

# DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE - 14th November 2017

<b>Application</b>	<b>05</b>
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<b>Application Number:</b>	17/00879/FULM	<b>Application Expiry Date:</b>	7th July 2017
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 8 dwellings and 6 1-bed flats, parking and new access following demolition of existing building.
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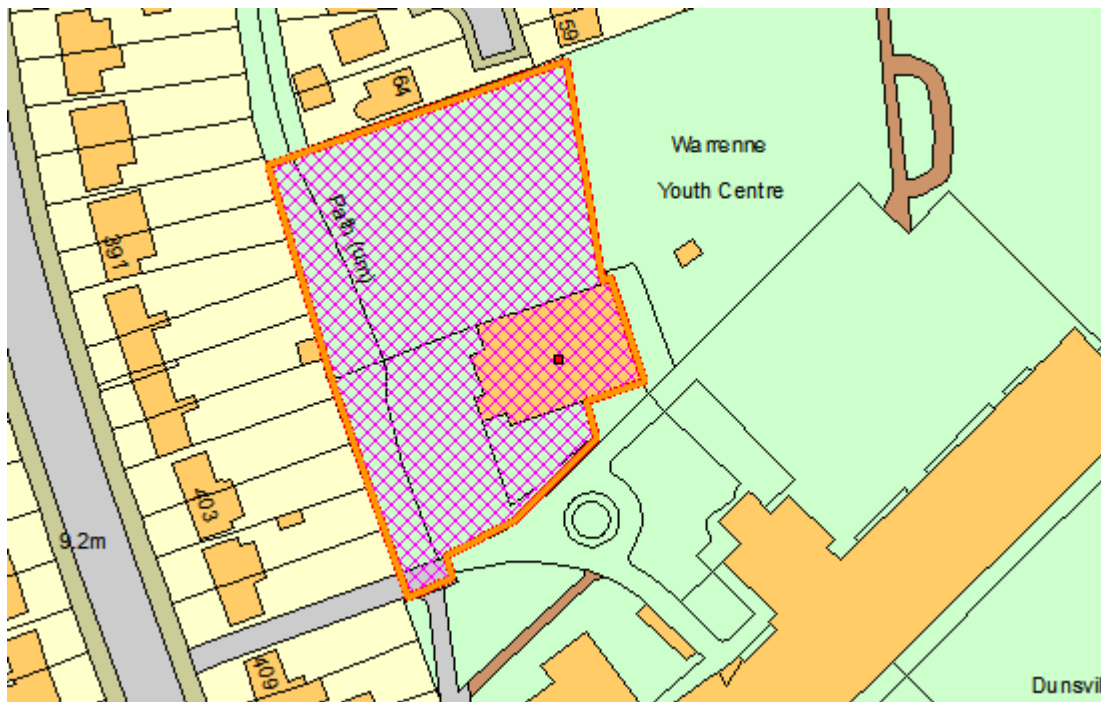
<b>At:</b>	Land At Former The Warrenne Youth Centre Broadway Dunscroft Doncaster
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<b>For:</b>	Mr J Holt
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<b>Third Party Reps:</b>	19	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

<b>Author of Report</b>	Gareth Stent
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<b>MAIN RECOMMENDATION:</b>	Grant
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## **1.0 Reason for Report**

1.1 The application is presented to committee due to the amount of public representations received in objection to the application.

1.2 The application was also deferred from the 17<sup>th</sup> October Planning Committee for a site visit, to assess the impact of the proposal on the local highway network in particular during school pick up and drop of times on Hoddesdon Crescent.

## **2.0 Proposal and Background**

2.1 This application is for the erection of 14 dwellings on the former Warrenne Youth Centre at Broadway Dunscroft. The building and land is currently owned by Doncaster MBC and the applicant has an agreement to purchase the site subject to planning approval being obtained.

2.2 The scheme has been amended several times since the initial submission being reduced from 14 family dwellings to 8 dwellings and x6 1-bed flats to ensure the scheme does not meet the necessary triggers for education, affordable housing or public open space contributions. Amendments to the layout and house type designs have also been necessary to overcome the objections raised in the consultation responses.

2.3 The red line site boundary has also been amended during the course of the application as part of the site was a tarmac area in the southern corner of the site, which provides access to the school from the pedestrian access leading from Broadway. Some confusion existed as the applicant thought this land was to be included in the sale from the council. Its sale would prohibit access for the school and has since been excluded from the application and full pedestrian access to the school from Broadway remains.

2.4 The proposal has raised several concerns with nearby residents which primarily stemmed from the amount and principle of redeveloping the site and the disturbance cause by the construction traffic, additional vehicle movements in an area already congested by cars lining the proposed access routes at school drop off and pick up times. No actual concerns were registered over the design or layout of the scheme, however this is explored further in the report.

## **3.0 Relevant Site Characteristics**

3.1 The site lies in the village of Dunscroft and is sandwiched between the Dunsville Primary School to the south of the site, several residential dwellings on Broadway to the west of the site and the Hoddesdon Crescent to the north of the site where access is proposed. The site forms part of the land known as the Warrenne youth centre and contains a two storey hall on the site.

