

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 21 February 2017
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

Councillors D. Birkinshaw (Chair), G. Carr, Coates, Franklin, Gollick, Grundy, Hampson, Higginbottom, Leech, Markham, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

75. Declarations of Interest

Councillor Unsworth declared a Non-Pecuniary interest in **Planning Application No 2016/1226** – [Erection of a single storey extension to the rear of the dwelling at 4 Orchard Terrace, Cawthorne, Barnsley S75 4HN] as he is a Member of Berneslai Homes' Board.

A number of Councillors declared non-pecuniary interests in items on the agenda due to their involvement with the applications as local ward members.

76. Minutes

The minutes of the meeting held on 24th January 2017 were taken as read and signed by the Chair as a correct record.

77. 31 Roman Road, Kexbrough - 2016/1122 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1122** - Erection of 3 no. residential dwellings at 31 Roman Road, Kexbrough, Barnsley, S75 5DE.

Mr D Alderson addressed the Board and spoke in favour of the officer recommendation to approve the application.

Ms L Pilarek addressed the Board and spoke against the officer recommendation to approve the application.

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

78. The former Three Horeshoes Public House, Barnsley Road, Brierley, Barnsley - 2016/1381 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1381** - Conversion of former public house into 7 apartments and erection of 2 detached dwellings at the former Three Horseshoes Public House, Barnsley Road, Brierley, Barnsley, S72 9JT.

Mr H Gledhill addressed the Board and spoke in favour of the officer recommendation to approve the application.

Ms G Devoy addressed the Board and spoke against the officer recommendation to approve the application.

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

79. Land to the east of Old Mill Lane, Barnsley - 2016/1399 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1399** - Erection of a retail unit (Use Class A1) with car parking, landscaping and associated works at land to the east of Old Mill Lane Barnsley S71 1LL

RESOLVED that the application be granted in accordance with the Officer recommendation subject to amendment to condition 14 (change from restricting delivery hours to a traffic management plan for delivery lorries).

80. Land off Wilthorpe Road, Barnsley - 2016/1228 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1228** [Increase total number of dwellings from 302 (applied under app 2014/0474) to 326, including 14 dwellings on public open space and a net gain of 10 units through plot substitutions at land off Wilthorpe Road Barnsley, S75 1JQ description] – For Approval

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to a S106 Agreement (upgrading of play area LEAP to NEAP, plus provision of additional youth facilities and off site contributions for affordable housing and education).

81. Barnsley Markets and adjoining land, Cheapside, Barnsley - 2016/1504 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1504** - Variation of condition 2 of previously approved 2016/0924 to allow refinements to design of the public library and change the mezzanine into a full floor at Barnsley Markets and Adjoining Land, Cheapside, Barnsley, South Yorkshire.

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

82. 4 Orchard Terrace, Cawthorne, Barnsley - 2016/1226 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1226** - Erection of a single storey extension to the rear of the dwelling at 4 Orchard Terrace, Cawthorne, Barnsley, S75 4HN.

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

83. Bollingbroke House Care Home, Common Road, Brierley, Barnsley - 2016/0964 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0964** - Erection of a four storey residential care building containing 32 care apartments at land to the rear of Bollingbroke House Care Home, Common Road, Brierley, Barnsley, S72 9EA].

RESOLVED that authority be delegated to Officers to seek to agree additional parking provision for the development prior to issuing a decision to approve the application in accordance with the Officer recommendation. In addition a S106 Agreement shall need to be in place to ensure that occupancy restrictions apply to ensure that the development is only occupied by persons who have been medically assessed as being in need of care.

84. Land off Kings Road, Wombwell, Barnsley - 2012/0473 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0473** - Erection of 35 dwellings including 3 affordable 2 bed bungalows, associated garages/parking and associated roads and sewers at land off Kings Road, Wombwell, Barnsley, South Yorkshire.

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to a S106 Agreement (compensation for loss of greenspace, provision of new greenspace off the site and on site affordable housing provision).

85. Planning Appeals - 1st to 31st January 2017

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

The report indicated that two appeals were received in January 2017:-

- **Planning Application 2015/1070** Residential development of 278 dwellings with public open space and landscaping at land off Summerdale Drive and Carrs Lane, Cudworth, Barnsley (Public Inquiry) Committee
- **Planning Application 2016/1402:** Felling of Oak Tree (T2 within TPO 3/1980) and replacement at 73 Martin Croft, Silkstone, Barnsley S75 4JS. (written representation) – delegated.

It was reported that two appeals were decided in January 2017. 12 appeals have been decided since 1 April 2016, 10 of which (83%) have been dismissed and 2 of which (17%) have been allowed.

The update was noted.

86. Exclusion of Public and Press

RESOLVED that the public and press be excluded from the meeting during consideration of the following item, because of the likely disclosure of exempt information as described by the specific paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 as amended, as follows:

<u>Item Number</u>	<u>Type of Information Likely to be disclosed</u>
87	Paragraph 6

87. Home Farm (barn and farmhouse), Worsbrough Village, Barnsley

RESOLVED that the Head of Planning and Building Control be granted Delegated Authority to serve a Listed Building Repairs Notice at Home Farm (Barn) and a future Urgent Works Notice at Home Farm (farmhouse) Worsbrough Village

Chair