

| | |
|-----------------|--------------------------------------|
| MEETING: | Planning Regulatory Board |
| DATE: | Tuesday, 5 September 2017 |
| TIME: | 2.00 pm |
| VENUE: | Council Chamber, Town Hall, Barnsley |

MINUTES

Present

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

39. Declarations of Interest

Councillors Unsworth and Makinson declared a Non-Pecuniary interest in **Planning Application No 2017/0811** [Erection of two pairs of semi-detached, two bed dwellings at land off Bellbrooke Avenue, Darfield, Barnsley] as they are Members of Berneslai Homes' Board.

Councillor Stowe declared a Non-Pecuniary interest in **Planning Application No 2017/0155** [Residential development of 49 no. dwellings at Bondfield Close, Bondfield Crescent, Wombwell] as his wife is employed at Kings Oak School which is very close to the site in question.

40. Minutes

The minutes of the meeting held on xxx were taken as read and signed by the Chair as a correct record subject to a minor amendment to minute no. 28 to reflect that Cllr Birkinshaw's brother-in-law is a member of Tankersley Park Golf Club, not his brother as originally stated.

41. Lidgett Lane, Pilley, Barnsley - 2016/1308 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2016/1308** [Proposed development of 49 dwellings and associated roads and infrastructure (amended plans) at Lidgett Lane, Pilley, Barnsley S75 3AG].

RESOLVED that the application be granted in accordance with the Officer recommendation subject to signing of a S106 Agreement in respect of provision of education, public open space and affordable housing.

42. Site accessed off Bondfield Close, Bondfield Crescent, Wombwell - 2017/0155 - for Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0155** [Residential development of 49 dwellings at Bondfield Close, Bondfield Crescent, Wombwell]

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

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

RESOLVED that the application be deferred to enable officers to discuss with the applicant the possibility of the plans being amended to incorporate a parking layby within the development. In addition Members resolved that opportunities for the provision of double yellow lines should be investigated.

43. Tofts Lane, Snowden Hill, Barnsley - 2017/0624 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0624** [Formation of a battery energy storage facility with associated transformer cabling security fencing and CCTV Poles at Tofts Lane, Snowden Hill, Barnsley S36 8YR].

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

44. The Bungalow, High Croft, Hoyland, Barnsley - 2017/0869 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0869** [Erection of 1 no. detached dwelling-house at The Bungalow, High Croft, Hoyland, Barnsley S74 9AF]

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

Mrs Michelle Tuxford addressed the Board and spoke in favour of the officer recommendation to grant the application.

RESOLVED that the application be granted in accordance with the Officer recommendation subject to the imposition of an additional condition requiring the provision of a construction method statement.

45. Land off Bellbrooke Avenue, Darfield, Barnsley - 2017/0811 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0811** [erection of two pairs of semi detached dwelling houses at land off Bellbrooke Avenue, Darfield]

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

46. 5 Wheatley Rise, Staincross, Barnsley - 2017/0775 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0775** [Erection of single storey side/rear extensions to both sides of bungalow at 5 Wheatley Rise, Staincross, Barnsley S75 6NW].

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

47. Churchfields Peace Gardens, Churchfield, Barnsley - 2017/0942 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0942** [Installation of public art panels at Churchfields Peace Gardens, Churchfield, Barnsley].

RESOLVED that authority be delegated to Cllr Birkinshaw as Chair of the Planning Regulatory Board to authorise approval of the application, subject to the applicant accepting responsibility for and committing to carrying out future maintenance of the panels. If suitable reassurances are not obtained the application will be referred back to the Board for determination.

48. Planning Appeals - 1st July, 2017 to 31st August, 2017

The Head of Planning and Building Control submitted an update regarding planning appeals for the period 1st July 2017 to 31st August 2017 together with cumulative appeal totals for 2017/18.

The report indicated that 7 appeals were received in July and August 2017:-

Planning Application 2016/1367: Conversion of loft and erection of elevation to side dormer at Chrisholme, 4 Wath Road, Elsecar, Barnsley, S74 8HJ] – Written Representations, Delegated

Planning Application 2017/0171: Erection of detached dwelling house at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL] – Written Representations – Delegated.

