

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 20 December 2016
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

Councillors G. Carr, Coates, Franklin, Gollick, David Griffin, Hampson, Hayward, Higginbottom, Makinson, Mathers, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

53. Appointment of Chair

RESOLVED that in the absence of the Chair, Councillor R. Wraith be appointed as Chair for the purposes of this meeting only.

54. Declarations of Interest

There were no declarations of Pecuniary/Non-Pecuniary interest in respect of any of the items on the agenda.

Councillor Unsworth declared a Non-Pecuniary interest in Minute no. 61 as he is a Berneslai Homes Board Member.

55. Minutes

The minutes of the meeting held on 22nd November 2016 were taken as read and signed by the Chair as a correct record. It was highlighted that Councillor Spence was present at the site visit and the minutes will be amended to reflect this.

56. Former Wood Yard, Tithe Laithe, Hoyland, Barnsley, S74 9DQ - 2016/0999 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2016/0999 [Erection of 2 no. detached dwellings with garages (outline)] at Former Wood Yard, Tithe Laithe, Hoyland, Barnsley, S74 9DQ.

Mr Scothorn addressed the Board and spoke in favour of the officer recommendation to allow the application.

Ms Hazlewood addressed the Board and spoke against the officer recommendation to allow the application.

RESOLVED that the application be granted in accordance with the Officer recommendation, subject to the signing of a S106 Agreement and the imposition of an additional condition requiring tree protection fencing during the construction period.

57. Land to the south-east of Dearne Hall Road and 1 and 3 Claycliffe Road, Low Barugh, Barnsley, S75 1LX - 2016/1159 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2016/1159 [variation of condition 2 of app 2015/0891 – Residential development with associated public open space, landscaping and link road (2013/0280 – Reserved Matters)] at Land to the south-east of Dearne Hall Road and 1 and 3 Claycliffe Road, Low Barugh, Barnsley S75 1LX.

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

58. Former Garage Site at Kirk Cross Crescent/Pinfold Lane, Royston, Barnsley S71 4PJ - 2015/0895 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2015/0895 – erection of 5 no. detached and semi-detached residential dwellings on former garage site at Kirk Cross Crescent/Pinfold Lane, Royston, Barnsley S71 4PJ.

RESOLVED that the application be granted in accordance with the Officer recommendation. It was highlighted that this is subject to a S106 agreement and an amendment to condition 6 to ensure the barrier adjacent Pinfold Lane is in place prior to the commencement of development and to ensure the erection of suitable signage. Furthermore, an additional condition is to be imposed requiring details of the proposed bin storage enclosure to be submitted to the Council for approval.

59. Land off Park Avenue, Royston, Barnsley, S71 4AD - 2016/0738 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2016/0738 – demolition of existing semi-detached bungalow and erection of 10 no. dwellings with garages and car parking on land off Park Avenue, Royston, Barnsley S71 4AD.

Mr Chris Noble addressed the Board and spoke in favour of the officer recommendation to allow the application.

RESOLVED that the item be deferred for a site visit.

60. Land off Blacker Green Lane, Silkstone, Barnsley, S75 4NF - 2016/0538 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2016/0538 – erection of 1 no. dwelling, including hydro turbine power plant at land at Blacker Green Lane, Silkstone, Barnsley S75 4NF.

RESOLVED that the application be granted in accordance with the Officer recommendation, subject to an additional condition requiring intrusive site investigations to be carried out to inform any measures necessary to mitigate against historical shallow coal workings or mine entries.

61. Pollyfox Centre, Pollyfox Way, Dodworth, Barnsley, S75 3QR - 2016/1158 - For Approval

The Head of Planning and Building Control submitted a report on Planning Application 2016/1158 – variation of condition no 2 (Approved Plans) of approved application 2015/1073 to allow construction of a single storey extension to house plant associated with the boiler house at Pollyfox Centre, Pollyfox Way, Dodworth, Barnsley S75 3QR.

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

62. Proposed footpath creation/extinguishment orders between Silkstone Fall Wood and Champany Fields, Dodworth

The Assistant Director, Highways, Engineering and Waste Management presented a report in respect of a proposal to create and extinguish a number of public footpaths running between Silkstone Fall Wood and Champany Fields at Dodworth.

RESOLVED that:

- (i) In exercise of statutory powers, the Council makes Public Path Orders under the provisions of sections 26 and 118 of the Highways Act 1980 for the creation and extinguishment of footpaths between Silkstone Fall Wood and Champany Fields at Dodworth;
- (ii) The Common Seal of the Council be affixed to the Orders and that the Director of Legal and Governance be authorised to publish the proposals and to submit the Orders for confirmation by the Secretary of State or to confirm them himself in the event of there being no objections thereto.
- (iii) The Director of Legal and Governance be authorised to make Definitive Map Modification Orders to make the necessary changes to the Definitive Map and Statement for the area.

63. Proposed footpath diversion at the old Bolton Hall

The Assistant Director, Highways, Engineering and Waste Management presented a report in respect of a proposal to divert a non-definitive footpath south of Carr Head Lane, Bolton-upon-Deane at the site of the old Bolton Hall.

RESOLVED that

- (i) In exercise of statutory powers, the Council makes the proposed Public Path Order under the provisions of section 257 of the Town and Country Planning Act 1990.
- (ii) The Director of Legal and Governance be authorised to publish the Order and to confirm it himself in the event of there being no objections thereto.
- (iii) In the event objections are received which cannot be resolved, the Director of Legal and Governance be authorised to submit the Orders to the Secretary

of State for confirmation and to take all necessary steps to support the Orders at any public inquiry, informal hearing or written representation as necessary.

- (iv) 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.

64. Planning Appeals - 1st November 2016 to 30th November 2016

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

The report indicated that 2 appeals were received in November 2016:-

- **Planning Application 2016/0416** – proposed cellar conversion to form 2 bedroom self-contained flat at 118 Park Grove, Barnsley (written representation) – delegated.
- **Planning Application 2016/0744** – Remove and replace lime tree (T1) within TPO 3/2000 at 2 Ladyroyd, Silkstone Common, Barnsley S75 4SF (written representation) – delegated.

It was reported that 9 appeals have been decided since 1 April 2016, 7 of which (77.8%) have been dismissed and 2 of which (22.2%) have been allowed.

Chair