3.2 The site is otherwise grassed and contains a number of mature trees. To the north west of the site is the school playing field of the primary school. Pedestrian access to the site is served from Broadway.

3.3 The building has been closed for a number of years and is currently in a poor state of repair and contains no amenities.

## 4.0 Relevant Site History

4.1 None relevant.

## 5.0 Representations

5.1 This application has been advertised in accordance with Article 15 of the Town & Country Planning (Development Management Procedure) Order 2015. This was by press notice (Doncaster star 11th May 17), site notice and neighbour notification.

5.2 The proposal received 7 objections and a petition with 4 signatures:

- No objection in principle but concerns over the construction traffic, disruption, noise disturbance.
- The street is very narrow and already busy at peak school pick up and drop periods. Also refuse vehicles struggle to service this street. Children play in the street this will turn a cul-de-sac into a road serving 14 more households. The double parking on the street would already prohibit access for emergency vehicles.
- Concern over notification of the application (site notices were posted after the initial neighbour letters were sent out).
- Concern over the hazard materials in the building and need assurances that this will be taken care of.
- Hoddesdon Crescent is used to access Dunsville Primary School so conflict would exist between the children and traffic.
- Lack of parking in the street generally. This would be lost as a result of the new access and residents' fear of damage to vehicles that are parked on street and increased wear to the road surface.
- The proposed plan shows the access behind Broadway, which is used by tenants and home owners on Broadway and Hoddesdon Crescent to gain access to the rear of their properties. The plans look like they will hinder egress and access to this.
- Residents are not inherently opposed to the building of these properties, however we do have concerns over the access to the site and the traffic which would be using the road both long and short term. If alternative access/egress would be granted avoiding Hoddesdon/Harpenden Crescent for construction traffic, we believe it would make a better alternative solution to the problem.
- If extra school places are needed then wouldn't it be better to use this land to extend the school.

## Amended plan - reconsultation

5.3 Reconsultation was undertaken based on the amended plans and 6 further letters of objection were received. These reiterated the concerns above and suggested the amended plans/house types do nothing to overcome the original concerns regarding the disturbance and extra traffic during construction. Also the objections state the redevelopment of the site would lose a valuable habitat for bats.

5.4 2 further representations were received from Councillor Linda Curran and Councillor Derek Smith over lack of parking, disturbance to existing residents through delivery of materials and the work force parking and the impact on parking around the school. 14 additional dwellings will exacerbate an already difficult situation. The dwelling numbers should be reduced and increase the level of off street parking.

## **6.0 Town Council**

6.1. A Hatfield town councillor made 1 representation: The derelict youth club was reopened some years ago and the building was full of hazardous materials. Allegedly due to the cost of safely disposing of the waste, the project was abandoned. Residents need assurances that if the building is demolished the hazardous materials are disposed of in a safe manner.

6.2 The site is over developed with little consideration of access for refuse lorries. Access to the site is poor. Hoddesdon Crescent has major parking issues particularly at school times and DMBC have failed to address this issue over the years. The site also includes land which was formerly used for access to the rear of properties on Broadway.

6.3 14 dwellings on this site is over intensive development. The increase traffic flow of most probably 28 homeowner vehicles, visitors, delivery vehicles along the already congested Hoddesdon Crescent on a daily basis would have a significant impact on the area. The proposed access along Hoddesdon Crescent for construction vehicles is unsuitable for this type of vehicle with additional issue of increased parking in the area at school times making safe vehicle movement impossible. There is also a concern in respect of Plot 1 & 2 facing the access point for light infringement when vehicles entering the development.

## **7.0 Relevant Consultations**

Pollution Control - While there is no indication from the information derived from the historic maps that the site in question has had a former contaminative use, as the application is for a sensitive end use, as such, in line with current guidance (NPPF) a contaminated land risk assessment will be required. The former Youth club is "alleged" to be full of hazardous material so this will also need to be considered and risk assessed in appropriate manner through a contamination assessment of the site. This can all be conditioned.

Local Plans Team (Public Open Space) - The site is recorded as 'Education Facilities' in the UDP, and is not identified in the 2013 Green Spaces Audit. UDP Policy RL4 is relevant which states that:

"The borough council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of local public open space, principally of benefit to the development itself, within new residential developments in accordance with the following standards:

C) Where the size of the development site is such that 10 - 15% of the site area would result in an area of local public open space of less than 0.4 ha (1 acre) the borough council may require the applicant to provide a commuted sum, in lieu of an area of open space, to be used for the creation of a suitable area of open space elsewhere or for the enhancement of an area of existing public open space in the vicinity of the development site.

D) Developers of schemes comprising 10-20 family dwellings will normally be expected to provide a commuted sum to the borough council for the enhancement of existing local public open space."

NPPF paragraph 74 states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- o An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements
- o The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location
- o The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."

Additionally, according to the Green Spaces Audit, the Duncroft community profile area where this site is located is deficient in 4 out of 5 open space typologies (informal, public parks, woodlands and nature conservation areas and allotments). Therefore, if the decision is for approval of more than 9 family dwellings, then a commuted sum of 15% is requested in line with UDP Policy RL4. Decisions on potential receptor sites would need to be subject to discussions between the neighbourhood manager and ward members.

