

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 14th November 2017

Application **07**

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 & Country Planning (General) Regulations 1992). (AMENDED DESCRIPTION)
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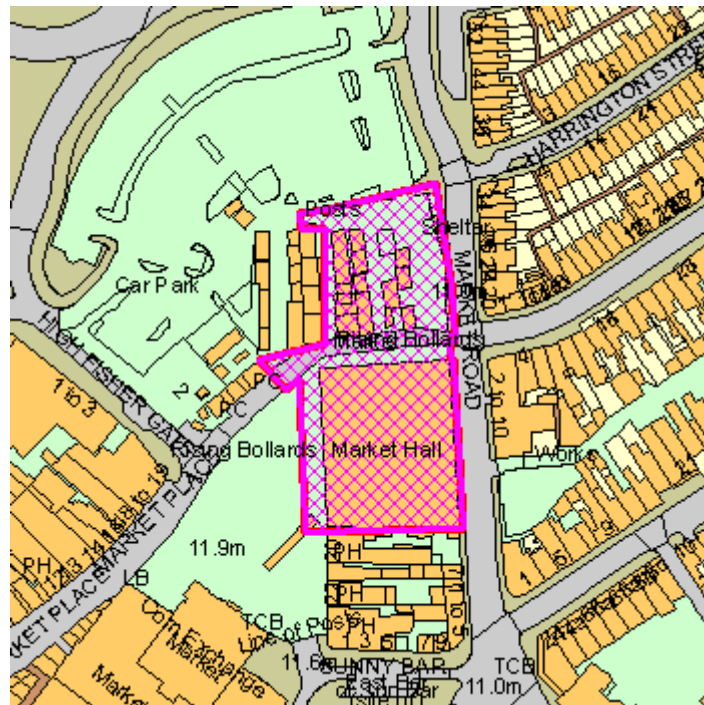
At:	The Wool Market Market Place Doncaster DN1 1NG
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For:	DMBC - Mr Richard Gibbons
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Third Party Reps:	None	Parish:	
		Ward:	Town

Author of Report	Mrs Andrea Suddes
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to Planning Committee for determination on account that the application has been submitted by Doncaster Council and the site is owned by Doncaster Council.

2.0 Proposal and Background

2.1 The scheme proposes the refurbishment of the wool market which includes the addition of a mix of new market stalls for retail, drinking and eating following the demolition of existing market buildings.

2.2 The application site lies within Doncaster – Market Place Conservation Area and is Grade II Listed. At the heart of the Market Place is the impressive Grade II* listed Corn Exchange and Market Hall and is surrounded by two and three storey buildings that are predominantly 18th and 19th century shops and coaching inns, as well as the Wool Market. The Wool Market is a tall single storey building from the mid-19th century. It presents an open structure (now with roller shutters) to the Market but has a brick elevation with stone dressings and brick pilasters with high level windows to Market Road. It has a hipped Welsh slate roof.

2.3 There is also a listed building application also concurrently being considered for the refurbishment of the wool market.

2.4 The proposal forms part of a wider markets improvement scheme and a further application has also been submitted that proposes to extend the existing car park into the Irish middle area of the market.

3.0 Relevant Planning History

3.1 17/02333/LB13 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). Currently under consideration.

3.2 17/02552/3FUL Extension of existing car park and associated landscaping following demolition of existing market stalls (being application under Regulation 3 (Town and Country Planning (General) Regulations 1992). Currently under consideration.

4.0 Representation

4.1 This application has been advertised in accordance with Article 13 of the Development Management Procedure Order (DMPO), and includes 3 site notices, press and Public Access. No letters of objection have been received.

4.2 The application was presented to the Doncaster Design Panel on 01.08.2017, which is independent of Doncaster Council and the views expressed do not necessarily reflect the views of council officers.

Generally the panel were supportive of the scheme and no concerns with the proposed refurbishment or internal alterations, overall the scheme received a positive response. Although a number of comments were made for further consideration such as;

- Improvement of landscaping in the car park
- Consideration of any future signage and to set design parameters for stall holders
- How the appearance of pop up stalls should be controlled
- Concerns regarding the robustness of the glazed façade

5.0 Relevant Consultations

5.1 Highways: The Highway Officer has raised no objections subject to condition for a construction traffic management plan.

