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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 14TH NOVEMBER, 2017

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 14TH NOVEMBER, 2017, at 2.00 pm.

PRESENT:

Chair - Councillor Eva Hughes
Vice-Chair - Councillor Iris Beech

Councillors Duncan Anderson, Mick Cooper, Susan Durant, John Healy, Sue McGuinness, Andy Pickering, Dave Shaw and Jonathan Wood

APOLOGIES:

Apologies for absence were received from Councillors Tina Reid

42 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Jonathan Wood declared an interest in Application No 17/00808/FUL (Agenda Item 5(2)) by virtue of being a local ward member and being lobbied on the application but had given not given his opinion thereon

In accordance with the Members' Code of Conduct, Councillor Eva Hughes declared an interest in Application No 17/00808/FUL (Agenda Item 5(2)) by virtue of receiving an email in relation to the application but had given not given his opinion thereon.

In accordance with the Members' Code of Conduct, Councillor Mick Cooper declared a Disclosable Pecuniary Interest in Application No. 17/00879/FULM (Agenda Item 5 (4) by virtue of that he had carried out a Tree Survey for the applicant and therefore took no part in the discussion at the meeting and vacated the room during consideration thereof.

43 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH OCTOBER, 2017.

RESOLVED that the minutes of the meeting held on the 17th October, 2017 be approved as a correct record and signed by the Chair.

44 ORDER OF BUSINESS.

RESOLVED that in accordance with Council Procedure Rule 4, the order of business be varied by considering Agenda item 5(2), prior to Agenda item 5(1), before returning to the order of business as specified on the agenda.

45 SCHEDULE OF APPLICATIONS.

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

46 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.40 p.m to be reconvened on this day at 3.45 p.m.

47 RECONVENING OF MEETING.

The meeting reconvened at 3.45 p.m.

48 DURATION OF THE MEETING.

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the items of business on the agenda.

49 SECTION 106 AGREEMENT FOLLOWING VIABILITY ASSESSMENT FOR RESIDENTIAL DEVELOPMENT AT WHITE LANE, THORNE (15/02275/OUTM).

The Committee received a report seeking approval for the variation to the Section 106 Agreement for a development of 79 dwellings at White Lane, Thorne.

It was noted that outline planning permission was approved by Planning Committee on the 20th September 2016, and the decision notice issued on the 30th January 2017 following the signing of the Section 106 Agreement. The viability of the scheme had been assessed by the District Valuer Services (DVS) and the signed Section 106 Agreement included the following obligations:-

- 8 built units of affordable housing (10%)
- Commuted sum of £219,564 to provide 12 secondary school places at Trinity Academy
- On site Public Open Space and scheme for maintenance

Members were advised that the developer had since submitted a further viability appraisal, and supporting evidence in support of a lower Gross Development Value (GDV) than was previously concluded by the DVS. The DVS had reconsidered the proposal in light of the figures and agrees that the site is no longer able to achieve the above and remain viable. However, they do give the option of the scheme providing £100,000 towards s106 contributions, or 2 units of affordable housing.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Jo Steel on behalf of the applicant spoke in support of the proposal for the duration of up to 5 minutes.

Subsequently, it was **MOVED** by the Vice-Chair, Councillor Iris Beech and **SECONDED** by the Chair Councillor Eva Hughes to grant the deed of variation to the terms of the S106 Agreement.

A vote was taken on the proposal made by the Vice-Chair, Councillor Iris Beech, which was declared as follows:-

For – 4

Against – 3

Abstain – 2

On being put to the meeting, the Motion proposed by the Vice-Chair Councillor Iris Beech was declared **CARRIED**.

RESOLVED the Head of Planning be authorised to agree a Deed of Variation to vary the terms of the Section 106 Agreement dated 27th January 2017, to remove the requirement to provide a commuted sum in lieu of education and to amend the affordable housing obligation to the provision of a commuted sum of £100,000. The provisions relating to POS are unchanged.