Public Rights of Way - The PROW officer is not aware of any claims across this site. A claim could arise from the route from Broadway to the rear gardens of the properties on Broadway which crosses the site. For a footpath claim the public would have to prove that they have used it for a continuous period of 20 years or more unchallenged. THE PROW officer noticed a few years ago it was blocked off and there were some signs up stating no public thoroughfare so the claims would have to predate this period.

Education - Schools affected are Dunsville Primary and Hungerhill secondary school: Both are currently over capacity and therefore the primary school contribution is calculated at £36,429 and a secondary contribution £54,891 meaning a total contribution of £91,320.00. Due to the sites location this was questioned by the applicant. Given the access will not receive a new road from Broadway as first thought, but will be added to the existing road known as Hoddesden Crescent, this has resulted in the housing still falling under Dunsville catchment area but this section of the Secondary catchment students would attend Ashhill Academy not Hungerhill as previously thought, therefore in light of these changes there is no Secondary Contribution required. The requirement is therefore £36,429.

Officers Note - The amendment to the scheme to 8 family dwellings now takes it under the threshold for any contributions as less than 10 family homes are created.

Internal Drainage Board - No objections, subject to conditions however these duplicate the normal drainage conditions suggested by internal drainage.

Ecology - The site is dominated by the large youth centre building which is over 5m to the roof. This has the potential for roosting bats. A preliminary bat roost assessment has been undertaken and confirmed negligible features which bats could access for roosting. No further surveys are required but to ensure a precautionary approach is taken, an ecologist should be present when areas of potential value for bats are removed. A condition is added accordingly.

The vegetation on the site is generally overgrown amenity area which has limited ecological value that does not need to be surveyed but there will be some loss of greenspace that should be compensated for by minor ecological enhancements if the site is developed.

Internal Drainage - No objections subject to condition.

Highways - Initial concerns that the land included within the application site includes an area which forms part of the pedestrian access directly into Dunsville Primary School from Broadway. There were also highway design issues, concerning footpaths, hard margins, boundary treatments, vehicle tracking, parking space widths, visitor parking provision, garage sizes, driveway lengths. These were eventually overcome by a series of amended plans.

The highway officer also noted the concern registered in the objections with regard to the construction traffic. Access for construction traffic will be taken from the existing turning area at the end of Hoddesdon Crescent. There is a pedestrian access into the school from Hoddesdon Crescent and at school start and finish times this area is very heavily parked which will cause significant problems for construction traffic using this route, and also impact on residential amenity for existing residents during the build period. As such there would need to be an extremely robust construction traffic management plan agreed subject to planning approval, prior to works commencing on site.

Overall no objections based on the amended plans subject to conditions.

Strategic Transport - No concerns with 14 dwellings from a trip generation perspective. Highways DM will look at the impact on the local highway network and may suggest a Construction Traffic Management plan to deal with the construction traffic is managed in relation to the school.

Design officer - Whilst the scale and type of housing proposed will generally suit this suburban location, the design officer had several concerns regarding divergences from the Council's policy and SPD in terms of residential layout. These included inadequate garden sizes, lack of visitor parking, the location of dwellings in relation to No.64 Hoddesdon Crescent, house type style through loss of outlook, lack of dedicated internal storage space, the lack of design quality in the house type style, and a lack of landscaping/boundary treatments.

A series of amended plans have gradually overcome these concerns, subject to series of conditions covering materials, boundary treatments and landscaping.

Severn Trent - No response.

Environmental Health - No objections, noted the development is next to a primary school and surrounded by nearby residential dwellings as such suggested conditions covering piling, no burning, delivery times, dust transmission and the need for an acoustic barrier on the southern boundary.

Trees - No objections: The site will involve the loss of trees however these can be suitably replaced by condition.

Yorkshire Water - No objections subject to conditions. (covered by internal drainage conditions).

## **8.0 Relevant Policy and Strategic Context**

The site is allocated as an education facility (CF 3) as defined by the Doncaster Unitary Development Plan 1998. The allocation also includes the Dunsville Primary School to the south of the site.

### **Relevant, Local, National Policies**

National Planning Policy Framework;  
Chapter 1 - Building a strong, competitive economy  
Chapter 4 - Promoting sustainable transport  
Chapter 6 - Delivering a wide choice of high quality homes  
Chapter 8 - Promoting healthy communities;  
Chapter 7 - Requiring good design  
Chapter 11- Conserving and enhancing the natural environment;

Doncaster Council Core Strategy; 2011-2028 (CS

CS 1 - Quality of Life

CS 2 - Growth and Regeneration Strategy

CS 4 - Flooding and Drainage

CS 9 - Providing Travel Choice

CS 12 - Housing Mix and Affordable Housing

CS 14 - Design and Sustainable Construction

CS 17 - Providing Green Infrastructure

Doncaster Unitary Development Plan; 1998

Saved policy: CF3 Educational Facility.

CS 4 Surplus facilities.