5.2 Council's Transportation Officer: No objections raised to the refurbishment works.

5.3 Built Environment (Design): Has commented that overall scheme is supported but raises comments in relation to hard landscaping details which can be easily overcome and made subject to condition.

5.4 South Yorkshire Architectural Liaison Officer (SYALO): Has advised that the development be designed to be Secured by Design. The officer has therefore suggested entrance doors and ground floor windows and curtain wall glazing to comply. The applicant has responded that the retractable door out on to the market square are a key component of the development and this type of door is not available to the standard the SYALO suggests. Additionally, they also propose a clear security film to the new glazed elevations.

No response has been received following this advice therefore it is assumed that the SYALO raises no further issues of concern.

5.5 Council's Conservation and Design Officer: Supports the refurbishment works but has made comments relating to detail and further information such as insufficient detail within the Design and Access Statement and discussion of security measures on the boundary with Crystals/Magdalene PH. Following submission of an amended Design and Access Statement and more detailed plans, is now satisfied with the proposal and is fully supportive of the scheme.

5.6 Historic England: No objections raised however have commented on the need for further detailed information and amendment of the Design and Access Statement.

5.7 Council's Trees and Hedgerows: No objection raised subject to a condition for tree protection measures to be submitted and agreed for any trees within the site.

5.8 Council's Ecologist: The bat survey provided with this application showed that the main market building had low potential to be used by roosting bats. A condition is therefore included in line with the results of the survey to ensure no impacts on bats or nesting birds.

5.9 South Yorkshire Fire and Rescue: Standard informative notes to be included regarding access for appliances and water supplies for fire fighting.

5.10 No response has been received from the Local Ward Members or Town Centre Manager.

6.0 Relevant Policy and Strategic Context

6.1 The site is allocated as Shopping/Office Policy Area and Market Place Doncaster Conservation Area as designated within the Saved Doncaster Unitary Development Plan.

Planning policy relevant to the consideration of this application includes:

6.2 National Planning Policy Framework:

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 12: Conserving and enhancing the historic environment

6.3 Doncaster Council's Core Strategy:

Policy CS 1: Quality of Life

Policy CS2: Growth and Regeneration Strategy

Policy CS 8: Doncaster Town Centre

Policy CS 9: Providing Travel Choice

Policy CS 14: Design and Sustainable Construction

Policy CS 15: Valuing our Historic Environment

6.4 Saved Doncaster Unitary Development Plan:

ENV 25: Development within a Conservation Area

ENV 32: Impact of Development on Listed Buildings

RNV 54: Extension and Alteration to Existing Buildings

TC 10: Development within the Market Area

6.5 Other Policy Considerations:

Doncaster Urban Centre Masterplan

7.0 Planning Issues and Discussion

7.1 The main issues to consider are;

- the principle of the proposed refurbishment works,
- design and conservation, and
- highway considerations.

Principle

7.2 The National Planning Policy Framework seeks to ensure the vitality of town centres stating that policies should be 'positive, promote competitive town centres and set out policies for management and growth of centres.' It also states that town centres should be recognised as the heart of their communities.

7.3 At a local level, the saved policies of the Unitary Development Plan and the Core Strategy form the statutory development plan for the Borough.

7.4 Doncaster's Core Strategy has been adopted which sets out the overall vision and objectives for Doncaster's economic future. Policy CS 8 seeks to ensure that the town centre will continue to be developed as a thriving and accessible retail, office and leisure destination of regional importance.

7.5 Criteria D) of policy CS 8 supports particular developments that seeks to provide better opportunities for the independent retail and commercial sectors, particularly around the market. Doncaster UDP Policy TC 10 also supports the continued operation and improvement of the retail market.

7.6 Additionally, Doncaster Council's Urban Centre Masterplan is a recently published document that looks at investment in the town centre with a vision that includes "building on the success of current markets and raising the aspirations and functions of the markets."