50 APPEAL DECISIONS.

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

Application No	Application Description & Location	Appeal Decision
16/01358/OUTM	Outline application for the erection of up to 400 dwellings (with means of access to be agreed). At Land off Hatfield Lane, Armthorpe, Doncaster DN3 3HA.	Appeal Withdrawn 19/10/2017
15/01364/OUT	Outline application for B1 B2 and B8 development on approx. 0.42 ha of land (Approval being sought for Access and Layout) at Land at Clay Lane West, Long Sandall, Clay Lane	Appeal Dismissed 06/10/2017

51 EXCLUSION OF PUBLIC AND PRESS.

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

52 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 4TH OCTOBER TO 1ST NOVEMBER, 2017. (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received and closed during the period 4th October to 1st November, 2017.

In response to the Vice-Chair Councillor Iris Beech seeking further clarification with regard Enforcement Case 17/00475/M, the Head of Planning, Richard Purcell, undertook to provide Councillor McGuinness with a progress report on the specific details of the case following the meeting.

RESOLVED that all Planning Enforcement Cases received and closed for the period 4th October to 1st November, 2017, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 14th November, 2017

Application	2
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Application Number:	17/00808/FUL	Application Expiry Date:	29th May 2017
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Application Type:	Full Application
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Proposal Description:	Proposed excavation and installation of biofertiliser lagoon, access area and 1.8m stock proof fence – also Underground pipe conduit under Sheep Lane.
At:	Land to the West of Hangman Stone Lane, High Melton, Doncaster

For:	Mr Stewart Woolhouse
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Third Party Reps:	626 and 100 name petition	Parish:	High Melton Parish Council
		Ward:	Sprotbrough

A proposal was made to refuse the application contrary to officer recommendation.

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Dave Shaw**

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission refused for the following reasons:-

- 01. The proposed development would detract from the enjoyment and safety of users of the Public Right of Way through an increase in vehicle movements being contrary to Policies CS3 and CS17 of the Doncaster Council Core Strategy (2011-2018) adopted May 2012.**
- 02. The development would lead to the creation of a dangerous access on Hangman Stone Road and dangerous exit on Doncaster Road**

where there is reduced visibility. This is contrary to Policies CS3 of the Doncaster Council Core Strategy (2011-2018) adopted May 2012.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Ian Stuart (Avolca PLD) representing the residents of High Melton spoke in opposition of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Janet Hodson of JVH spoke in support of the application for the duration of up to 5 minutes.

(Additional representations and additional consultation with the South Yorkshire Archaeology Service, High Melton and Marr Parish Council along with details from the Member Technical Briefing that took place on Monday 13th November, 2017 were reported at the meeting).

Application	1		
Application Number:	17/01300/FUL	Application Expiry Date:	3rd August 2017
Application Type:	Full Application		
Proposal Description:	Erection of a detached garage/outbuilding		
At:	Land off St Martins, Bawtry, Doncaster DN10 6NJ		
For:	Mr & Mrs Jackson		
Third Party Reps:	8	Parish:	Bawtry Town Council
		Ward:	Rossington and Bawtry

A proposal was made to grant the application

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Susan Durant**

For: 9 Against: 1 Abstain: 0

Decision: Planning Permission granted.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Margaret Byrne of Shieling, Martin Lane, Bawtry spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr M Jackson, applicant spoke in support of the application for the duration of up to 5 minutes.

Application	3
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Application Number:	17/02025/COU	Application Expiry Date:	9th November, 2017
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Application Type:	Change of Use
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Proposal Description:	Change of use of unit from general industrial/warehouse in use class B2 & B8 to soft play centre with café (ancilliary) in use class D2 and A3
At:	1D Island Drive, Thorne, Doncaster DN8 5UE

For:	Mrs Tracey Ebbage
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Third Party Reps:	19 letters of support were received	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to grant the application contrary to officer recommendation as it was acceptable on highway safety grounds as per Core Strategy policy CS14 due to the mix of uses at the site and warranted support of the application.

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Jonathan Wood**

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to the addition of the following conditions to be agreed by the Head of Planning:-.

- 01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.**
REASON

Condition required to be imposed by Section 91 (as amended) of the Town and Country Planning Act 1990.

