

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 18 April 2017
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors D. Birkinshaw (Chair), G. Carr, Coates, Franklin, David Griffin, Grundy, Hampson, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Mitchell, Richardson, Riggs, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

### In attendance at site visit

Councillors D. Birkinshaw (Chair), G. Carr, Leech, Makinson, Mathers, Tattersall, Unsworth, R. Wraith and Wilson

## 99. Declarations of Interest

Councillors Makinson and Unsworth declared a non-pecuniary interest in **Planning Application No 2016/0118 (Minute no. 108)** – [demolition of existing terrace dwellings and erection of 8 no. dwellings at 2 Baden Street, Worsborough Bridge, Barnsley S70 5PA due to being Members of Berneslai Homes Board.

Councillor Hayward declared a non-pecuniary interest in **Planning Application No 2016/0322 (Minute no. 103)** – [Removal of Condition 2 of application 2013/1228 (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) at former Petrol Filling Station, Pontefract Road, Barnsley, S72 8AY] as he is a local ward member.

Councillor Unsworth declared a non-pecuniary interest in **Planning Application 2017/0027 (Minute no. 104)** - [demolition of existing house and erection of 3 new houses (outline) at The Laurels, 24 Viewlands, Silkstone Common, S75 4QP] due to him knowing the agent for the applicant in a personal capacity for over thirty years.

## 100. Minutes

The minutes of the meeting held on 21<sup>st</sup> March 2017 were taken as read and signed by the Chair as a correct record subject to a minor amendment to Minute no 88 to reflect that Councillor D. Birkinshaw knows the solicitor assisting the objector to the application, not the applicant as stated in the minutes.

## 101. 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 granted in accordance with the Officer recommendation.

**102. Former Royston High School, off Midland Road, Royston, Barnsley - 2016/1078 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1078** [Erection of 77 no. dwellings with associated highways drainage, parking, garages and gardens (amended plans) at former Royston High School, off Midland Road, Royston, Barnsley S71 4QP]

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to completion of a S106 agreement to include commuted sums for education and off site public open space enhancements. In addition, provisions are to be made in relation to the re-establishment of a memorial tree and an extension to the leisure centre car park.

**103. Former petrol filling station, Pontefract Road, Barnsley - 2016/0322 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0322** – [Removal of Condition 2 of application 2013/1228 (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) at former Petrol Filling Station, Pontefract Road, Barnsley, S72 8AY]

Victoria Marsden addressed the Board and spoke in favour of the officer recommendation to grant the application.

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

**RESOLVED** that the application be granted for an additional limited time period of eighteen months and that the conditions subject of the officer recommendation are included within the decision.

**104. The Laurels, 24 Viewlands, Silkstone Common - 2017/0027 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0027** [demolition of existing house and erection of 3 new houses (outline) at The Laurels, 24 Viewlands, Silkstone Common, S75 4QP]

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

Mr Tyas addressed the Board and spoke against the officer recommendation to grant the application.

**RESOLVED** that the application be refused, against Officer recommendation, due to concerns that the reasons to refuse the previous application in 1989 in respect of backland development; intensification of a substandard access and harm to the amenity of the residents of the dwellings located adjacent to the proposed access (increased loss of privacy and general disturbance) had not been overcome.

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

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

In favour of the amendment to refuse the application:-

Councillors D Birkinshaw (Chair), G Carr, Coates, Franklin, Griffin, Grundy, Hampson, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Mitchell, Richardson, Riggs, Stowe, Tattersall and Wilson.

No Councillors voted against the amendment to refuse the application. Councillors Unsworth and R Wraith abstained from voting.

**105. Barnsley Markets and adjoining land at Cheapside, Barnsley - 2017/0135 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0135** [Proposed refurbishment and extension of Metropolitan Centre containing a mixture of markets, retail, food and drink (A1, A3, A4) and leisure (D2) uses – Reserved matters of outline planning permission 2015/0549 (access, appearance, layout and scale, excluding landscaping) at Barnsley Markets and adjoining land at Cheapside, Barnsley]

**RESOLVED** that the application be granted in accordance with the officer recommendation, subject to an amendment to condition 2 to include reference to the shopfront design guide and an additional condition securing refinements to the design of the two entrance towers.