7.7 Therefore the proposal is in accordance with local and national policies.

Design and Conservation

7.8 The wool market is a Grade II listed building. The listing notes that the "*Wool market, now general market. 1861-3, designed by J Butterfield for Doncaster Corporation. Brick and cast and wrought iron construction with slate and glass roof. Tall single storey, 9 bays by 7 bays with 4 internal arcades supporting 4 ranges of roof. Market Road elevation is of brick with stone dressings and has 9 bays, articulated by brick pilasters with stone capitals. Each bay except entrance to left, has 3 adjoining semi-circular headed openings with stone sills, flush brick arches with stepped voussoirs and metal windows, which have radial glazing to the heads. Bay 7 has inserted entrance below the windows. Original entrance to left has segmental arched opening with corniced ashlar keystone and ashlar imposts; C20 door and glazing within. Gable above with raked cornice and stone copings. Corbelled cornice and stone copings to other bays. Hipped roofs. Other sides of the building to north and west have arcades of cast iron columns with arched braces over the capitals, supporting decorative pierced iron beams with cornice-like gutters to top. All arches are now filled in with later glazing or blocking. Entrance to Market Place, to right of western elevation, has segmental iron arch with pierced beam over flanked by panelled piers with ball finials to top, all now filled in with later doors and glazing. Hipped slate roofs with ridges glazed. Interior has 4 arcades of similar piers and beams supporting roof made up of thin tensioned wrought iron rods, bolted together.*"

7.9 The proposal to refurbish the wool market and immediately surrounding area should be considered against conservation policies ENV 25, ENV 54, ENV 32 and CS 15 that seek to protect or enhance buildings of heritage significance. Core Strategy Policy CS 14 is also relevant which seeks high quality design that contributes to local distinctiveness.

7.10 The proposal is seeking to generate a modern and vibrant environment for the Market stalls to operate throughout the day and into the evening. The proposed layout is intended to provide a more flexible and modern market space for shoppers and sellers allowing the organisation of the market to adapt during different trading conditions to create an environment that stimulates vibrant retail and social activity.

7.11 The scheme proposes a number of components, including;

- replacement of the existing roller façade with a glazed façade
- to provide a central seating area for eating and socialising that can spill out towards the existing market square
- the inclusion of three large sliding folding doors to the market place towards the west and multiple entry and exit doors towards the current Irish middle market
- The existing timber soffit is to be repainted, the internal brickwork / sandstone facades to be cleaned and stripped of the old paint layers

7.12 The Council's Design and Conservation Officer and Urban Design Officer have both been involved in developing the concept of the wool market from an early stage.

7.13 The Council's Design and Conservation Officer is fully supportive of the works. In terms of proposed alterations to the building the removal of existing stalls which are of little interest and their replacement would cause no concerns. Similarly the replacement of the external roller shutters with glazed infill's is also welcomed but initially raised a number of comments including the little amount of detail provided on actual works to the fabric of the Wool Market that will contribute to its refurbishment i.e. stripping back of paintwork, installation of services which is needed so that their impact can be properly assessed. Comment was also made regarding the insufficient detail within the Design and Access Statement and discussion of security measures on the boundary with Crystals/Magdalene PH. Following submission of an amended Design and Access Statement and more detailed plans, the officer is now satisfied with the proposal and is fully supportive of the scheme.

7.14 The Council's Urban Design Officer has also commented and defers to the Conservation Officer's comments but makes comment that overall the proposals will make a positive contribution to the offer in the markets area and the town centre more generally. The project flows from- and aligns to- the town centre masterplan and therefore in general terms is very welcome.

7.15 No details have been provided of external areas, and it is noted that the scheme includes the relocation of the electricity substation to the north of the wool market and adjacent to Market Road; therefore a condition is included for details of hard and soft landscaping, including details of the substation to be submitted and agreed.

7.16 In summary, the application preserves and enhances the character and appearance of the conservation area and does not adversely affect the architectural or historic features of the listed building. The Council's Conservation and Design Officer and the Urban Design Officer both support the proposal which is thereby deemed to accord with UDP Policies ENV 25, ENV 32 and Core Strategy Policies CS 14 and CS 15.

