*)

Caravan storage on hardcore base (Retrospective).

Planning Appeals

12. Planning Appeals - 1 August 2016 to 31 August 2016 (*Pages 111 - 112*)

To: Chair and Members of Planning Regulatory Board:-

Councillors D. Birkinshaw (Chair), G. Carr, Coates, M. Dyson, Franklin, Gollick, David Griffin, Grundy, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Mitchell, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

Matt Gladstone, Executive Director Place
David Shepherd, Service Director Economic Regeneration
Paul Castle, Service Director Environment and Transport
Joe Jenkinson, Head of Planning and Building Control
Matthew Smith, Group Leader, Development Control
Steve Kirkham, Planning Officer Group Leader (Inner Area)
Jason Field, Interim Senior Lawyer (Planning)

Parish Councils

Please contact Elizabeth Barnard on (01226) 773420 or email governance@barnsley.gov.uk

Monday, 19 September 2016