

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday 25 October 2022
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors Richardson (Chair), Bellamy, Bowler, Cain, Coates, Danforth, M. Dyson, Eastwood, P. Fielding, Gillis, Greenhough, Lofts, Moyes, Peace, Smith, Tattersall, Webster, White and Wray

### In attendance

### 33. Declarations of Interest

Councillor Moyes declared a Non-Pecuniary interest in **Planning Application No. 2021/1631** – Erection of a new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage, Land of Keresforth Close, Barnsley in view of her membership of the Schools Panel.

The Mayor, Councillor Tattersall, declared a Non-Pecuniary interest in **Planning Application No. 2021/1660** – various works at Old Mill Lane including Old Mill Lane Bridge to the east of the Asda Store, Old Mill Lane Bridge crossing the River Dearne as she had taken part in the consultation on the application and was the former Cabinet Support Member for Environment and Transportation.

### 34. Site Visits

Prior to the meeting, Members of the Regulatory Board made visits to the following sites:

- **Planning Application No. 2021/1660** – Planning application for the Widening of the highway including Old Mill Lane Bridge from three lanes to five lanes to include provision of bus lane and shared pedestrian and cycle paths. Alterations to bridge structure to support extension to bridge deck. Realignment of riverside access track and repositioning of access stairs. Relocation of gas governor, memorial, bus shelter and Asda recycling centre. Removal of trees covered by Tree Preservation Order. Old Mill Lane including Lane Bridge and land to the east of the Asda Store, Barnsley.
- **Planning Application No. 2021/1631** – Erection of new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage, Land off Keresforth Close, Barnsley.

### 35. Minutes

The minutes of the meeting held on 27 September 2022 were taken as read and signed by the Chair as a correct record.

### 36. Land off Lowfield Road, Bolton Upon Dearne - 2019/0623 - For Refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0623** - Residential development of 97 no. dwellinghouses with garages, parking spaces and public open space and associated roads and sewers, Land at Lowfield Road, Bolton Upon Dearne.

Mr R Spears (Applicant) attended the meeting and spoke against the officer recommendation to refuse the application.

**RESOLVED** that the application be refused in accordance with the Officer recommendations namely:

- (i) The proposed development would result in an unacceptable impact on highway safety due to the intensification of use of the railway bridge over Lowfield Road, a known substandard access route. Furthermore, the traffic signal scheme, proposed as mitigation, had been assessed as being unacceptable in highway safety terms, therefore, the development was contrary to Local Plan Policies T4 and HS42 as well as NPPF (July 2021) Paragraph 111; and
- (ii) The applicant had not submitted sufficient details to demonstrate that the impact of the development and associated traffic on the wider highway network, and in particular the Station Road, Angel Street junction, could be adequately mitigated to ensure safe, secure and convenient access and movement as required by local Plan Policy T4.

**37. Land off Keresforth Close, Barnsley, S70 6RS - 2021/1631 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2021/1631** - Erection of a new secondary school with associated sports block, sports pitches, hard and soft landscaping, access, parking and drainage, land off Keresforth Close, Barnsley.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to conditions.

**38. Old Mill Lane including Old Mill Lane Bridge and Land to the East of the Asda Store, Barnsley, S71 1LN - 2021/1660 - for Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2021/1660** - widening of highway including Old Mill Lane Bridge from three lanes to five lanes to include provision of bus lane and widening paths. Alterations to bridge structure to support extension to bridge deck. Realignment of riverside access track and repositioning of access stairs. Relocation of gas governor, memorial, bus shelter and Asda recycling centre. Removal of trees covered by Tree Preservation Order, Old Mill Lane including Old Mill Land Bridge to the east of the Asda Store. Old Mill Land Bridge crossing the River Dearne.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to conditions and the signing of a S106 Agreement in relation to compensation for the loss of biodiversity and an additional condition in relation to the re-siting of the memorial following appropriate consultation with the family.

### **39. Planning Appeals - September 2022**

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2022/23.

The report indicated that one appeal had been received in September, 2022, no appeals had been withdrawn and two appeals had been determined both of which had been dismissed.

The report also gave details of the cumulative appeals totals for the whole of 2022/23 which indicated that 16 appeals had been determined since 1<sup>st</sup> April, 2022, 12 appeals (75%) and been dismissed and 4 appeals (25%) had been allowed.

**RESOLVED** that the report be noted.

### **40. Member Consultation Report - September 2022**

The Head of Planning and Building Control presented a report summarising the outcomes of the planning applications agenda pack issued as a Board Member Consultation in advance of the Planning Regulatory Board meeting in September, 2022.

**RESOLVED** that the report be noted.

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Chair