Highway Considerations

7.17 Policy 14 of the Core Strategy states that one of the components of good design is to ensure that developments take into consideration highway safety, and also considers new developments and its impact on the wider highway network. Additionally Policy CS 9: Providing Travel Choice is also pertinent as it seeks to ensure that new developments provide the delivery of travel choice and sustainable opportunities for travel.

7.18 As stated previously, the proposal forms part of a wider markets improvement scheme and a further application is currently being considered that proposes to extend the current market car park to extend into the Irish middle market. This current application is for refurbishment of the wool market only, therefore highway implications will be fully considered as part of the car park extension application. There are no highway objections to the application subject to the agreement of a satisfactory construction traffic management plan. A construction traffic management plan is therefore requested via suitable condition.

7.19 The application is thereby deemed to accord with Doncaster's Core Strategy Policies CS 9 and CS 14.

8.0 Summary and Conclusion

8.1 In summary, the proposed scheme preserves and enhances the character and appearance of the Doncaster Market Conservation Area and does not adversely affect the architectural or historic features of the listed wool market building. The application is therefore recommended for approval.

9.0 Recommendation

GRANT Full planning permission subject to the conditions below;

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

02. U56288 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 listed below:
Site Layout Plan Dwg No DWMKT-ALA-00-XX-DR-L-2006 Rev P01
Amended Elevation Dwg No EMP1-BBA-Z0-ZZ-DR-A-3100

Ventilation Plan Dwg No EMP1-SDA-ZZ-00-DR-M-50001 Rev P4
Drainage Plan Dwg No EMP1-SDA-ZZ-00-DR-M-52001 Rev P3
Lighting Layout Dwg No EMP1-SDA-ZZ-00-DR-E-63001 Rev P6
Electrical Layout Dwg No EMP1-SDA-ZZ-00-DR-E-61002 Rev P3
Amended Crystals Remedial Works Dwg No EMP1-BBA-Z0-ZZ-DR-A-10150
Proposed Section Dwg No DWMKT-BBA-Z0-ZZ-DR-A-4100 Rev P08
Proposed Mezzanine Dwg No DWMKT-BBA-Z0-01-DR-A-2001
Proposed Roof Plan Dwg No DWMKT-BBA-Z0-RF-DR-A-2001
Proposed Ground Floor Dwg No DWMKT-BBA-Z0-00-DR-A-2001
REASON

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

03. U55780

The mitigation measures with respect to nesting birds and bats as outlined in section 6.4 and Appendix G of the ecology report by Wildscapes, dated August 2017, and submitted with this application shall be followed in full unless otherwise agreed in writing by the local planning authority.

REASON

In line with Core Strategy Policy 16 to ensure the interests of the site with respect to birds and bats are maintained.

04. U56289

The erection of impact resistant barriers for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars (Arboricultural Implications Assessment reference ECN17 007 dated 25th July 2017) and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON

To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.

05. U56303

Prior to the relevant works commencing, details of hard and soft landscaping shall be submitted to and agreed with the Local Planning Authority.

REASON

In the interests of preserving and enhancing the listed building and the character or appearance of the conservation area in accordance with Core Strategy Policy CS 15 and Doncaster's UDP policies ENV 25 and ENV 32.

06. U56307

Notwithstanding the plans hereby approved, prior to the relevant works commencing the details of the siting and location of the substation shall be submitted and agreed with the Local Planning Authority.

REASON

In the interests of preserving and enhancing the listed building and the character or appearance of the conservation area in accordance with Core Strategy Policy CS 15 and Doncaster's UDP policies ENV 25 and ENV 32.

07. U56308

Prior to the commencement of development a Construction Impact Management Plan (CIMP) shall be submitted to and approved in writing by the Local Planning Authority. The CIMP shall be adhered to throughout the construction period (unless otherwise approved in writing by the LPA) and shall include details of (but not limited to):

- o Routeing, volumes and timing of construction vehicles
- o Hours of working
- o Measures to control mud and dust from the site by construction vehicles during works.
- o Provision of parking for onsite workers
- o Details of dilapidation surveys, pre commencement and post completion construction activity (to determine any damage attributable to the construction traffic and remedial measures thereafter)

REASON

In the interest of road safety and to mitigate the impact of construction traffic generated by the development.