RL 4 - Local Public Open Space Provision

ENV 59 - Protection of Trees

## 9.0 Planning Issues and Discussion

### Main Issues

9.1 The main issues to consider are the principle of developing a former educational site, the detailed design and layout of the proposed dwellings, their relationship with adjoining residents, trees, the impact on the local highway network and the manoeuvrability within the site and parking levels.

### Principle

9.2 In terms of the wider principle of the site, the allocation is that of an education facility. This allocation carries on from the allocation of the school to the south of the site, even though the particular site is self-contained and was formally a youth centre, which has now closed. The allocation is linked to the school as the site was formally within the school grounds and was therefore washed over as an allocation in the 1998 UDP. Whilst the policy designation is CF3 - Educational facilities, this is not in educational use and now separated from the school.

9.3 Policy CF 4 requires justification for the loss of such a facility to ensure they are not unnecessarily closed. If they are declared surplus to requirements, proposals for their future alternative use will be acceptable where;

- a) No suitable alternative community use could be provided through the reuse of the building,
- b) No other community facilities provider wishes to acquire it for their own community use
- c) It does not lie within an area deficient in community facilities

9.4 This exercise has been fully examined in 2002 where 2 adverts were placed in the Free Press calling for all former users and potential new users to attend a meeting arranged on the 22.10.2002. This was organised by the landowners (The council's estates team) when the council were considering selling the site. The building has been empty for around 15 years and is merely a hall with no kitchen and toilets. The building is also in a poor condition with asbestos in the external materials and a very old heating system. This put many potential community groups off the building, despite being interested in the good space. The costs of bringing the building up to a standard where it could be successfully reused were simply too great. There has been no further interest in the building over recent years.

9.5 The option was therefore to sell the site and the applicant was approached by the council as he owns a ransom strip at the end of Hoddesden Crescent, which was the natural entrance to the site.

9.6 Officers are therefore content that the building is now surplus to requirement and a genuine attempt has been made to dispose of the building to community groups but the costs of upgrading the building were too great. The school has no interest in acquiring the building for future expansion and therefore the site's redevelopment for housing accords with CF 4.



## Design and Layout

9.7 Planning Policy Principle 7 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and contributes positively to making places better for people. Policy CS 14 of the Doncaster Council Core Strategy sets out the local policy in relation to design and sustainable construction.

9.8 The initial 14 family dwelling scheme provided for a relatively high density being 14 dwellings on 0.33 hectares of land being 42 dwellings per hectare. The initial scheme had a host of design and layout concerns, for instance a lack of rear garden space, lack of visitor parking, insufficient garage spaces and parking space widths.

9.9 Also the layout caused concern for the outlook and aspect currently enjoyed by No .64 Hoddesden Crescent. In addition some of the house types had poor aspects and outlooks. The internal design of the dwellings lacked storage space, which is not good for family homes. Also in design terms, whilst the surrounding architectural context is unremarkable, so too were the proposed dwellings. Their design lacked architectural character and distinctiveness.

9.10 The layout was amended several times, resulting in the reduction of family dwellings from 14 to 8 and the provision of 6 1-bed flats to the east of the site. This maintained the density of the site, however it reduced the dwelling sizes and overall parking requirements. This created a better mix of house types and styles and a more varied housing offer. The relationship between plot 14 and 64 Hoddesden Crescent was also improved with the plot 14 being offset from the boundary and pulled forward.

9.11 In terms of parking provision 27 spaces are being proposed, with the family dwellings having x2 spaces each (plot 4 x3 spaces), the flats x1 space and 4 visitor spaces.

9.12 The amended scheme represents no outlook and privacy concerns with all window to window distances being maintained over and above current standards to the dwellings facing Broadway. The remaining dwellings face the school playing fields. The amended scheme is considered to accord with CS14 subject to conditions controlling boundary treatments, facing materials and landscaping.

## Highways and Parking

9.13 With regard to highway safety and parking, this should be considered against policy CS 14 of the Doncaster Unitary Development Plan which states that new development should ensure quality, stability, safety and security of private property, public areas and the highway, permeability and legibility. In this proposal it's necessary to ensure the new layout of the estate and parking provision meets current standards and that the site can be appropriately accessed and serviced during construction without causing highway safety concerns. It is inevitable that the construction traffic will cause some temporary disturbance.

9.14 The site is to be accessed from the estate road Hoddesden Crescent. Hoddesden Crescent is a relatively quiet cul-de-sac and the access will punch through the existing fence in the turning area. There has been significant representation from local residents on Hoddesden Crescent that raise concern over a loss of parking at the head of the cul-de-sac, the narrowness of the road and the disturbance caused by the development. Also the cul-de-sac will become an estate road serving 14 other dwellings. In addition, Hoddesden Crescent has a pedestrian access to Dunsville Primary School and problems exist within the estate at school drop off and pick up times. The residents supplied photographs of this occurring with cars lining both sides of the road reducing the carriage way to a single width.

