

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 4 September 2018
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present Councillors Franklin, Gollick, David Griffin, Hayward, Higginbottom, Leech, Makinson, Noble, Pickering, Richardson, Riggs, Spence, Stowe, Tattersall, Wilson and R. Wraith

In attendance at site visit Councillors Dave Griffin, Spence, Tattersall, Wilson and R. Wraith

26. Election of Chair

RESOLVED that, in the absence of Councillor D Birkinshaw, Councillor R Wraith be elected Chair for this meeting.

Note: Councillor R. Wraith in the Chair.

27. Declarations of Interest

Councillor Richardson declared a Non-Pecuniary interest in **Planning Application No 2018/0865** – [Change of use from residential use to mixed use café and artist studio at cottage associated with Cooper Art Gallery, 10 Eastgate, Barnsley S70 2EX] as he is a Trustee of the Cooper Gallery.

28. Minutes

The minutes of the meeting held on 24th July 2018 were taken as read and signed by the Chair as a correct record.

29. Land off Halifax Road, Thurgoland - 2018/0028 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0028** (Residential development of 25 dwellings and access [Outline with All Matters Reserved apart from access] at land off Halifax Road, Thurgoland).

Mr Patrick Townsend addressed the Board and spoke in favour of the officer recommendation to grant the application.

Mr Robert Blythe (Thurgoland Parish Councillor) addressed the Board and spoke against the officer recommendation to grant the application.

RESOLVED that the application be deferred to enable Officers to seek clarification on the type of highways gateway feature to be provided, and to explore further the suitability of an alternative access off Smithy Hill.

30. Berneslai Close, Barnsley S70 2HL - 2017/1556 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1556** [Demolition of former Council office building and part new build/part conversion development of 53 retirement living apartments together with communal facilities, landscaping, car parking and associated access at Berneslai Close, Barnsley S70 2HL].

RESOLVED that the application be granted in accordance with the Officer recommendation but with delegated authority given to Officers to seek a more suitable balance between parking and garden areas within the layout.

31. Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB - 2018/0420 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0420** [Erection of 4 no. business units for use within Use Classes B1(b) (Research & Development), B1 (c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution) with ancillary offices and associated access, parking and circulation/service areas, infrastructure works and landscaping at Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley S74 9SB]

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

32. Ardagh Glass Ltd., Burton Road, Monk Bretton, Barnsley, S71 2QG - 2018/0492 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0492** [Demolition of 7 no. dilapidated buildings and erection of a steel portal framed warehouse building for the storage of pallets and glass products, canopy and associated service area at Aardagh Glass Ltd., Burton Road, Monk Bretton, Barnsley S71 2QG].

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

33. 14 High Street, Hoyland, S74 9AB - 2018/0831 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0831** [Change of use of café to hot food takeaway and installation of fume extraction unit at 14 High Street, Hoyland, Barnsley, S74 9AB].

RESOLVED that the application be REFUSED, contrary to the Officer recommendation, on grounds of highway safety and in particular, impeding free flow of traffic and proximity to junction.

In accordance with agreed protocol, a recorded vote was taken on this planning application with the amendment to refuse being:-

MOVED by Councillor Stowe and SECONDED by Councillor Franklin, with voting being as follows:-

In favour of the amendment to REFUSE the application:-
Councillors Franklin, Dave Griffin, Hayward, Higginbottom, Lamb, Leech, Makinson, Pickering, Spence, Stowe, Tattersall, Wilson and R. Wraith.

Against the amendment to REFUSE the application:-
Councillors Richardson and Riggs

34. Cottage associated with Cooper Art Gallery, 10 Eastgate, Barnsley. S70 2EX - 2018/0865 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0865** [Change of use from residential use to mixed use café and artist studio at cottage associated with Cooper Art Gallery, 10 Eastgate, Barnsley S70 2EX]

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

35. Planning Appeals - 1st to 31st July 2018

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2018/19.

The report indicated that two appeals were received in July 2018.

It was reported that no appeals were withdrawn in July 2018, four appeals were decided in July 2018 and a total of eight appeals have been decided since 1st April 2018. Four appeals (50%) have been dismissed and four appeals (50%) have been allowed.

Chair