08. U56372

Prior to commencement of works on new and replacement areas of render a 1x1m sample panel of the render shall be constructed on site and approved in writing by the local planning authority. Render to be lime based to an agreed mixture. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

09. U56373

Prior to commencement of relevant works details of the redecoration shall be submitted to and approved in writing by the local planning authority. Details shall include the preliminary works to strip back brickwork, ironwork and the timber underside of the roof and the proposed finish of surfaces. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

10. U56374
- Prior to commencement of relevant works details of the blocking in of the large opening to Market Road including any public art shall be submitted to and approved in writing by the local planning authority. Details shall include elevational drawings at 1:20 of the door and louvres with cross-sections at 1:5 unless otherwise agreed in writing by the local planning authority. Specification shall also be provided of the colour and finish. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

11. U56375
- Prior to commencement of relevant works details of the glazed doors and glazing for new infills including any manifestations shall be submitted to and approved in writing by the local planning authority. Details shall include the elevational drawings at 1:20 of the doors and glazing with cross-sections at 1:5 unless otherwise agreed in writing by the local planning authority. Specification shall also be provided of the colour and finish of the glass and its framework. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

12. U56376
- Prior to commencement of relevant works details of the service vent to Market Road shall be submitted to and approved in writing by the local planning authority. Details shall include its design, size and colour/finish. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

13. U56377
- Prior to commencement of relevant works details of the security measures between Crystals and Woolmarket shall be submitted to and approved in writing by the local planning authority. Specification shall include the colour. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

14. U56378
- Prior to commencement of relevant works details of any new and/or replacement signage shall be submitted to and approved in writing by the local planning authority. Specification shall include the font, size, material and colour. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building and the character and appearance of the conservation area