9.15 The Transportation team have also been consulted and raise no concerns from a trip generation perspective. The highways DM officer has noted the problems that exist with parking on Hoddesden Crescent, which is generated by parents double parking to use the pedestrian access to the school. This is likely to cause significant problems for construction traffic during school start and finish times. The only way to overcome this is to have an extremely robust construction traffic management plan that regulates delivery times which need to be agreed prior to construction occurring. Also whilst this is an existing problem, permission cannot be refused on account of this. It is accepted that some disturbance will be caused by the construction of the proposed development, however this is not uncommon within existing residential areas and is a temporary occurrence. The additional vehicle movements are not considered to cause harm to highway safety or significantly increase vehicle usage across the estate.

9.16 In terms of the wider layout of the estate, this has had several iterations to ensure that parking standards are achieved which included residential and visitor space numbers and widths. The amended plans have also redesigned the geometry of the turning areas, footpaths and hard margins. The amended scheme now functions as it should with appropriate levels of parking for visitors and residents and will ensure refuse vehicles can adequately access the site. The southern part of the site that provides access to the school has also now been omitted from the proposal. The proposal is therefore in compliance with CS 14.

### Residential Amenity

9.17 Policy CS 14 of the Core Strategy requires that new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment.

9.18 In terms of the general amenity from the construction of the development, the site is surrounded by existing residential development and the primary school. It is therefore appropriate to control matters such as delivery times, dust suppression, burning, noise from any piling activities all to ensure the living conditions of nearby residents and the welfare of members of the school remain protected. These are controlled by suitably worded planning conditions.

9.19 In addition it is necessary to ensure that any future occupants of the dwellings are safeguarded from noise from the school and as such a condition requiring a 2m acoustic fence along the southern boundary of the site is proposed by condition.

## Ecology

9.20 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment, in regards to: valued landscapes, ecosystem services, biodiversity, pollution, and contaminated and unstable land.

9.21 Core Strategy Policy CS16: Valuing our Natural Environment, seeks to ensure that Doncaster's natural environment will be protected and enhanced. Policy CS 16 (A) of the Doncaster Council states that proposals will be supported which enhance the borough's Ecological Networks by: (1) including measures that are of an appropriate size, scale, type and have regard to both the nature of the development and its impact on existing or potential networks.

9.22 The site is dominated by the large youth centre building which is over 5m to the roof. This has the potential for roosting bats. The council's ecologist requested that a preliminary bat roost assessment should be carried out and the results submitted. If further emergence surveys are proposed then these should also be carried out prior to any determination of this application.

9.23 This was undertaken by a suitable qualified ecologist and the results showed that the building had negligible features which bats could access for roosting. No further surveys are required but to ensure a precautionary approach is taken, an ecologist should be present when areas of potential value for bats are removed. A condition is added accordingly.

9.24 Also the vegetation on the site is generally overgrown amenity area which has limited ecological value that does not need to be surveyed but there will be some loss of greenspace that should be compensated for by minor ecological enhancements if the site is developed.

## Trees

9.25 Core Strategy policy CS 16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: ensuring that design are of high quality, include hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows. Policy ENV 59 of the Doncaster Unitary Development Plan seeks to protect existing trees, hedgerows and natural landscape features.

9.26 There are a number of trees and hedgerows on the site. Following the receipt of the tree survey the tree officer conceded that whilst the trees within the site are prominent and numerous, tree quality throughout the site is poor. The tree officer agrees with the findings of the tree survey and notes regrettably that to allow the site to be redeveloped the trees would have to be lost and suitably replaced. It is noted that in none of the numerous objections express concern with the loss of trees.

9.27 In terms of replacing the tree stock there is opportunity for impact landscaping at the entrance to the site, including structural elements (i.e. medium/large trees). Other opportunities exist for small specimens of which can be suitably secured by a planning condition and will provide compliance with CS 16.

## Planning Obligations and Viability

9.28 Paragraph 203 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

9.29 In paragraph 204 it is stated that planning obligations should only be sought where they meet all of the following tests;

- 1.necessary to make the development acceptable in planning terms
- 2.directly related to the development; and
- 3.fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

9.30 The initial scheme for 14 family dwellings met the trigger for both a public open space contribution and education contribution being x10 or more 2-bed dwellings. Considerable discussion was held with the agent over these triggers and the likely contributions. No affordable housing contributions are necessary as the scheme does not meet the 15 dwelling trigger point.

9.31 The applicant took the decision to amend the scheme in order to avoid the need for such contributions. The amended scheme now proposes 8 family dwellings and the remaining 6 1-bed flats are not liable for any contributions, as the public open space and education contributions are 10 or more family dwelling i.e. 2-bed. On this basis no contributions are necessary.

## Contamination

9.32 Paragraph 120 of the NPPF states: 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.' Paragraph 121 of the NPPF states: 'Planning policies and decisions should also ensure that:

- The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such a mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990;
- Adequate site investigation information, prepared by a competent person, is presented.'

9.33 Core Strategy Policy CS18: Air, Water and Agricultural Land, seeks to ensure that Doncaster's air, water and land resources will be conserved, protected and enhanced, both in terms of quantity and quality.

9.34 Within the representations there have been allegations that the building on the site is full of hazardous materials, mainly asbestos. The application was not supported by a contamination assessment and given the sensitive end use a full contamination assessment of the site and buildings will need undertaking. If asbestos is found then this will have to be dealt with appropriately and this will be demonstrated in any such assessment. Conditions requiring a contamination assessment will form part of any approval.

