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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 15TH NOVEMBER, 2016

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 15TH NOVEMBER, 2016, at 2.00 pm.

PRESENT:

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

Councillors George Derx, Susan Durant, Sue McGuinness, Andy Pickering, Alan Smith and Jonathan Wood.

APOLOGIES:

Apologies for absence were received from Councillors John Healy and Eva Hughes.

50 Declarations of Interest, if any

All Elected Members of the Planning Committee present in the Chamber for this meeting, declared that they had been lobbied by local residents with regard to Application No. 15/01278/OUTM, Agenda Item 5(1), but had not given their opinion thereon.

51 Minutes of the Planning Committee Meeting held on 18 October, 2016.

RESOLVED that the minutes of the meeting held on 18th October, 2016 be approved as a correct record and signed by the Chair.

52 Schedule of Applications

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

53 Appeals Decisions

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

Application No	Application Description & Location	Appeal Decision
14/00252/M	Appeal against enforcement action for alleged unauthorised car sales from residential property under ground (a) at Keepers Lodge, Barnsley Road, Marr,	ENF – App Dis/Upheld Sub to Correction/Var 27/10/2016

	Doncaster	
14/02936/FULM	Creation of multiplex cinema and 4 units (Class A3, A4 and A5 use) at Frenchgate Centre, St Sepulchre Gate, Doncaster DN1 1LJ	Appeal Dismissed 19/10/2016
15/02253/FUL	Installation of two rooflights, erection of first floor rear extension and conversion of first floor of doctor surgery to two flats at Shelton House, 4 Bennetthorpe, Bennetthorpe, Doncaster	Appeal Dismissed 24/10/2016

54 Enforcement Cases Received and Closed for the Period 4th October 2016 to 2nd November 2016 (Exclusion Paragraph 6).

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 4th October to 2nd November, 2016.

In response to Councillors Sue McGuinness and Alan Smith seeking further clarification with regard Enforcement Cases 16/00358/M, 16/00367/M, 16/00368/M and 16/00393/M, the Planning Manager (Development), Roy Sykes, undertook to provide both Elected Members with a written response indicating what action was going to be undertaken by the Local Authority to resolve the issues.

RESOLVED that all Planning Enforcement Cases received and closed for the period 4th October to 2nd November, 2016, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 15th November, 2016

Application	1
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Application Number:	15/01278/OUTM	Application Expiry Date:	18 November, 2016
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Application Type:	Outline Planning Major
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Proposal Description:	Outline application for residential development with open space, landscaping and associated access (Approval being sought for access)
At:	Land to the East Mere Lane, Edenthorpe, Doncaster

For:	Hallam Land Management - FAO Mr J Collins
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Third Party Reps:	293	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe & Kirk Sandall

A proposal was made to Refuse the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor George Derx**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission Refused for the following reasons:-

- 01. In the opinion of the Local Planning Authority, the proposal represents inappropriate development within the countryside which would create an isolated development disconnected from the settlement of Edenthorpe and would reduce the green wedge between the settlements of Edenthorpe and Armthorpe. The proposal is therefore contrary to the provisions of Policy CS 3 of the Doncaster Council Core Strategy 2011 - 2028, and saved Policy ENV 4 of the Doncaster Unitary Development Plan 1998.**

- 02. In the opinion of the Local Planning Authority, the site is unsustainably located in relation to its access to public transport and local services including education. As such, the proposal is contrary to policies CS 1, CS 9 and CS 14 of the Doncaster Council Core Strategy 2011 – 2028 and paragraphs 34, 38, 70 and 72 of the National Planning Policy Framework.**
- 03. In the opinion of the Local Planning Authority, the development would result in a loss of high quality agricultural land. As such, the proposal is contrary to policy CS 18 of the Doncaster Council Core Strategy 2011 – 2028 and paragraph 112 of the National Planning Policy Framework.**
- 04. In the opinion of the Local Planning Authority, the development will have a detrimental impact on the local highway network as a result of increased traffic congestion generated by the development. There has also been insufficient information provided to demonstrate that the proposal has adequately considered the impact of the proposal on the West Moor Link Dualling Scheme. The proposal is therefore contrary to policies CS 9 and CS 14 of the Doncaster Council Core Strategy 2011 – 2028 and paragraph 32 of the National Planning Policy Framework.**

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Councillors Andrea Robinson and David Nevett (Local Ward Members), spoke in opposition to the application for the duration of up to 5 minutes each.

