

| | |
|-----------------|--------------------------------------|
| MEETING: | Planning Regulatory Board |
| DATE: | Tuesday, 22 January 2019 |
| TIME: | 2.00 pm |
| VENUE: | Council Chamber, Town Hall, Barnsley |

MINUTES

Present

Councillors Coates, Franklin, David Griffin, Hampson, Hayward, Higginbottom, Lamb, Leech, Makinson, Markham, Mitchell, Richardson, Riggs, Saunders, Spence, Tattersall, Wilson and R. Wraith

75. APPOINTMENT OF CHAIR

RESOLVED that Cllr Richardson be appointed as Chair, in the absence of Cllr D. Birkinshaw, for this meeting only.

76. Declarations of Interest

There were no declarations of pecuniary or non-pecuniary interest with regard to any of the items on the agenda.

77. Minutes

The minutes of the meeting held on 18th December 2018 were taken as read and signed by the Chair as a correct record.

78. Balmoral Industrial Tanks, Barrowfield Road, Thurnscoe, Rotherham S63 0EW - 2018/0966 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0966** [Proposed extension to existing industrial unit at Balmoral Industrial Tanks, Barrowfield Road, Thurnscoe, Rotherham, S63 0EW].

RESOLVED that the application be granted in accordance with the Officer recommendation subject to:

- (i) completion of S106 Agreement (£25,000 for biodiversity mitigation);
- (ii) the imposition of an additional condition requiring a verification report to be provided (to demonstrate that appropriate mitigation has been put in place to deal with land instability risks associated with the former mine shaft located in the vicinity of the development) and
- (iii) that the proposal complies with the relevant Building Regulations concerning that issue.

79. Marlborough Hotel, 36 Dodworth Road, Barnsley S70 6DY - 2018/0683 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/0683** [Conversion of existing public house into 4 no. apartments including dormer extension to 2nd floor at Marlborough Hotel, 36 Dodworth Road, Barnsley, S70 6DY].

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 Mitchell and SECONDED by Councillor Coates with voting being as follows:-

In favour of the amendment to REFUSE the application:- Councillors Coates, Hayward, Leech, Makinson, Markham, Mitchell and Tattersall.

Against the amendment to REFUSE the application:- Councillors Dave Griffin, Hampson, Higginbottom, Lamb, Richardson, Riggs, Spence, Wilson and R. Wraith.

Councillors Franklin and Saunders abstained from voting.

The amendment being lost, the substantive motion to approve the application was then put and resolved.

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

80. 4 Springfield Place, Barnsley, S70 6HJ - 2018/1146 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/1146** [Erection of 3 ½ storey side/rear extension to accommodate HMO (maximum 6 persons) at 4 Springfield Place, Barnsley, S70 6HJ].

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 Mitchell and SECONDED by Councillor Tattersall with voting being as follows:-

In favour of the amendment to REFUSE the application:- Councillors Coates, Franklin, Dave Griffin, Hampson, Hayward, Higginbottom, Lamb, Leech, Makinson, Markham, Mitchell, Saunders, Tattersall and Wilson

Against the amendment to REFUSE the application:- Councillors Richardson, Spence and R. Wraith.

Councillor Riggs abstained from voting.

RESOLVED that the application be REFUSED against the Officer recommendation on the following grounds:

Members felt that this type of small housing unit development would lead to harm to the character of the area as it would add to multi occupancy dwelling concentration issues and that additionally the development was to an inadequate standard of residential amenity for future residents due to a lack of shared room facilities and small bathrooms.

81. Georgie's Yard, 233 Park Road, Barnsley, S70 1QW - 2018/1271 - For approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/1271** [Change of use of basement of residential property into a business associated with the making and selling of seasonal crafts and soft furnishing plus tea parties and events (maximum 12 people and 3 hour duration) at Georgie's Yard, 233 Park Road, Barnsley, S70 1QW].

RESOLVED that the application be deferred to enable Officers to seek clarification as to whether the proposal would be subject to control under the Building Regulations due to Health and Safety concerns associated with the risk of the proposed use being carried out from within a basement.

82. Planning Appeals - 1st to 31st December 2018

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2018/19.

The report indicated that no appeals were received in December 2018.

It was reported that 14 appeals have been decided since 1st April 2018, 10 of which (71%) have been dismissed and 4 of which (29%) have been allowed.

Chair