Planning Application 2017/0027: Demolition of existing house and erection of 3 new houses (Outline with all matters reserved) at The Laurels, 24 Viewlands, Silkstone Common, S75 4QP – Written Representations – Committee.

Planning Application 2017/0700: Erection of a detached double garage with first floor games room at 62 Church Street, Gawber, Barnsley, S75 2RJ – Written Representations – Delegated.

Planning Application 2016/1401: Erection of 1 no. detached dwelling at 52 Kensington Road, Old Town, Barnsley, S75 2SS – Written Representations – Delegated.

Planning Application 2017/0475: Erection of cattery and associated facilities including reception, office, toilet and staff and customer parking area at Hollow Farm, Woodhead Road, Wortley, Barnsley, S35 7DS - Written Representations – Delegated.

Planning Application 2017/0607: Removal of condition 1 of previously approved permission 2016/0322 - to allow the car wash to operate on a permanent basis at

Former Petrol Filling Station, Pontefract Road, Cudworth, Barnsley, S72 8AY -
Written Representations - Delegated.

No appeals were withdrawn in July and August 2017. Five appeals were decided in July and August 2017:

Planning Application 2016/1338: Erection of two storey side and single storey extension to rear of 179b King Street, Hoyland, Barnsley, S74 9LL. Members should note that this was a split decision. The appeal is dismissed insofar as it relates to the erection of a two storey side extension and allowed insofar as it relates to the single storey extension to the rear at 179A King Street, Hoyland, Barnsley, in accordance with terms of the application **2016/1338** dated 25 October 2016. Decided 13/07/2017 – Delegated.

Planning Application 2016/1035: Erection of 1 no. detached dwelling with detached garage at Knowles Street, Spring Vale, Barnsley – Dismissed - Delegated.

Planning Application 2016/1340: Erection of two storey side extension and a single storey front extension to dwelling at 101 Genn Lane, Ward Green, Barnsley – Dismissed – Delegated.

Planning Application 2016/1080: Conversion of existing garage to bungalow at 102 Sackville Street, Barnsley - Allowed - Delegated

Planning Application 2017/0403: Conversion of existing 2 storey annex from garage to games room to dwelling with associated amenity space parking and new access to existing dwelling at Ivy Cottage, 108 Upper Hoyland Road, Hoyland, Barnsley – Allowed – Delegated.

2017/2018 Cumulative Appeal Totals

- 8 appeals have been decided in since 01 April 2017
- 3.5 appeals (44%) have been dismissed since 01 April 2017
- 4.5 appeals (56%) have been allowed since 01 April 2017

Planning Application 2016/0744: Remove and replace Lime tree (T1) within TPO no. 3/2000 at 2 Ladyroyd, Silkstone Common, Barnsley, S75 4SF – Allowed – Delegated.

Planning Application 2016/1402: Felling of Oak Tree (T2 within TPO 3/1980) and replacement at 73 Martin Croft, Silkstone, Barnsley, S75 4JS – Allowed - **02/05/2017** – Delegated.

Planning Application 2016/1035: Erection of 1 no. detached dwelling with detached garage at Knowles Street, Spring Vale, Barnsley - Dismissed **24/07/2017** – Delegated.

Planning Application 2016/1478: Formation of vehicular access at 18 Roper Lane, Thurgoland, Barnsley, S35 7AA – Dismissed **31/07/2017**- Delegated.

Planning Application 2016/1338: Erection of two storey side and single storey extension to rear of 179b King Street, Hoyland, Barnsley, S74 9LL - Split Decision - 13/07/2017 - Delegated.

Planning Application 2016/1340: Erection of two storey side extension and a single storey front extension to dwelling at 101 Genn Lane, Ward Green, Barnsley – Dismissed **10/08/2017** –Delegated.

Planning Application 2016/1080: Conversion of existing garage to bungalow at 102 Sackville Street, Barnsley – Allowed **15/08/2017** - Delegated

Planning Application 2017/0403: Conversion of existing 2 storey annex from garage to games room to dwelling with associated amenity space parking and new access to existing dwelling at Ivy Cottage, 108 Upper Hoyland Road, Hoyland, Barnsley – Allowed – Delegated.

Chair