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

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr. Phil Jones (Agent) and Mr. Jonathan Collins (Applicant), spoke in support of the application for the duration of up to 5 minutes.

(The receipt of 5 further objections, 1 letter of support, an additional representation from Edenthorpe Parish Council, additional information from South Yorkshire Passenger Transportation Executive provided by the Applicant and an amendment to Condition 5, were reported at the meeting).

Application	2
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Application Number:	16/01864/3FULM	Application Expiry Date:	20th October, 2016
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Application Type:	Planning FULL (DMBC Reg 3) Major
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Proposal Description:	Erection of 80 houses following demolition of existing 50 houses (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
At:	4-29 Bristol Grove, 2-18 (evens) Exeter Road, 6-12 (evens) Parkway South, 4-18 and 24-30 (evens) Winchester Avenue, Wheatley, Doncaster, DN2 4JG

For:	DMBC Technical Services – FAO Mr Matthew Clarkson
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Third Party Reps:	2 Objections	Parish:	
		Ward:	Wheatley Hills & Intake

A proposal was made to grant the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Susan Durant**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr. Adrian Robertshaw, (Strategic Housing Officer), spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an amendment to the Recommendation at paragraph 8.2 of the report, was reported at the meeting).

Application	3
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Application Number:	16/01386/FULM	Application Expiry Date:	30th August, 2016
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of a convenience retail unit (Use Class A1) 1,394sqm, customer car park and service yard
At:	The Ridings, Cross Street, Edlington, Doncaster

For:	UK & Maine Ltd – Mr Roger Ahmed
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Third Party Reps:		Parish:	Edlington Town Council
		Ward:	(Historic) Edlington & Warmsworth

A proposal was made to Refuse the application on the grounds that the proposed development was within a Residential Policy area and that there would be a loss of residential amenity due to the service area.

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Jonathan Wood**

For: 3 Against: 4 Abstain: 1

Decision: The Motion to Refuse the application was declared LOST.

Subsequently, a proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Sue McGuinness**

For: 5 Against: 4 Abstain: 0

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', Mr. John Wood and Mr. Peter Gates, 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', Councillor Phil Cole (Local Ward Member), spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Tim Partridge (Agent), spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional representation and an additional plan, were reported at the meeting).

Application	4
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Application Number:	16/01920/FULM	Application Expiry Date:	27th October, 2016
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Application Type:	Planning FULL Major
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Proposal Description:	Demolition of existing buildings and erection of 34 bed retirement living (category II type accommodation), provision of communal facilities, landscaping and car parking
At:	Land and building on the West Side of Top Street, Bawtry, Doncaster

For:	McCarthy Stone Retirement Lifestyles Ltd
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Third Party Reps:	14	Parish:	Bawtry Town Council
		Ward:	Rossington & Bawtry

A proposal was made to grant the application.

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Susan Durant

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted subject to Condition 3 and 16 being deleted and subsumed within Condition 2, Condition 15 being deleted and subsumed within Condition 14, and the amendment and addition of Conditions to read as follows:-

- 02. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-**
- i) routing of contractors vehicles and the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - v) wheel washing facilities/the control of the mud on the highway;**
 - iv) measures to control noise and the emission of dust and dirt during construction;**
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
 - viii) any proposed external security lighting installation.**

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

- 06. Prior to the installation of external lighting, a lighting design plan, specifically responding to light sensitive biodiversity, shall be submitted for approval in writing by the Local Planning Authority. Such schemes shall include:-**
- likely presence and location of light sensitive ecological receptors based on survey baseline data in relation to the proposed developments within each zone; and**

- mitigation measures along with technical specifications to reduce/eliminate the impacts of lighting spill on ecological receptors unless otherwise agreed.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

07. 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.

09. During construction the applicant shall ensure all measures outlined in the Crane report indexed on the 20th October, 2016, shall be adhered to. The Crane shall have a full working observation light for the duration of its stay and shall be not exceed 25m AGL as shown in Option 2 of the report.

REASON

The condition is necessary due to the site being within close proximity to the Airport which could provide an obstacle for take-off and approach surfaces.