### Public Rights of Way

9.35 The site appears informally used by pedestrians walking on the lane to the rear of the dwellings on Broadway and then out through the access between No.409-407 Broadway. The council's Public Rights of Way team have been consulted and have confirmed that whilst the land might be used informally, no claims for public right of way have been made and no new claims exist. The officer has suggested that a claim could arise from this route however, for a footpath claim the public would have to prove that they have used it for a continuous period of 20 years or more unchallenged. The officer notes that the route was blocked off some years ago and there were some signs up stating no public thoroughfare so the claims would have to predate this period.

9.36 Therefore to conclude that whilst the land is informally used, no new footpath claims have been made and this should therefore not delay the determination of the planning application.

## **10.0 Summary and Conclusion**

10.1 The amended scheme provides a low density, purposeful layout that has good garden sizes. The design and layout maintains the privacy and outlook of neighbouring residential dwellings. The scheme has been designed to provide acceptable parking standards for residents and visitors parking. On the whole, the scheme accords with the terms of the outline and provides a sustainable small well connected residential development and is therefore recommended for approval.

## **11.0 Recommendation**

GRANT Full planning permission subject to the following conditions.

- |           |  |
|-----------|--|
| 01. STAT1 | 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.<br>REASON<br>Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990. |
| 02. MAT1A | Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.                 |

REASON

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

03. U52519

The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Amended site plan 112/14/1F  
112/14/5A one bedroom flats  
House type A 112/14/2E  
House type B and C 112/14/3E

REASON

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

04. U52520

No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan that provides replacement tree planting in accordance with the Council's Development Guidance and Requirements Supplementary Planning Document; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works (if elements of the planting scheme fall outside of domestic curtilage). Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting 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

In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment.

05. DA01

The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

06. U54246

Details of intended piling activities (including time frames) are submitted to and approved by the Local Planning Authority prior to the development commencing.

REASON

In the interests of preserving the living conditions of surrounding residential dwellings.

07. U54248

Before the development commences a scheme shall be submitted to and approved in writing by the LPA detailing the measures to be taken to minimise dust and fumes from the site. The scheme shall specify the mitigation measures to be taken during site preparation, material import and export, the temporary stock piling of materials, the construction of the relief road and associated vehicle movements to/from and on site including vehicles awaiting entry to site. The development shall then be carried out in accordance with the approved scheme.

REASON

To protect amenities of nearby neighbours from adverse effects due to noise, dust and fume pollution.

08. U54249

No open burning of any waste material shall be permitted within the site. Any inadvertent fire should be treated as an emergency and extinguished immediately.

REASON

In the interests of preserving the living conditions of surrounding residential dwellings and school.

09. U54250

Deliveries to and from the site, the loading or unloading of raw materials and operation hours during the construction phase of the development shall be restricted to the hours of 07:30 and 18:00 Monday to Friday and 08:00 to 13:00 on a Saturday, except as may otherwise be agreed in writing with the Local Planning Authority. No deliveries or operation hours shall take place on Sundays or Bank Holidays.

REASON

In the interests of preserving the living conditions of surrounding residential dwellings.

10. U54251

An acoustic barrier comprising of at least 2m high acoustic fence shall be erected along the southern boundary (plots 4 and flats 5-12) of the site. Such fence constructed shall be imperforate (no gaps) with a minimum density of 10kg/m<sup>2</sup>. Any acoustic fence installed shall be maintained during the life of the development.

REASON

To safeguard the future residents from noise from the adjacent school in accordance with CS 14.

11. MAT4

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. Unless otherwise approved in writing by the local planning authority, the details as approved shall be completed before the occupation of any buildings on site.

REASON

To ensure the satisfactory appearance of the development.

12. HIGH 1

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.

13. HIGH 11

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.

14. CMT

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. I would expect the CTMP to 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
- 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.

15

During the removal of parts of the building identified in Section 6 of the Estrada Ecology report of 29<sup>th</sup> September 2017 a suitably qualified ecologist should be present to ensure a precautionary watching brief is maintained as a precautionary measure.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

Informatives:

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 and adoption of the new access road shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements 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 Malc Lucas – Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.**

Doncaster Borough Council Permit Scheme (12th 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 – Email: [p.evans@doncaster.gov.uk](mailto:p.evans@doncaster.gov.uk) or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.**