01. U11812

INFORMATIVE: Fire Appliances

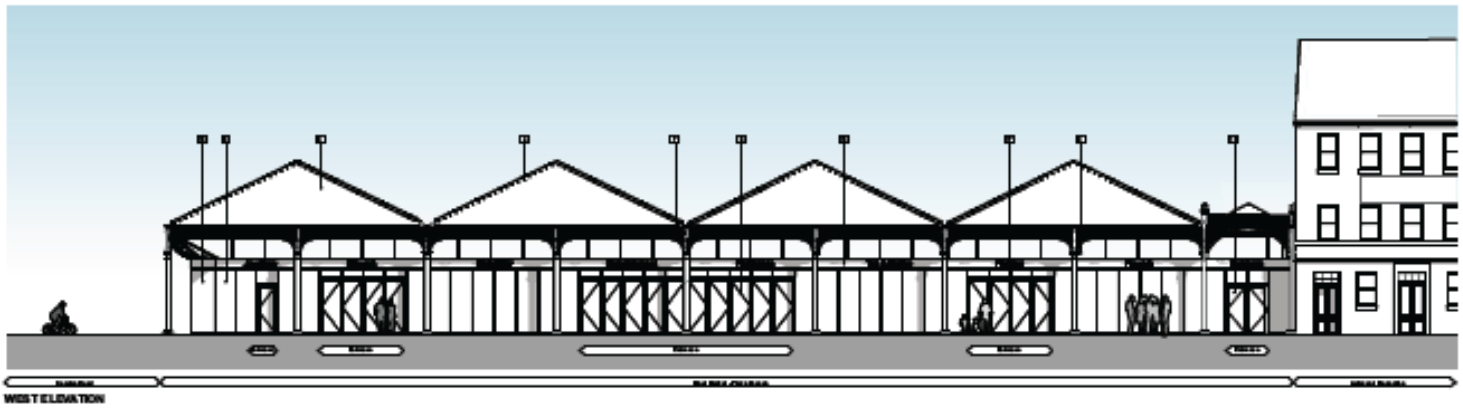
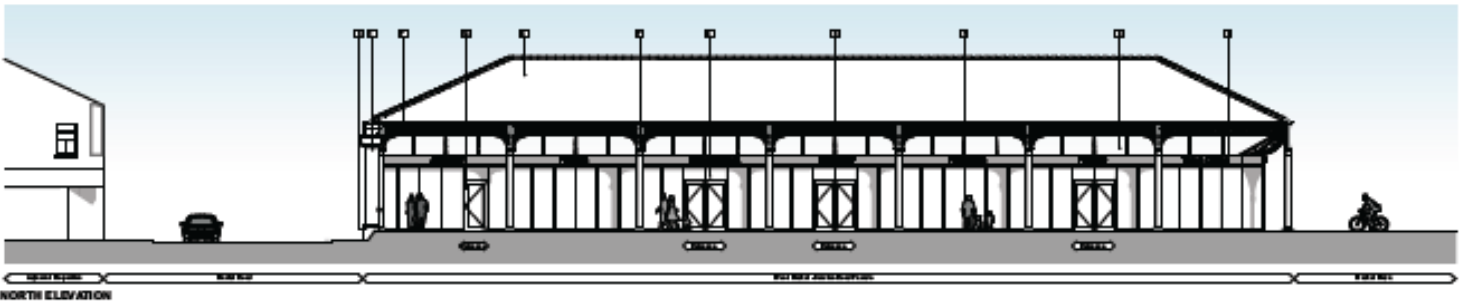
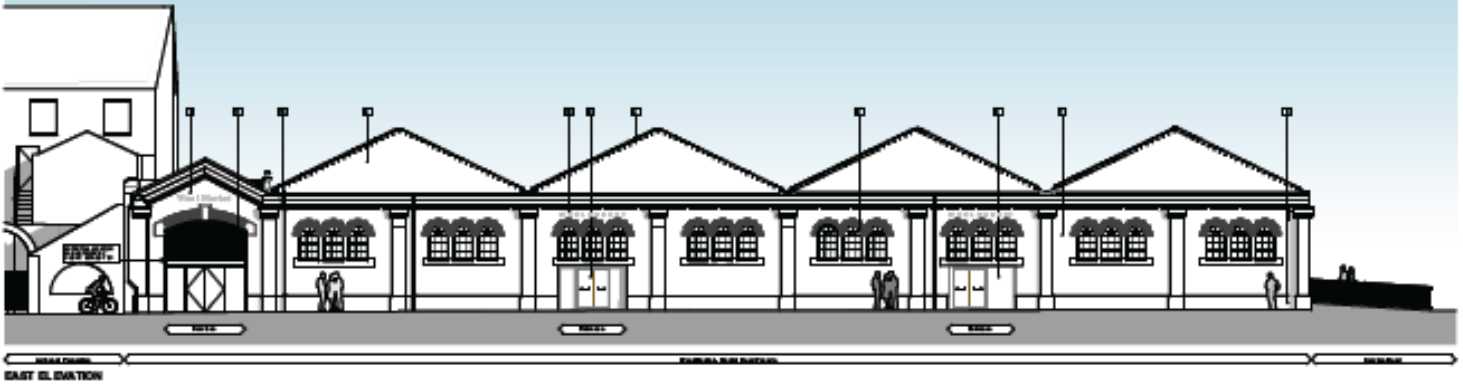
The applicants attention is drawn to the South Yorkshire Fire and Rescue Service comments which states that: Access is to be in accordance with Approved Document b Volume 2 Part B5 Section 16.2 16.11 and Table 20. Pumping appliances in South Yorkshire will weigh 26 tonnes. Table 20 references to pumping appliances should be read as 26 tonnes.

Water supplies are to be provided in accordance with Approved Document B Volume 2 Part B5 Section 15.

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 2 Proposed Elevations

PROPOSED ELEVATIONS



11/27/2023 10:00 AM

APPENDIX 3 Proposed Visuals



Artist Impression Only - Illustrative view of Market Building Corner



Artist Impression Only - Illustrative Internal view