11. Prior to the occupation of the building hereby approved, a scheme for the offsite highways works (footway) along the site frontage to Top Street, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details and completed prior to first occupation.

REASON

In the interests of highway safety.

13. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced and drained 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.

14. The vehicle turning space and car parking area as shown on the approved plans, shall be constructed before the development is brought into use and shall thereafter be maintained as such. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants, staff and visitors to the development hereby approved.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard and to ensure that adequate parking provision is retained on site.

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

Site Plan Rev A dated 5.10.16 Drwg NE-2256-03-01-AC-002

Floor Plan - Amended 4.11.16 Rev B Drwg NE-2256-03-01-AC-005

Elevations 1-of-2 Rev A Amended 5.10.16

Elevations 2-of-2 Rev B Amended 4.11.16

Artists Impression Drwg NE-2256-03-01-AC-006 Rev B dated 13.10.16

Tree Protection Plan 9045-02 Rev A 5.10.16

Landscape Proposals NE-2256-03-LA-01 Rev H dated 9.11.16

Drainage Plan 5.10.16 Rev D NE -2256-03-DE-001 Rev D

Crane detail plan submitted 14.10.16 Option 2.

REASON

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

- 24. The scheme of landscaping shown on the Landscape Proposals plan ref: NE-2256-03-LA-01 revision H, shall be implemented in full accordance with the approved details during the first available planting season following the completion of the development hereby granted and the Local Planning Authority notified in writing within 7 working days of the completion of the landscape works, to inspect and approve practical completion in writing. 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.

- 26. Notwithstanding the details contained within the materials schedule in drawings NE-2256-03-01-AC-003 Rev A, NE-2256-03-01-AC-004 Rev B and site plan NE-2256-03-01-AC-002, the external surfaces of the development shall, unless otherwise agreed by the Local Planning Authority, be constructed using:-**
- a) Brick: Wienerberger Terca Ashington Red Multi brick;**
 - b) Render: Cream through coloured render by K-Rend;**
 - c) Artstone details: Millstone Light Artstone by Proctor; and**
 - d) Roof: Natural Clay Sandtoft Neo pantile in Flanders colour.**

REASON

To preserve the setting of listed building and the character and appearance of the conservation area in accordance with saved policies ENV34 and ENV25 respectively, of the Doncaster Unitary Development Plan.

- 31. Prior to their installation, details or samples of the hard landscaping materials for the unbuilt areas shall be submitted to and agreed in writing by the Local Planning Authority.**

REASON

To preserve the setting of listed building and the character and appearance of the conservation area in accordance with saved policies ENV34 and ENV25 respectively, of the Doncaster Unitary Development Plan.

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

(The receipt of amended plans, amended consultee comments, an additional letter of objection from a resident of High Meadow and additional and amended Conditions, were reported at the meeting).

Application	5
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Application Number:	16/01730/FUL	Application Expiry Date:	30th August, 2016
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Application Type:	Full application
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Proposal Description:	Alteration and extension of car parking to existing health centre including relocation of turning area for Middleham Road
At:	Doncaster Primary Care Trust (PCT) Cantley Health Centre, Middleham Road, Cantley, Doncaster, DN4 6ED

For:	RDASH NHS Trust – Mr Andy Stringer, Meadowview (Estates and Facilities), Tickhill Road Hospital, Balby, Doncaster, DN4 8QN
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Third Party Reps:	1 petition containing 15 signatures	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the application.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Alan Smith**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted.

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Mr. Simon Hinds, had requested to speak in opposition to the application, but had indicated that he was unable to attend the meeting.

Application	6
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Application Number:	15/01308/FUL	Application Expiry Date:	16th July, 2015
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Application Type:	Full Application
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Proposal Description:	Erection of single storey extension to rear and use of property as a 8 bedroom house in multiple occupation (suis generis)
At:	17 Lawn Road, Doncaster, DN1 2JF

For:	Mr David Whitcroft
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Third Party Reps:	13	Parish:	
		Ward:	Town

A proposal was made to grant the application.

Proposed by: **Councillor George Derx**

Seconded by: **Councillor Jonathan Wood**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted.

(The receipt of an additional letter of objection from a neighbour, was reported at the meeting).

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