

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

MINUTES

Present

Councillors D. Birkinshaw (Chair), T. Cave, Danforth, Eastwood, Fielding, Gillis, Gollick, Greenhough, David Griffin, Hand-Davis, Hayward, Higginbottom, Makinson, McCarthy, Mitchell, Noble, Richardson, Smith, Spence and Stowe

39. Declarations of Interest

Councillor Hand-Davis informed the Board that his name had inadvertently become associated with a request to refuse **Planning Application No 2018/0380** [Erection of a single residential dwelling and associated infrastructure] at land to the rear of Greenland Cottage, High Hoyland Lane, High Hoyland, Barnsley. He informed the Board that he had not made such a declaration and he had therefore not predetermined this application.

40. Minutes

The minutes of the meeting held on 24th September 2019 were taken as read and signed by the Chair as a correct record.

41. Land east of Cote Lane, Thurgoland, Barnsley S35 7AB - 2019/0377 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0377** [Residential development of 27 units] at land to the East of Cote Lane, Thurgoland.

Ms T Fletcher addressed the Board and spoke in favour of the Officer recommendation to approve the application.

Cllr Robert Blythe (Chair of Thurgoland Parish Council) addressed the Board and spoke against the Officer recommendation to approve the application.

RESOLVED that the application be approved in accordance with the Officer recommendation and subject to completion of a S106 Agreement covering the matters set out in the Officer report.

42. Former Goldthorpe Primary School site, High Street, Goldthorpe, Rotherham, S63 9NQ - 2019/0518 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0518** [Erection of a 1,394 sq. m (gross) retail unit (Use Class A1) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works] at former Goldthorpe Primary School Site, High Street, Goldthorpe, Rotherham S63 9NQ.

RESOLVED that the application be approved in accordance with the Officer recommendation, subject to the completion of a S106 Agreement to secure the 2 hours free parking arrangement and to acquire confirmation that the EV charging points are fully operational post installation. In addition, Highways are requested to investigate whether the existing bus layby length needs extending.

43. Land to the rear of The Greenland Cottage, Hligh Hoyland Lane, High Hoyland, Barnsley - 2018/0380 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0380** [Erection of 1 residential dwelling and associated infrastructure] at land to the rear of the Greenland Cottage, High Hoyland Lane, High Hoyland, Barnsley.

Mr Paul Butler addressed the Board and spoke in favour of the Officer recommendation to approve the application.

Mr Marcus Dacre addressed the Board and spoke against the Officer recommendation to approve the application.

RESOLVED that the application be deferred pending a site visit.

44. The Hawthorns, Keresforth Hall Road, Kingstone, Barnsley S70 6NG - 2019/0712 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0712** [Change of use of dwelling (use class C30 to a mixture of a dwelling and a venue for weddings/civil ceremonies, seasonal events and afternoon teas (use classes C3, A3 and Sui Generis)] at The Hawthorns, Keresforth Hall Road, Kingstone, Barnsley, S70 6NG.

Ms Karen Neville addressed the Board and spoke in favour of the Officer recommendation to approve the application.

Mr Philip Thompson addressed the Board and spoke against the Officer recommendation to approve the application.

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 Hayward with voting being as follows:-

In favour of the amendment to **REFUSE** the application:-

Councillors D. Birkinshaw, T. Cave, Danforth, Eastwood, Fielding, Gillis, Dave Griffin, Gollick, Hand-Davis, Hayward, Higginbottom, Makinson, McCarthy, Mitchell, Noble, Richardson, Smith, Spence and Stowe.

Councillor Greenhough abstained from voting.

RESOLVED that the application be refused, against the Officer recommendation on the grounds of:

- Unsafe access, having regard to the outside road conditions and alignment;
- Inadequate parking, and
- Business activity in a residential area causing noise and disturbance harming the amenity of adjacent residents.

45. Garage Site, BMBC Asset Id B0042, Hardwick Crescent, Athersley South, Barnsley, S71 3QX - 2019/0947 - For Approval.

The Head of Planning and Building Control submitted a report on **Planning Application 2019/0947** [Residential development comprising 2 no. detached bungalows and associated works] at former garage site, land to the rear of 1-5 Hardwick Crescent, Athersley South, Barnsley

RESOLVED that the application be approved in accordance with the Officer recommendation, subject to completion of a S106 Agreement following the terms set out in the Officer report (compensation for loss of Green Space).

46. Unit R1, Unit 3, The Glass Works, Barnsley, S70 1GW - 2019/1132 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2019/1132** [Change of use from ancillary café associated with new library to separated restaurant/café unit (Use Class A3) (Retrospective)] at Falco Lounge, Unit R1, Unit 3, The Glass Works, Barnsley S70 1GW.

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

47. Planning Appeals - 1st to 30th September 2019

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, withdrawn or decided in September 2019.

It was reported that 18 appeals have been decided since 1st April 2019, 13 of which (72%) have been dismissed and 5 of which (28%) have been allowed.

48. Quarter 2 Planning Enforcement Activity report - July 2019 to September 2019 inclusive

The Head of Planning and Building Control introduced this item and provided Members with an update on Planning Enforcement service activity covering the Quarter 2 Period of this reporting year 2019/2020 (July – September 2019). The report included a breakdown of the requests for service received and includes details of key actions and enforcement case outcomes during the quarter. This included details of that an unauthorised platform structure which had been removed by NPS due to non-compliance with the enforcement notice, with costs being recovered from the owner. It was highlighted that planning enforcement is a difficult area and appeals can take a considerable length of time. Despite these difficulties, Barnsley is performing well when compared to neighbouring authorities.

It was reported that funding has been secured from the Government through a competitive process to appoint additional planning officer posts for the next 18 months. It is anticipated that this will increase enforcement capacity and improve customer service, which it is anticipated will lead to less complaints.

RESOLVED that the update be noted.

Chair