

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE – 7th February, 2017**

<b>Application</b>	<b>1</b>		
<b>Application Number:</b>	12/02053/FULM	<b>Application Expiry Date:</b>	24th January, 2013
<b>Application Type:</b>	Planning FULL Major		
<b>Proposal Description:</b>	Erection 9 no.retail units and 22 no. apartments in two blocks with associated parking, servicing space, cycle storage and bin storage on approximately 0.33 ha of land following demolition of existing public house and hairdressing salon		
<b>At:</b>	Tadcaster Arms Hotel, Doncaster Road, Armthorpe, Doncaster		
<b>For:</b>	Mr P Christmas and Ground Properties		
<b>Third Party Reps:</b>	4	<b>Parish:</b>	Armthorpe Parish Council
		<b>Ward:</b>	(Historic) Armthorpe

**A proposal was made to grant the application.**

Proposed by: **Councillor John McHale**

Seconded by: **Councillor John Healy**

**For: 10                      Against: 0                      Abstain: 0**

**Decision: Planning permission granted subject to the removal of the following conditions:-**

- 04. No development shall take place in implementation of this permission until the applicant had submitted to and received approval thereto in writing from the local planning authority a report identifying how the predicted CO2 emissions from the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings, which result from this will be above and beyond what is required to comply with Part L Building Regulations. Unless otherwise agreed in writing by the local planning authority, the development shall then proceed in**

accordance with the approved report. Before any dwelling is occupied or sold, the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that the day-to-day operation of the equipment will provide energy for the development as long as the development remains in existence.

**REASON**

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

05. The dwelling(s) shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

**REASON**

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

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

<b>Application</b>	<b>2</b>		
<b>Application Number:</b>	16/02268/FULM	<b>Application Expiry Date:</b>	22nd December, 2016
<b>Application Type:</b>	Full Major		
<b>Proposal Description:</b>	Erection of 75 bed care home		
<b>At:</b>	Land off Goodison Boulevard, Cantley		
<b>For:</b>	Runwood Homes		
<b>Third Party Reps:</b>	8 against/7 in favour	<b>Parish:</b>	N/A
		<b>Ward:</b>	Finningley

**A proposal was made to grant the application.**

Proposed by: **Councillor John McHale**

Seconded by: **Councillor John Healy**

**For: 5 Against: 4 Abstain: 1**

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Iris Beech, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

**Decision: Planning permission granted**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Alan Stone (resident) 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, Roger Sinden (Runwood Homes) spoke in support to the application for the duration of up to 5 minutes.

(The receipt of an addition letter of objection and a petition of 37 signatures in support of the application were reported at the meeting).

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	16/03012/FULM	<b>Application Expiry Date:</b>	2nd March, 2017
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of two storey school including parking, play area, sub-station and playing field
<b>At:</b>	Land Off Middle Bank, Lakeside, Doncaster, DN4 5JB

<b>For:</b>	Mr Paul Davidson – Education Funding Agency
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	
		<b>Ward:</b>	(Historic) Central

**A proposal was made to grant the application subject to a Section 106 Legal Agreement.**

Proposed by: **Councillor John McHale**

Seconded by: **Councillor Jonathan Wood**

**For: 10 Against: 0 Abstain: 0**

**Decision:** Planning permission granted subject the removal of condition 19, the addition of the following condition and the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement and the negotiation of the final wording of planning conditions:-

(A) A returnable transport bond of £4,246.00

22. A detailed travel plan shall be submitted for inspection and approval by the Councils Transportation Unit within 3 months of the first occupation of the school, and shall be updated and submitted for approval annually thereafter.

**REASON**

In the interests of sustainability travel.

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	16/02552/OUT	<b>Application Expiry Date:</b>	5th December, 2016
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<b>Application Type:</b>	Outline Application
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<b>Proposal Description:</b>	Outline application for erection of stables, toilets, equipment and hay store (Approval being sought for Access, Appearance and Landscaping)
<b>At:</b>	Skelbrooke Stables, Bannister Lane, Skelbrooke, Doncaster

<b>For:</b>	Mr George Smith
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<b>Third Party Reps:</b>	49 representatives and 80 name petition.	<b>Parish:</b>	Hampole and Skelbrooke Parish Meeting
		<b>Ward:</b>	Sprotbrough

**A proposal was made to refuse the application.**

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor George Derx**

**For: 10 Against: 0 Abstain: 0**

**Decision:** Planning permission refused for the following reason:-

01. In the opinion of the Local Planning Authority, the proposal for the erection of a stables, toilets, equipment and hay store would adversely affect the amenity of neighbouring residential properties through an intensification of the site leading to excessive comings and goings contrary to Policy CS1 and CS14 of Doncaster's Core Strategy 2011-2028.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Nick Balliger spoke in opposition to the application for the duration of up to 5 minutes.

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	16/03119/FUL	<b>Application Expiry Date:</b>	7th February, 2017
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<b>Application Type:</b>	Full application
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<b>Proposal Description:</b>	Proposed erection of steel frame building to form covered builders yard, office & storage area, following demolition of existing external & internal walls. (Retrospective) (Re-submission of Planning Permission 15/02952/FUL – erection of roof to cover existing builder's yard, store and office).
<b>At:</b>	Danum Developments Limited, Rands Lane, Armthorpe, DN3 3DZ

<b>For:</b>	Mr Steven Mosby
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<b>Third Party Reps:</b>	9 objections	<b>Parish:</b>	Armthorpe
		<b>Ward:</b>	Armthorpe

**A proposal was made to grant the application**

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor John McHale**

**For: 9 Against: 0 Abstain: 0**

**Decision: Planning permission granted**