



Doncaster Council

Agenda

To all Members of the

PLANNING COMMITTEE

Notice is given that a Meeting of the above Committee is to be held as follows:

Venue: Council Chamber - Civic Office Waterdale, Doncaster

Date: Tuesday, 25th June, 2019

Time: 2.00 pm

Item

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Members of the Planning Committee

Chair – Councillor Susan Durant

Vice-Chair – Councillor Sue McGuinness

Councillors Duncan Anderson, Iris Beech, Mick Cooper, George Derx, John Healy, Eva Hughes, Mark Houlbrook, Andy Pickering and Jonathan Wood

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PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

Committee Date: 25th June 2019

Officers Present: Roy Sykes – Head of Planning, Heidi Lehane – Senior Legal Officer, Amber Torrington – Governance Officer
 Garry Hildersley – Planning Development Manager, Gareth Stent – Principal Planning Officer, Mark Ramsay - Senior Planning Officer, Dave Richards – Senior Planning Officer, Elizabeth Maw – Senior Planning Officer,

Agenda Item No. and Application Reference	Notes
AGENDA ITEM 05.	
ITEM 01 17/02585/FULM	<p><u>Description</u> Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.</p> <p><u>Location</u> Manor Farm, Marr</p> <p><u>Requests to Speak</u> Agent – Roland Bolton in support Rhonda Job - Chair Marr Parish John Lomax - spoke last committee-does not comply with standing orders due to its being a late request (Friday PM)</p> <p><u>Additional Information to justify crossings in the borough:</u> The assessment method used for pedestrian crossings is based mainly around the volume of traffic and pedestrians, alongside road casualty information. This gives an indicator to compare with other locations and assist in impartially</p>

assessing the numerous requests for crossings received from around the Borough, and therefore gives the opportunity to prioritise improvements to the locations where the greatest benefits can be achieved. If we didn't use some form of assessment based on likely use, then a crossing might be expected at regular intervals on all main roads, which is clearly not sustainable and would be extremely damaging to drivers' respect for such facilities.

A 12 hour survey (7am to 7pm) is normally carried out to gather data regarding vehicle and pedestrian movements at the location being studied. The flows are factored together in order to understand the levels of vehicle and pedestrian conflict, which helps to indicate the existing pedestrian crossing demand, the likely difficulty that would be experienced by pedestrians given the weight of traffic, and inform the relative merits of providing a crossing.

Such a survey has not been undertaken at this location. However, looking at the traffic flows through Marr, the pedestrian crossing movements would need to be in the order of at least 25 per hour persistently over the four busiest hours of the day. (This scheme wouldn't generate anywhere near this number)

The vehicle/pedestrian threshold could be reduced for example at locations which experience a concentration of wider community facilities - shops, care homes, schools etc. or where there were significant numbers of more vulnerable road users, and any potential 'suppressed demand' due to the current absence of a crossing would also be considered. Pedestrian facilities for a new development scheme would be considered where significantly increased traffic or pedestrian flows were anticipated.

Information provided by SY Police confirms that the area has a good long term pedestrian safety record, with no recorded pedestrian casualties for around 10 years, which is in contrast with many other locations throughout Doncaster. Formal crossings are not immune from incidents, and as outlined in the report and the potential exists for incidents to emerge at such a facility.

<p>ITEM 02 17/02586/LBCM</p>	<p><u>Description</u></p> <p>Listed Building Consent for erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.</p> <p><u>Location</u></p> <p>Manor Farm, Marr</p> <p><u>Requests to Speak</u></p> <p>Rhonda Job - Chair Marr Parish</p> <p>John Lomax - spoke last committee-does not comply with standing orders due to its being a late request (Friday PM)</p>
<p>ITEM 03 17/01021/FULM</p>	<p><u>Description</u></p> <p>Proposed erection of 57 dwelling apartments with associated ancillary and parking following the demolition of the former NHS clinic.</p> <p><u>Location</u></p> <p>Glebe House, Haynes Road, Thorne, Doncaster</p> <p><u>Additional Representations</u></p> <p>One additional representation has been received by a resident who has made comments during the course of the application, opposing the scheme. The matters raised are consistent with the concerns set out in 5.3 and 5.4 of the committee report.</p> <p><u>Requests to Speak</u></p> <p>None</p>

<p>ITEM 04 18/02593/FULM</p>	<p><u>Description</u> Erection of 14 dwellings on approximately 0.45ha of land following demolition of existing building.</p> <p><u>Location</u> White And Carter , Station Road, Blaxton, Doncaster, DN9 3AQ</p> <p><u>Requests to Speak</u> Miss Susan Chan (Planning Agent) – Speaking in support.</p>
<p>ITEM 05 18/02033/FUL</p>	<p><u>Description</u> Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)</p> <p><u>Location</u> Chateau Renee, Sutton Road, Campsall</p> <p><u>Consultation Reply</u> Norton Parish Council have sent an additional consultation. They have asked that the Planning Committee consider a site visit due to tree and highway issues.</p> <p><u>Requests to Speak</u> Mr Ron Firth (Neighbour) – Speaking in opposition</p>

<p>ITEM 06 19/00431/FUL</p>	<p><u>Description</u></p> <p>Erection of detached house following demolition of existing bungalow and temporary siting of static caravan for 1 year.</p> <p><u>Location</u></p> <p>143 Melton Road</p> <p><u>Requests to Speak</u></p> <p>Katherine Hauser to speak in opposition.</p> <p>Dan Birkinshaw (Agent) / Jackie Becker (client) speaking in support</p>
<p>ITEM 07</p>	<p><u>Description</u></p> <p>Section 73 Application to vary conditions 2 and 11 of Planning Permission 16/02725/FUL (as altered from 15/02286/FUL) 1. Alterations to boundary wall to reduce in height from 3.3m to 2.2m, to be repaired and repointed. (amended description)</p> <p><u>Location</u></p> <p>1 Thorne Hall Court, Ellison Street, Thorne, DN8 5LE</p> <p><u>Requests to Speak</u></p> <p>Mr Neil Martin (Neighbour) – Speaking in opposition</p> <p>Mr Lee Dudgeon (Developer) – Speaking in support</p> <p>Mr & Mrs Mulligan (Neighbour) – Speaking in support</p>

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