

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

MINUTES

Present

Councillors D. Birkinshaw (Chair), M. Dyson, Franklin, Gollick, David Griffin, Grundy, Hampson, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

In attendance at site visit

Councillors D. Birkinshaw (Chair), Gollick, Makinson, Noble, Tattersall, Unsworth and R. Wraith.

88. Declarations of Interest

Councillor Birkinshaw declared a Non-Pecuniary interest in **Planning Application No 2016/0322 – Minute no. 91** [Removal of former petrol station canopy, formation of 2 car washing bays, new boundary treatment and landscaping to create a new hand car wash and valet centre (sui generis) to remove temporary permission and allow permanent use of site (amended plans)]. as he knows the applicant.

Councillor Hayward also declared a Non-Pecuniary interest in **Planning Application No 2016/0322 – Minute no. 91** as he is a local ward member.

89. Minutes

The minutes of the meeting held on 21st February 2017 were taken as read and signed by the Chair as a correct record.

90. Land at Gunthwaite Lane, Gunthwaite - 2016/0215 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0215** [Erection of detached agricultural workers dwelling (Resubmission) at land at Gunthwaite Lane, Gunthwaite]

RESOLVED that the application be granted in accordance with the Officer recommendation and with additional conditions to remove permitted development rights and impose occupancy condition on the parts of the farmhouse under the control of the occupant, if possible, after any necessary investigations.

91. Former Petrol Filling Station, Pontefract Road - 2016/0322 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0322** [Removal of former petrol station canopy, formation of 2 car washing bays, new boundary treatment and landscaping to create a new hand car wash and valet centre (sui generis) to remove temporary permission and allow permanent use of site (amended plans)].

Mr Mark Bailey addressed the Board and spoke in favour of the officer recommendation to approve the application

Mr Glyn Staves addressed the Board and spoke against the officer recommendation to approve the application.

RESOLVED that the application be deferred to enable officers to liaise with agent on the potential to revise layout and scale/height of bays alongside possible noise reduction measures.

92. Westfield Farm, Royd Moor Road, Thurlstone - 2016/0960 - For Refusal

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0960** [Installation of a 50kw wind turbine on a 24m monopole mast (34m to blade tip) at Westfield Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD]

Mr Robert Barraclough and Mr ?? addressed the Board and spoke against the officer recommendation to refuse the application.

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

93. Land off New Road/Lidgett Lane, Tankersley - 2016/1027 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1027** [Reserved matters (2013/1007) Residential development for 56 dwellings including means of access (outline) at land off New Road/Lidgett Lane, Tankersley]

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

94. Land between Windy Ridge, Hollinberry Lane, Howbrook - 2016/1513 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1513** [Residential development of 3 no. split level two/three storey detached dwelling houses, access road and associated works at land between Windy Ridge, Hollinberry Lane, Howbrook, Wortley Sheffield S35 7EL]

RESOLVED that the application be deferred to enable a site visit to take place.

95. West Street, Worsbrough Dale - 2015/1089 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2015/1089** [Outline application including details of access and associated works for residential development (Resubmission of 2014/0125) at land at West Street, Worsborough Dale, Barnsley]

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

96. Former Dearne Valley Motor Co. Ltd., Cathill Road, Darfield - 2017/0039 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0039** [Continuation of siting of temporary portakabin unit and ambulance parking at former Dearne Valley Motor Co Ltd., Cathill Road, Darfield, Barnsley, S73 9JG]

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

97. Planning Appeals - 1st to 28th February 2017

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

The report indicated that four appeals were received in February 2017:-

- **Planning Application 2016/1041:** Variation of wording of condition 4 of application 2013/0960 (Residential development of 58 dwellings) in relation to surfacing of parking/manoeuvring facilities - development off Lowfield Road, Bolton on Dearne, Barnsley, S63 2TF (written representations) – delegated.
- **Planning Application 2016/0848:** Variation of condition 4 of app 2015/1198 - (Erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers) in relation to surfacing to parking manoeuvring areas at Phase 2 Development, Off Barnburgh Lane, Goldthorpe, Rotherham (written representations) – delegated.
- **Planning Application 2016/0630:** Removal of condition 6 of app 2015/0436 - Variation of Conditions 18 and 22 of application 2014/1219 - Erection of 97 no. dwellings with garages including parking spaces together with the provision of associated roads, sewers and infrastructure at land at Ellwood, Off Wilson Grove, Lundwood, Barnsley, S71 5JF (written representations) – delegated.
- **Planning Application 2016/0631:** Variation of condition 4 of app 2015/1302 in relation to surfacing to parking/manoeuvring areas (Residential development - Erection of 43 no. dwellings with associated works) Former Highfield Grange Care Home, Blythe Street, Wombwell, Barnsley, S73 8LH (written representations) – delegated.

One appeal was decided in February 2017:

- **Planning Application 2015/0416:** Change of use of land to gypsy/traveller site (8 no. pitches) including associated buildings and infrastructure at land adjacent Burntwood Cottages, Moor Lane, Great Houghton, Barnsley (Written representations/Committee – dismissed)

It was reported that since 1 April 2016, 19 appeals have been decided, 16 of which (84%) have been dismissed and 3 of which (16%) have been allowed.

98. Diversion of public footpaths at Tyers Hall Farm

The Assistant Director, Highways, Engineering and Transportation submitted a report to consider an application to divert Darfield public footpaths 1, 3, 4 and 5 and to extinguish part of Darfield public footpath no. 19 and two short sections of undefined footpath at Tyers Hall Farm, between Ardsley and Darfield.

RESOLVED that the application be deferred to enable a site visit to take place.

Chair