

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 27 June 2017
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Cherryholme, Coates, Hampson, Hand-Davis, Hayward, Leech, Makinson, Markham, Mathers, Richardson, Riggs, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

**In attendance at site visit** Councillors D. Birkinshaw (Chair), Hayward, Tattersall, Unsworth and R. Wraith.

### 13. Declarations of Interest

Councillors Makinson and Unsworth declared Non-Pecuniary interests in **Planning Application No 2017/0436** [Application for variation of condition 3 of planning permission 2014/0735 to enable minor material amendments to the previously approved plans – Erection of 6 no. dwellings at land off Cobcar Lane, Elsecar, Barnsley] as they are Members of Berneslai Homes' Board.

### 14. Minutes of the meeting held on 23rd May 2017

The minutes of the meeting held on 23<sup>rd</sup> May 2017 were taken as read and signed by the Chair as a correct record.

### 15. Land to the north of Hawshaw Lane, Hoyland Common - 2016/1531 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1531** [Outline application for a development of approximately 100 dwellings (all matters of detail reserved apart from means of access) at land to the north of Hawshaw Lane, Hoyland Common].

Mr Mark Johnson spoke in favour of the officer recommendation to approve the application.

Ms Lynne Horton spoke against the officer recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to S106 agreement (provision of education, public open space, affordable housing and a travel plan. In addition Members requested that any subsequent application for the approval of the reserved matters be determined by the Board.

### 16. Land South of New Smithy Avenue, Thurlstone - 2017/0088 - For refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0088** (Residential development of 21 no. dwellings (outline including means of access) at land south of New Smithy Avenue, Thurlstone).

Ms Aisling Kelly spoke against the officer recommendation to refuse the application.

Ms Sarah Barnett and Mr Ian Wright spoke in favour of the officer recommendation to refuse the application.

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

**17. Land off Newland Avenue and Carrs Lane, Cudworth - 2017/0577 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0577** (Residential development of 278 no. dwellings with associated roads, public open space and landscaping) at land off Newland Avenue and Carrs Lane, Cudworth, Barnsley).

Mr Mark Jones spoke in favour of the officer recommendation to approve the application.

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

**RESOLVED** that the application be granted in accordance with the Officer recommendation, subject to the completion of a S106 Agreement amounting to £1.8m of developer contributions (provision of education, public open space including off site formal recreation provision, off site affordable housing and a maintenance regime for the SUDS pond). In addition, the provision of a travel plan, grit bins and highway mitigation work during the construction phase were imposed as additional conditions.

**18. Longcar Conference Centre, Longcar Lane - 2017/0488 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0488** (Proposed variation of condition 2 of outline planning permission 2015/1277 (erection of 32 dwellings and access road) to enable minor material amendments to the approved site layout plan) at land off Longcar Lane, Barnsley S70 6BB.

Mr Richard Burnham spoke in favour of the officer recommendation to approve the application.

Ms Anita Bailey spoke against the officer recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the officer recommendation and with the additional requirement for Highways to be instructed to investigate the possibility of introducing a safe pedestrian crossing on Longcar Lane.

**19. Site of former Longcar Conference Centre, Longcar Lane, Barnsley - 2017/0251 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0251** (Erection of 32 no. dwellings and access road (reserved matters of outline planning permission 2015/1277) – appearance and landscaping at site of former Longcar Conference Centre, Longcar Lane, Barnsley, S70 6BB).

Mr Richard Burnham spoke in favour of the officer recommendation to approve the application.

Ms Anita Bailey spoke against the officer recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the officer recommendation and with the additional requirement for Highways to be instructed to investigate the possibility of introducing a safe pedestrian crossing on Longcar Lane.

**20. Land off Cobcar Lane, Elsecar - 2017/0436 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0436** (Application for variation of condition 3 of planning permission 2014/0735 to enable minor material amendments to the previously approved plans – erection of 6 no. dwellings as land off Cobcar Lane, Elsecar).

