

PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

Committee Date: 10th November 2020

Officers Present: Garry Hildersley – Planning Development Manager, Jess Duffield – Senior Planning Officer, Dave Richards – Principal Planning Officer, Jacob George – Senior Planning Officer, Stacy Cutler – Senior Legal Officer, Amber Torrington – Governance Officer.

Agenda Item No. and Application Reference	Notes
ITEM 1 20/01323/FUL	<p>Retrospective change of use of land to Sui Generis for the recycling of concrete, bricks, rubble and soils into a sellable by-product to provide recycled aggregates; construction materials storage; civils engineering operation use and proposed erection of modular building.</p> <p>Location: Unit 1 Pastures Road Mexborough</p> <p><u>Amended Conditions</u></p> <p>Amended wording to conditions 9, 10 and 12, and which have been agreed with the applicant/agent:</p> <p>9. Within one month of the decision date an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented as approved. A native species hedgerow shall be planted on the southern boundary of the site in accordance with current good practice and landscape industry specification. Following suitable ground preparation the hedgerow planting shall consist of a double staggered rows of locally characteristic hedgerow species. All plant material shall in accordance with British Standard 3936: 1992 Nursery Stock Part One. All plantings shall be rabbit proofed and shall take place during the first available planting season following commencement of the development. Details of aftercare, including proposals to keep the hedgerow grass and weed free and watered for five years or until established and independent in the landscape shall be included in the submitted details.</p>

	<p>REASON</p> <p>In the interests of amenity and in compliance with core strategy policy CS16: Valuing our Natural Environment.</p> <p>10. 24 hour access and operations relating to the Core Civil Engineering Business for all Employees, are restricted only in responding to High Voltage/Low Voltage Cable Fault Repairs and Restoration Services, including Network Sub Station Failure/Repair/Restorations. Staff may access the site outside of core operating hours in response to these emergency works only.</p> <p>REASON</p> <p>To protect local residential amenity in terms of disturbance caused by the operations, in accordance with Policy CS1.</p> <p>12. The new building hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be designed, managed and maintained throughout the lifetime of the development in accordance with the Non-statutory technical standards as published on the government website and local standards.</p> <p>REASON</p> <p>To comply with current planning legislation - National Planning Policy Framework.</p>
ITEM 2	Change of use from hairdressing salon (Use Class A1) to Micro-Pub establishment (Use Class A4)

<p>20/00969/FUL</p>	<p>(Resubmission of refused application 19/01896/FUL)</p> <p>Location: 2 New Hill Conisbrough</p> <p><u>Amendment to Conservation Consultation Response</u></p> <p>Discussions between applicant and Conservation Officer have taken place regarding the existing first floor windows. The Conservation Officer's objection has now been removed subject to the draft condition 4 being included at Appendix 3 of the Committee Report.</p> <p>Concerns raised regarding the location of the proposal still stand and have helped form the second proposed Reason for Refusal.</p>
<p>ITEM 3 20/02127/FUL</p>	<p>Erection of a 6.4m mesh ball stop boundary fence</p> <p>Location: Assembly Hall, Denton's Green Lane, Kirk Sandall</p> <p><u>Officer Report Clarification</u></p> <p>In section 3.3 of the report, it refers to a building on the recreation site being used as a nursery. This use has ceased and the building is now mainly used for ad hoc ancillary events associated with the site.</p>