

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday, 7 June 2022
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors Richardson (Chair), Bellamy, Bowler, Cain, Coates, Crisp, Danforth, Eastwood, P. Fielding, Gillis, Hayward, Leech, Lofts, Mitchell, Peace, Shirt, Smith, Tattersall, Webster and White

### 1. Declarations of Interest

Councillor Leech declared a Non-Pecuniary interest concerned with pre-determination in **Planning Application No 2021/1686** - Change of use of site for touring caravans and motorhomes, Mapplewell Meadows Farm, Hill End Road, Mapplewell, Barnsley as being someone who had made clear his support for the application in a written representation to officers, as declared in the meeting held on 12<sup>th</sup> April, 2022. Councillor Leech vacated the meeting during the discussion and voting on this item.

### 2. Minutes

The minutes of the meeting held on 12<sup>th</sup> April, 2022 were taken as read and signed by the Chair as a correct record.

### 3. Mapplewell Meadows Farm, Hill End Road, Mapplewell - 2021/1686 - For Refusal

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1686** – Change of use of site for touring caravans and motorhomes, Mapplewell Meadows Farm, Hill End Road Mapplewell, Barnsley.

Mr P Marsh (Applicant) addressed the Board and spoke against the officer recommendation to refuse the application.

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

Moved by Councillor Tattersall – Seconded by Councillor Hayward with voting being as follows:

In favour of the amendment to approve the application:

Councillors K Richardson (Chair), Bellamy, Bowler, Cain, Crisp, Danforth, Eastwood, Fielding, Gillis, Hayward, Mitchell, Peace, Shirt, Tattersall, Webster and White

Against the amendment to approve the application:

Councillors Coates, Lofts and Smith

All members present at the time of the vote actually voted.

**RESOLVED** that the application be approved with delegation of planning conditions to Planning Officers, against the Officer recommendation, on the grounds that there would be very little effect on the greenbelt land due to the proposed size of the plot and the various economic benefits the site could bring into the local area.

**4. Land to the South of Coniston Avenue, Darton - 2021/1661 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1661** residential development of 48 dwellings and associated works, including access and sustainable drainage feature on land to the South of Coniston Avenue, Darton, Barnsley.

Mr M Jones (Applicant on behalf of Barratt Homes) addressed the Board and spoke in favour of the officer recommendation to approve the application.

Dr M Chamberlain addressed the Board and spoke against the officer recommendation to approve the application.

**RESOLVED** that the application be granted in accordance with the Officer recommendation, subject to various conditions and the agreed package of S106 contributions.

**5. Land off Barnsley Road, Goldthorpe - 2020/1246 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2020/1246** residential development with associated infrastructure and landscaping to land off Barnsley Road, Goldthorpe, Rotherham, S63 9PJ.

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

**6. The Goldthorpe Hotel, Doncaster Road, Goldthorpe - 2021/1656 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1656** conversion of former public house into 10 no. flats at The Goldthorpe Hotel, Doncaster Road, Goldthorpe, Rotherham, S63 9JA.

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to conditions and signing of a S106 agreement which requires a contribution of £4,500 in accordance with the SPD Sustainable Travel and Local Plan Policy T3.

**7. Ashroyd Business Park, Ashroyds Way, Platts Common - 2021/1332 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1332** erection of 9,180sqm employment unit for use classes E(g)(ii), E(g)(iii), B2 and B8 - Application seeking the approval of access, appearance, landscaping, layout and scale reserved matters pursuant to outline planning permission 2018/0864 at site address: Plot 3 Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB.

**RESOLVED** that the application be granted in accordance with the Officer recommendation subject to conditions.

#### **8. Land to North of Upper Hoyland Road, Hoyland - 2021/1519 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1519**, residential development of up to 19 dwellings and associated works (outline with all matters reserved apart from means of access) at land to the north of Upper Hoyland Road, Hoyland, Barnsley, S74 9EP.

**RESOLVED** that the application be granted in accordance with Officer recommendations subject to conditions and a S106 Agreement including 10% affordable housing provision on site and contributions towards primary and secondary school places and sustainable travel in full compliance with the amounts and formulas set out in the SPD's and to ensure the required biodiversity provisions to prevent net loss.

#### **9. Land at Mason Way, Platts Common - 2021/1430 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application No 2021/1430** for the formation of a new hardstanding area to increase the external yard area of Niftylift, Mason Way, Platts Common, Barnsley, S74 9TG.

**RESOLVED** that the application be granted subject to conditions and the completion of a S106 Agreement and the provision of off-site biodiversity provisions to ensure no net loss of biodiversity as a result of the development.

#### **10. Planning Appeals - April 2022**

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2022/23.

The report indicated that 4 appeals were received in April 2022. No appeals had been withdrawn and 3 appeals had been determined. Of the 3 appeals determined in April, 2022, 2 had been dismissed and 1 allowed.

The report also gave the details of cumulative appeals totals for the whole of 2022/23 which indicated that 3 appeals had been determined since 1<sup>st</sup> April, 2022. Of those, 2 appeals had been dismissed (66.6%) and 1 appeal had been allowed (33.4%).

**RESOLVED** that the update be noted.

## **11. Enforcement Update Report**

The Head of Planning and Building Control provided a report to update the Board in Planning Enforcement service activity covering Quarter 4 of the last reporting period of 2021/2022 (January, 2022 to March, 2022 inclusive). The report included a breakdown of the requests for service received and includes details of key actions and enforcement case outcomes during the quarter.

Members received a brief positive update that Barnsley had been ranked 7<sup>th</sup> highest in the country for issuing enforcement notices out of the 336 authorities that have planning enforcement powers.

**RESOLVED** that the update report be noted.

## **12. Member Consultation Report April 2022**

The Head of Planning and Building Control presented a report summarising the outcomes of the planning applications agenda pack issued as a Board Member consultation in lieu of the Planning Regulatory Board meetings scheduled for April, 2022.

**RESOLVED** that the consultation report be noted.

## **13. Member Consultation Report May 2022**

The Head of Planning and Building Control presented a report summarising the outcomes of the planning applications agenda pack issued as a Board Member consultation in lieu of the Planning Regulatory Board meetings scheduled for May, 2022.

**RESOLVED** that the consultation report be noted.

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Chair