

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 21 January 2020
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

**Present** Councillors D. Birkinshaw (Chair), Danforth, Eastwood, Fielding, Frost, Gillis, Gollick, Green, Greenhough, Hayward, Higginbottom, Makinson, Markham, McCarthy, Mitchell, Richardson, Smith, Spence, Stowe and Wright

**In attendance at site visit:** Councillors D Birkinshaw (Chair), Danforth, Eastwood, Fielding, Gillis, Greenhough, Smith and Spence.

### 61. Declarations of Interest

Councillor Spence declared a Non-Pecuniary interest in **Planning Application Nos 2019/0722** and **2019/0740** as he is an employee of Cannon Hall Farm.

### 62. Minutes

The minutes of the meeting held on 17<sup>th</sup> December 2019 were taken as read and signed by the Chair as a correct record.

### 63. Cannon Hall Museum, Bark House Lane, Cawthorne, Barnsley - 2019/0722 and 2019/0740 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Applications 2019/0722** and **2019/0740** (Extension and alterations to the south and west wing of the stable building to provide café at ground floor and shop at first floor, with associated porch access route and disabled access lifts at Cannon Hall Museum, Bark House Lane, Cawthorne [Full and Listed Building Applications])

Ms L Dunning addressed the Board and spoke in favour of the Officer recommendation to approve the application.

Mrs A Nicholson addressed the Board and spoke against the Officer recommendation to approve the application

**RESOLVED** that the application be deferred to allow the applicant the opportunity to submit a noise and vibration report to assess the impact on the neighbouring property and, if necessary, the type of mitigation measures required to be incorporated.

### 64. Land to the south of Lee Lane, Royston - 2019/0239 - For discussion regarding defence of appeal at the public inquiry

The Head of Planning and Building Control submitted a report on **Planning Application No. 2019/0239** (Residential development of 250 dwellings with

associated access, parking, engineering and landscaping and ancillary works) at land to the south of Lee Lane, Royston, (site ref MU5 in the Local Plan), originally submitted in February 2019.

The site-specific policy in the Local Plan indicates that such masterplan frameworks shall be subject to public consultation and be approved by the Council prior to determination of any planning applications on the affected sites. The applicant was advised that the planning application would either have to be withdrawn, refused or held in abeyance pending the adoption of a masterplan framework. On 29<sup>th</sup> October 2019 the applicant issued a 10 day notice of appeal to the Council and subsequently appealed to the Secretary of State for non-determination. The Planning Inspectorate has since confirmed that the appeal will take the form of a public inquiry, which is due to commence on 24<sup>th</sup> March 2020.

**RESOLVED** that Members supported the recommendation that Officers prepare a statement of case based on matters raised in the report in order to defend the appeal at the public inquiry.

**65. Land south of New Smithy Avenue, Thurlstone - 2019/0689 and 2019/0690 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2019/0689** (Erection of 9 dwellings and associated access, landscaping and infrastructure and **2018/0690** (Application for the approval of reserved matters for 21 dwellings pursuant to outline planning permission ref 2017/0088 appearance, layout, scale and landscaping) at land south of New Smithy Avenue, Thurlstone, S36 9QZ.

**RESOLVED** that the applications be deferred to allow Officers the opportunity to re-examine this application and application 2019/0690, in particular the impact on highway safety, to see if an alternative comprehensive development could be achieved that would work for the whole site and reduce the demands on the highway network.

**66. Roughbirchworth Lodge, Roughbirchworth Lane, Oxspring - 2018/1433 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No. 2018/1433** (Demolition of all buildings within the site and proposed residential development of 22 dwellings [outline, all matters reserved except access and layout] at Roughbirchworth Lodge, Roughbirchworth Lane, Oxspring, Barnsley S36 8YZ).

Mr Duncan Waller addressed the Board and spoke against the Officer recommendation to approve the application.

**RESOLVED** that the application be approved in accordance with the Officer recommendation and subject to signing of S106..

**67. Garage site, Martin Croft, Silkstone - 2019/1136 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2019/1136** (Residential development of 4 no. dwellings at Garage Site, Martin Croft, Silkstone, Barnsley, S75 4JS

Mr Ian Turner addressed the Board and spoke against the Officer recommendation to approve the application.

**RESOLVED** that the application be deferred to allow Officers the opportunity to liaise with the applicant to seek a reduction to 3 dwellings, to improve the amenity standards of future residents and reduce traffic generation from the site.

**68. Former Burton Grange Nursery, Abbey Lane, Lundwood - 2019/0637 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No. 2019/0637** (Erection of 4 no. dwellings and associated works) at former Burton Grange Nursery, Abbey Lane, Lundwood, Barnsley S71 5QD

**RESOLVED** that the application be approved in accordance with the Officer recommendation and subject to signing of S106.

**69. Cat Hill Livery, Cawthorne View, Firs Lane, Cathill - 2019/0250 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No. 2019/0250** (Siting of log cabin as a temporary rural enterprise dwelling or three years to support an existing business) at Cat Hill Livery, Cawthorne View, Firs Lane, Cathill, Hoylandswaine, S36 7JB

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

**70. Planning Appeals - 1st to 31st December 2019**

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2019/20.

The report indicated that 3 appeals were received in December 2019, no appeals were withdrawn and 2 appeals were decided in December 2019.

It was reported that 29 appeals have been decided since 1<sup>st</sup> April 2019, 22 of which (76%) have been dismissed and 7 of which (24%) have been allowed.

**71. Enforcement Update report**

Members of the Board were provided with an update on Planning Enforcement activity covering the Quarter 3 period of this reporting year 2019/20 (October-December 2019). The report includes a breakdown of the requests or service received and includes details of key actions and enforcement case outcomes during the quarter. In October 2019, 31 service requests were received, 23 were received in November and 15 received in December 2019, 37 of which were investigated/resolved and 32 of which are under consideration.

**RESOLVED** that Members note the report.

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Chair