- 02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved.**
- 03. Unless otherwise agreed in writing, prior to the commencement of development, details of the proposed internal and external door barriers shall be submitted to and approved in writing by the Local Planning Authority. The barriers shall be installed and in operation prior to the commencement of the approved use and kept in use throughout the lifetime of the development.
REASON
To improve pedestrian safety in and around the site in line with Policy CS14 of the Doncaster Core Strategy.**
- 04. The premises shall only be used for a children’s soft play centre with an ancillary café and for no other purpose including any other purpose within Classes D2 and A3 of the Town and Country Planning Use Classes Order 1987 (or any subsequent order with or without provisions revoking or re-enacting that order with or without modification).
REASON
The local planning authority wishes to retain control over any subsequent change of use of these premises, in the interests of safeguarding the amenities of the area.**
- 05. The café shall remain ancillary to the approved children’s soft play centre and shall operate when the children’s soft play centre is open.
To ensure the café remains ancillary to the main use of the site.**
- 06. There shall be no tables or seating sited in the car park outside of the building.
REASON
To prevent the café operating in the car park, a location for which the use is considered to be contrary to Policy CS14 of the Core Strategy.**

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Councillor Joe Blackham, Ward Member spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Tracey Ebbage (applicant) spoke in support of the application for the duration of up to 5 minutes.

Application	4
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Application Number:	16/02589/FUL	Application Expiry Date:	27th December 2016
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Application Type:	Full application
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Proposal Description:	Proposed conversion and extension of existing dwelling to form six apartments.
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At:	63 Woodfield Road, Balby
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For:	Mr Adrian Kadria
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Third Party Reps:	54	Parish:	
		Ward:	Balby South

A proposal was made to refuse the application contrary to officer recommendation.

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Dave Shaw**

For: 9 Against: 1 Abstain: 0

Decision: Planning Permission refused for the following reason:-

- 01. The application is contrary to policy CS14 of the Doncaster Core Strategy and Policy PH11 of the Doncaster Unitary Development Plan, by virtue of it being over-intensive development of the site, resulting in a building that is not in keeping with the character of the surrounding area.**

Application	5
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Application Number:	17/00879/FULM	Application Expiry Date:	7th July, 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 8 dwellings and 6 1-bed flats, parking and new access following demolition of existing building.
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At:	Land at former The Warrenne Youth Centre Broadway Dunscroft, Doncaster		
For:	Mr J Holt		
Third Party Reps:	19	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Jonathan Wood**

For: 9 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to the amendment of condition 14 to read as follows:-

14. No phase of development shall commence until Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not limited to):

- **Volumes and types of construction vehicles.**
- **Identification of delivery routes.**
- **Identification of agreed access point.**
- **Contractors method for controlling construction traffic and adherence to plan.**
- **Parking of construction/contractors vehicles**
- **Size, route and numbers of abnormal loads**
- **Swept path analysis (as required)**
- **Construction period**
- **Temporary signage**
- **Measures to control mud and dust being transferred to the public highway**
- **Timing of deliveries and a commitment to the exclusion of delivery vehicles arriving and leaving during school hours opening and closing hours being 8:30-9:00 am and 3:15-3:45 pm.**
- **Before and after dilapidation survey to be carried out on the existing highway.**

REASON

To ensure the development doesn't cause harm and nuisance to the living conditions of neighbouring occupiers. In addition to ensure no damage is caused to the existing carriageway.

(Receipt of additional representations were reported at the meeting)

Application	6
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Application Number:	17/02001/3FULM	Application Expiry Date:	3rd November 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Change of use of former sorting office site to formation of car park and replacement of existing station car park to create new area of public space
At:	Former Royal Mail Sorting Office and Doncaster Station Forecourt West Street Doncaster DN1 3AA

For:	Mrs Emma Middleton
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Third Party Reps:	1 letter of objection, 1 letter of support	Parish:	
		Ward:	Town

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Dave Shaw**

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the amendment of condition 7 and the addition of the following condition:-

07. Prior to the construction of any areas of public realm, details of all external works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Unless otherwise agreed with the LPA, this information should include the following details for all areas within the red line boundary, and highway areas adjacent to the red line boundary which are to be improved as part of the project:

- **Hard landscape – surface materials, finishes, raised lawn edge seating design;**
- **Boundaries – boundary walls materials, screen fencing details and gates to waste enclosure;**
- **Way-finding and signage-road markings, locations and designs for signs, information points and way-finding posts;**