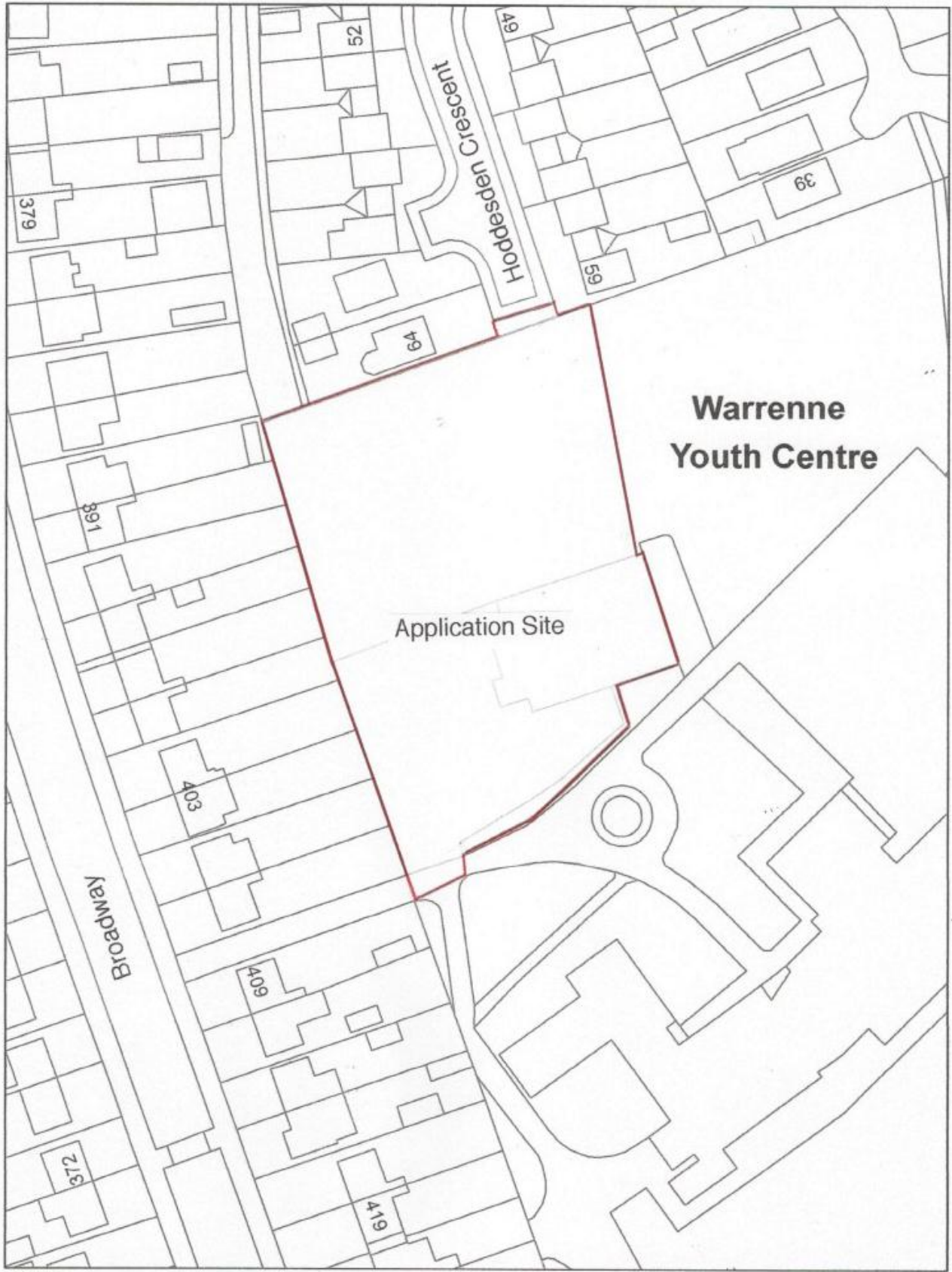
Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with **Malc Lucas – Tel 01302 735110** as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

A commuted sum of £5000 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council, prior to the issue of the Part 2 Certificate.

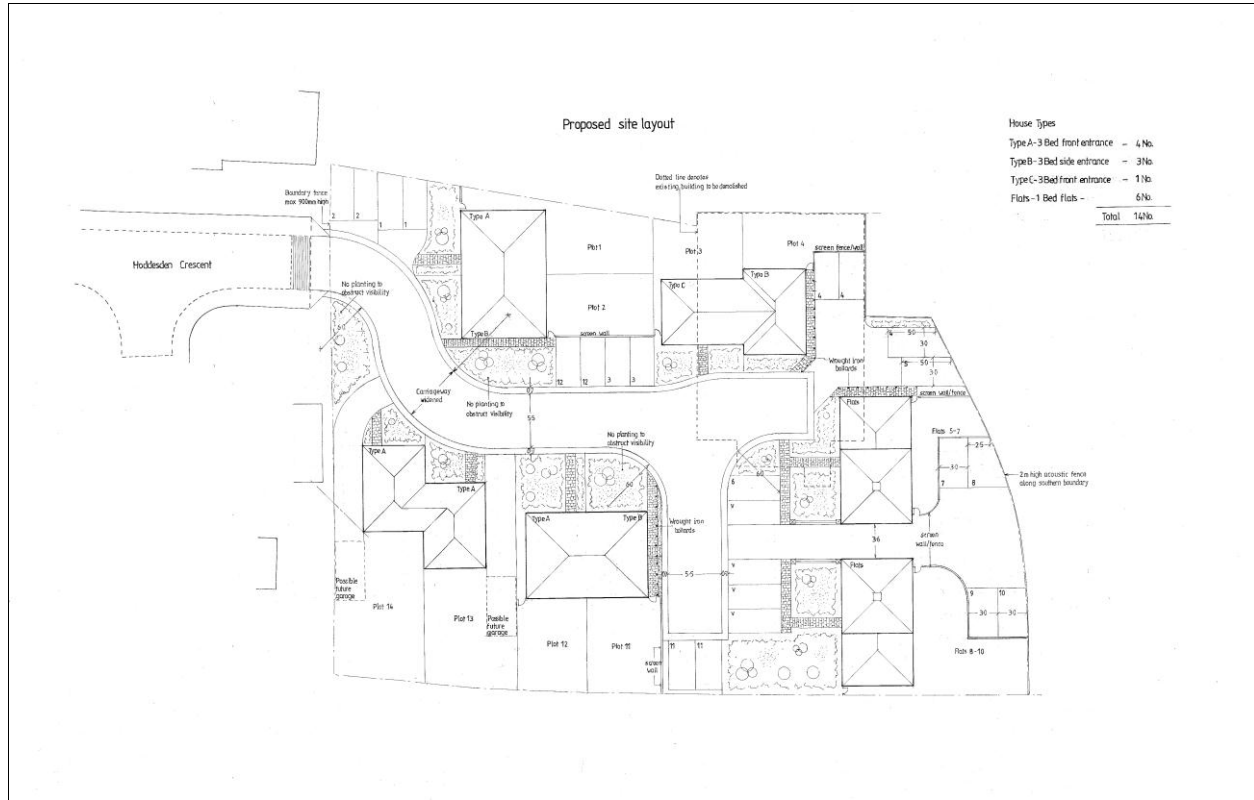
The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