**106. Unit A land at Capitol Park, Capitol Close, Dodworth - 2017/0248 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0248** [Proposed 7,225 sq m (gross external area) industrial unit at Plot A for general industrial (B2) and storage and distribution use (B8) with ancillary office (B1) (Reserved Matters pursuant to outline planning permission 2016/0713 – appearance, landscaping, layout and scale) at Unit A Land at Capitol Park, Capitol Close, Dodworth, Barnsley]

**RESOLVED** that the application be granted in accordance with the officer recommendation.

**107. Land west of Hopewell Street, Stairfoot, Barnsley - 2017/0117 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0117** [Erection of battery storage facility at land west of Hopewell Street, Stairfoot, Barnsley]

**RESOLVED** that the application be granted in accordance with the Officer recommendation, which includes the need for a S106 agreement to prevent implementation of the existing planning permission 2016/0296 in addition to the application proposal.

**108. 2 Baden Street, Worsborough Bridge, Barnsley - 2016/0118 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/0118** – [demolition of existing terrace dwellings and erection of 8 no. dwellings at 2 Baden Street, Worsborough Bridge, Barnsley S70 5PA].

**RESOLVED** that the application be granted in accordance with the officer recommendation.

**109. Hunningley Primary School, Hunningley Lane, Stairfoot, Barnsley - 2016/1479 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1479** [Erection of single storey extension to school to form 2 additional classrooms, internal site layout configurations including provision of additional car parking and 2.4m high bin store enclosure and landscaping at Hunningley Primary School, Hunningley Lane, Stairfoot, Barnsley S70 3DT]

**RESOLVED** that the application be granted in accordance with the officer recommendation.

**110. Barnsley Crematorium, Doncaster Road, Ardsley, Barnsley - 2017/0159 - For approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0159** [Fell T1 – T5 within TPO 1/1964 at Barnsley Crematorium, Doncaster Road, Ardsley, Barnsley S71 5EH]

**RESOLVED** that the application be granted in accordance with the officer recommendation.

**111. Planning Appeals - 1st to 31st March 2017**

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

The report indicated that 3 appeals were received in March 2017:-

- **Planning Application 2016/1035** Erection of 1 no detached dwelling with detached garage at Knowles Street, Spring Vale, Barnsley (written representation) – delegated.

- **Planning Application 2017/0090** Removal of Sycamore Tree (T1) TPO 2/2006 on footpath to rear of Hornthwaite Close, Thurlstone, Sheffield (written representation) – delegated.
- **Planning Application 2015/0725** Erection of 97 no. dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers at land off Lowfield Road, Lowfield Road, Bolton upon Dearne, Rotherham (written representation) – delegated.

No appeals were withdrawn in March 2017.

One appeal was decided in March 2017:

- **Planning Application 2016/1234** Raising of roof level to existing garage to create additional accommodation (resubmission) at 118 Smithies Lane, Barnsley S71 1NL (written representations – delegated) – dismissed.

It was reported that 21 appeals have been decided since 1 April 2016, 18 of which (86%) have been dismissed and 3 of which (14%) have been allowed.

## **112. 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:

- (i) In exercise of statutory powers, the Council makes Public Path Orders under the provisions of sections 118 and 119 of the Highways Act 1980 for the diversion of Darfield footpaths 1, 3, 4 and 5 and the extinguishment of part of Darfield footpath no. 19 and two short sections of undefined footpath at Tyers Hall Farm, subject to the applicant being agreeable to covering the cost of future maintenance, and that
- (ii) The Director of Legal and Governance be authorised to publish the Orders and to confirm them himself in the event of there being no objections thereto.
- (iii) In the event objections are received which cannot be resolved, the Director of Legal and Governance be authorised to submit the Orders to the Secretary of State for confirmation and to take all necessary steps to support the Orders at any public inquiry, informal hearing or written representation as necessary.
- (iv) The Director of Legal and Governance be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

## **113. Application to divert public footpaths at Tankersley Golf Club**

The Assistant Director, Highways, Engineering and Transportation submitted a report to consider an application to divert Tankersley public footpaths 31, 33, 34 and 35 and to extinguish part of Tankersley public footpath no. 34 at Tankersley Park Golf Club.

Before any discussions took place, the Board were advised that this item had been withdrawn to enable proposals for protection fencing to be assessed by the Planning Authority alongside the proposals to divert the footpath.

**RESOLVED** that Members note that the application be withdrawn.

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Chair