- **Street furniture- locations and designs for lighting and/or CCTV columns and lamps, bins, benches, bollards, pedestrian guard rails, cycle stands, fountain control cabinets;**
- **Public-art details of proposed public art screen design and any other public art elements; and**
- **Management and maintenance strategy- detailed management and maintenance strategy for all elements of the public realm, including details of hard and soft landscape aftercare, strategy for replacement soft landscape, surface materials and street furniture**

Unless otherwise agreed in writing with the LPA, the development must take place in accordance with the approved details. Any part of the approved details which fail, are damaged or removed within five years of implementation shall be replaced within 4 weeks of notification to the applicants in full accordance with the approved the approved scheme, unless the LPA gives its written approval to any variation.

REASON

To ensure a satisfactory appearance and quality of development in line with policy CS14: Design and Sustainable Construction.

- 09. Prior to the commencement of the development hereby approved full details of the scheme of landscaping shall be submitted to the Local Planning Authority. Unless as shall be specifically approved in writing by the Local Planning Authority, the landscape scheme shall be as shown on the General Arrangement Plan referenced 29667/002 Rev F and shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; the routeing of utility lines; a detailed specification for tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within the first 3 months of completion of the development or alternative trigger to be agreed. Thereafter, the landscape shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced**

during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

To ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Don Sorby spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Steve Shannon (Transport Planner, Transportation Unit) spoke in support to the application for the duration of up to 5 minutes.

Application	7
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Application Number:	17/02332/3FULM	Application Expiry Date:	19th December, 2017
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Application Type:	Planning FULL (DMBC Reg 3) Major
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Proposal Description:	Refurbishment of wool market with addition of a mixture of new market stalls for retail, drinking and eating facilities including new building services installed throughout, following demolition of existing market buildings within the Irish middle market (Being application under Regulation 3 Town and Country Planning (General) Regulations 1992). (AMENDED DESCRIPTION)
At:	The Wool Market, Market Place, Doncaster DN1 1NG

For:	DMBC – Mr Richard Gibbons
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Third Party Reps:	None	Parish:	
		Ward:	Town

A proposal was made to grant the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Sue McGuinness**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Peter Wilson (Programme Manager, Construction Services) spoke in support of the application for the duration of up to 5 minutes.

Application	8
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Application Number:	17/02333/LB13	Application Expiry Date:	14th November, 2017
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Application Type:	Listed Building Consent (DMBC Reg 13)
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Proposal Description:	Listed Building Consent for refurbishment of wool market with addition of a mixture of new market stalls for retail, drinking and eating facilities including new building services installed throughout, following demolition of existing market buildings within the Irish middle market (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992 (AMENDED DESCRIPTION))
At:	The Wool Market, Market Place, Doncaster DN1 1NG

For:	DMBC – Mr Richard Gibbons
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Third Party Reps:	None	Parish:	
		Ward:	Town

A proposal was made to grant the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Eva Hughes**

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted

Application	9
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Application Number:	15/01306/FUL	Application Expiry Date:	22nd September, 2015
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Application	Full Application
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Type:	
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Proposal Description:	Erection of a detached bungalow on approx. 0.16 ha of land
At:	The Park Manor Road Hatfield Doncaster

For:	Mr P Thompson
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Third Party Reps:	1 objection	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Duncan Anderson**

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the amendment of condition 2 and 10 and the addition of the following conditions and informative:-

02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated at follows;

Drg. No. 962/1 E – Amended 06.11.2017

Drg. No. 962/2 B

REASON

To ensure that the development is carried out in accordance with the application as approved.

10. Unless otherwise agreed in writing by the Local Planning Authority a landscaping scheme shall be planted in accordance with the scheme described in drawing 962/1 E (dated 08.11.2017) and the accompanying schedule and outline specification and completed prior to the occupation of the new dwelling.

REASON

To preserve and/or enhance the character and appearance of the conservation area in accordance with saved policy ENV25 of UDP.

18. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

19. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

20. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

INFORMATIVE

05. Any works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement, and for on-site inspection. The applicant should make contact with Malcolm Lucas, Tel 01302 745110 Email. Malcolm.lucas@doncaster.gov.uk as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12 June 2012) – (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans Tel. 01302 735162 Email: P.Evans@doncaster.gov.uk as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are open. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.