**The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**

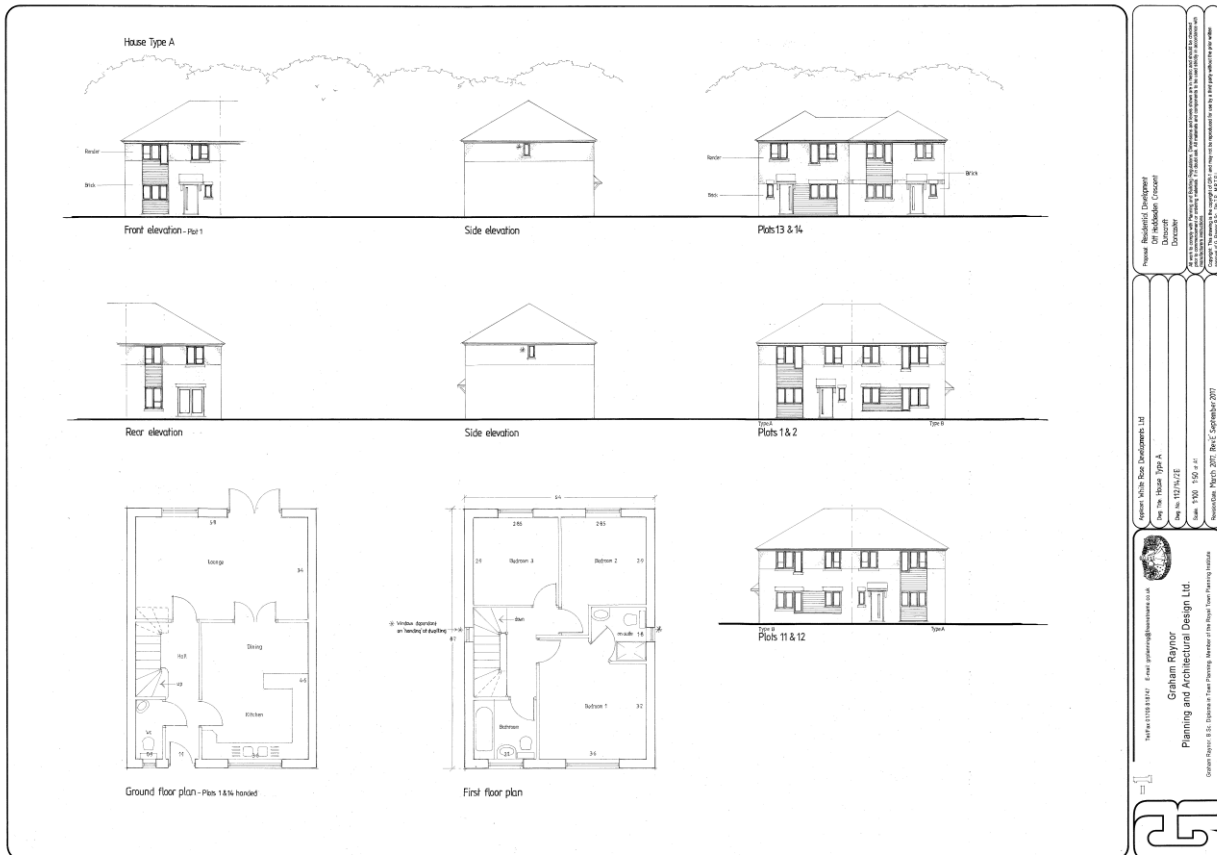
Appendix 1 – Site Plan



## Appendix 2 – Site Layout



## Appendix 3 - House type A



# House type B&C



# 1-bed flats

