

# Public Document Pack

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 7TH FEBRUARY, 2017

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 7TH FEBRUARY, 2017, at 2.00 pm.

#### PRESENT:

Chair - Councillor Iris Beech  
Vice-Chair - Councillor Dave Shaw

Councillors George Derx, Susan Durant, John Healy, Eva Hughes, Andy Pickering, Alan Smith, Jonathan Wood and John McHale

#### APOLOGIES:

Apologies for absence were received from Councillors Sue McGuinness

#### 60 DECLARATIONS OF INTEREST, IF ANY.

There were no declarations made at the meeting.

#### 61 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH JANUARY, 2017

RESOLVED that the minutes of the meeting held on 10th January, 2017, be approved as a correct record and signed by the Chair.

#### 62 SCHEDULE OF APPLICATIONS

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

#### 63 TOWN AND COUNTY PLANNING ACT 1990, SECTION 106 AGREEMENTS

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

<b>Application No</b>	<b>Description and Location</b>
16/03012/FULM	Erection of two storey school including parking,

	play area, sub-station and playing field on land off Middlebank, Lakeside, Doncaster DN4 5JB.
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64 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:-

<b>Application No</b>	<b>Application Description &amp; Location</b>	<b>Appeal Decision</b>
15/01762/OUT	Outline application for erection of 9 detached dwellings and garages including new access on approx. 0.91 ha of land (All matters reserved) (being resubmission of application refused under ref: 14/02823/OUT on 07.04.2015) at Land on the East side of, New Mill Field Road, Hatfield, Doncaster	Appeal Dismissed 13/01/2017
16/01679/FUL	Erection of boundary wall to front of house (Retrospective) at Flatlands, Newington Road, Austerfield, Doncaster	Appeal Dismissed 06/01/2017

65 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 20TH DECEMBER 2016 TO 25TH JANUARY 2017 (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 20<sup>th</sup> December to 25<sup>th</sup> January, 2017.

In response to Members queries with regard to a number of enforcement cases on the report, the Head of Planning, undertook to provide members with an update on the specific details of each case outside of the meeting.

RESOLVED that all Planning Enforcement Cases received and closed for the period 20<sup>th</sup> December 2016 to 25<sup>th</sup> January, 2017, be noted.

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE – 7th February, 2017

<b>Application</b>	1		
<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>
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<b>Application Number:</b>	16/02268/FULM	<b>Application Expiry Date:</b>	22nd December, 2016
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<b>Application Type:</b>	Full Major
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<b>Proposal Description:</b>	Erection of 75 bed care home
<b>At:</b>	Land off Goodison Boulevard, Cantley

<b>For:</b>	Runwood Homes
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<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**

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