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

**21. Upper Belle Clive Farm, Hartcliffe Road, Cubley - 2017/0245 - For refusal**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0245** (Application for erection of 1 no. detached dwelling house at Upper Belle Clive Farm, Hartcliff Road, Cubley, Barnsley, S36 9FE. .

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

**22. Upper Maythorn Farm, Upper Maythorn Lane, Whitley Common - 2017/0383 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0383** (Relocation and erection of 1 no. wind turbine measuring 15m hub and 18.5m to blade tip) at Upper Maythorn Farm, Upper Maythorn Lane, Whitley Common, Barnsley.

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

## **23. 23 - 25 Carr Head Road, Howbrook - 2017/0173 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0173** (Erection of 1 no. detached welling house and detached garage – amended plans) at 23-25 Carr Head Road, Howbrook, Barnsley.

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

## **24. Planning Appeals - 1st May to 31st May 2017**

The Head of Planning and Building Control submitted an update regarding planning appeals received during the period 1<sup>st</sup> May 2017 to 31<sup>st</sup> May 2017.

The report indicated that four appeals were received in May 2017:

2017/0010 - Painting of 9 no window frames (Listed Building Consent) at 30 Market Hill, Barnsley, S70 2QE – Written Representations – Non Determination.

2016/1080 - Conversion of existing garage to bungalow at 102 Sackville Street, Barnsley – Written Representations – Delegated.

2017/0403 - Conversion of existing 2 storey annex from garage to games room to dwelling with associated amenity space parking and new access to existing dwelling at Ivy Cottage, 108 Upper Hoyland Road, Hoyland, Barnsley - Written Representations – Delegated.

2014/1570 - Demolition of existing bakery and erection of 23 no. dwellings at A & E White Bakers, Charles Street, Worsbrough Bridge, Barnsley, S70 5AF - Written Representations - Delegated

No appeals were withdrawn in May 2017.

One appeal was decided in May 2017: **Planning Application 2016/1402** – Felling of Oak Tree (T2 within TPO 3/1980) and replacement at 73 Martin Croft, Silkstone, Barnsley, S75 4JS. The appeal was allowed.

Cumulative appeals totals indicate that one appeal has been decided since 1<sup>st</sup> April 2017. No appeals have been dismissed since 1<sup>st</sup> April 2017 (0%) and one appeal has been allowed since 1<sup>st</sup> April 2017 (100%).

## **25. Application to divert a footpath at Farm Road, Kendray**

The Assistant Director, Highways, Engineering and Transport submitted a report to consider an application to divert an unrecorded public footpath at Farm Road, Kendray and stop up a second unrecorded footpath at the site and to consider proposals to divert Barnsley footpath no. 423 at the same site.

**RESOLVED:**

- I. That, in exercise of statutory powers, the Council makes a Public Path Order under the provisions of section 257 of the Town and Country Planning Act

1990 for the stopping up and the diversion of 2 unrecorded public footpaths joining Farm Road and a Public Path Order under the provisions of section 118 of the Highways Act 1980 for the diversion of Barnsley footpath no. 423, as shown on the plans attached to this report.

- II. That the Executive Director, Core Services and Solicitor to the Council be authorised to publish the Orders and to confirm them himself in the event of there being no objections thereto.
- III. In the event objections are received which cannot be resolved, the Executive Director, Core Services and Solicitor to the Council 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. That the Executive Director, Core Services and Solicitor to the Council be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

## **26. Exclusion of Public and Press**

**RESOLVED** that public and press be excluded from this meeting during consideration of the following item because of the likely disclosure of exempt information.

## **27. Planning Enforcement Update**

The Head of Community Safety and Enforcement submitted a report to update members on the activities of the Planning enforcement Service for the period January to mid-June 2017, during which time 259 Planning Enforcement service requests were received. Available enforcement actions include the issuance of an Enforcement Notice, Community Protection Notice, Building Act Notice Section 79, Section 215 Notice and finally, Injunction and Prosecution.

**RESOLVED** that the detailed update report regarding planning enforcement activity be noted.

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Chair