



# Doncaster Council

## Agenda

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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, 23rd July, 2019

**Time:** 2.00 pm

<b>ITEM:</b>	<b>PageNo.</b>
<b>Pre-Committee Notes - 23 July 2019 (Does not form part of the Agenda)</b>	1 - 4

### **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

**Damian Allen  
Chief Executive**

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## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 23rd July 2019

**Officers Present:** Roy Sykes – Head of Planning, Heidi Lehane – Senior Legal Officer, Amber Torrington – Governance Officer  
Gareth Stent – Principal Planning Officer, Dave Richards – Senior Planning Officer, Elizabeth Maw – Senior Planning Officer,

Agenda Item No. and Application Reference	Notes
AGENDA ITEM 05.	
ITEM 01 18/02033/FUL	<p><b><u>Description</u></b> Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)</p> <p><b><u>Location</u></b> Chateau Renee, Sutton Road, Campsall</p> <p><b><u>Additional Representations</u></b> A neighbour has submitted a second objection to the LPA. In summary, the comments of the objector are the development would harm the conservation area and be against the Norton Parish Plan. The development would result in the loss of two category C trees. The Tree Officer admits the trees will be a constraint on construction but claims the trees should be able to be protected. Finally, highway safety concerns are raised plus the measurement of 27m quoted in the officer report is incorrect.</p> <p><b><u>Requests to Speak</u></b> Clare Hughes (Neighbour) – Speaking in opposition. Morris Clayton (agent) – Speaking in support.</p>

<p>ITEM 02 17/01254/FULM</p>	<p><b><u>Description</u></b> Erection of 9 detached dwellings.</p> <p><b><u>Location</u></b> Land At Clifton Hill, Conisbrough, Doncaster, DN12 2DA</p> <p><b><u>Requests to Speak</u></b> Angela Simmonds of Mark Simmonds Planning will be speaking on the clients behalf in support. Pauline Rumble in opposition. Cllr Ball &amp; Cllr Ian Pearson in opposition.</p> <p><b><u>Additional Letter</u></b> Christian Ferrett – reiterating concerns over access, construction traffic.</p>
<p>ITEM 03 19/01202/FUL</p>	<p><b><u>Description</u></b> Erection of 5 detached dwellings with garages and provision of enhanced access drive to the neighbouring Community Centre</p> <p><b><u>Location</u></b> Land At Field Cottage Main Street Hatfield Woodhouse</p> <p><b><u>Requests to Speak</u></b> Cllr – Linda Curran – speaking in support Cllr Joe Blackham – speaking in support</p>

John Brown – speaking in support

Mr Jim Lomas (agent) – speaking in support

**Additional representations – members of the public**

2 letters of support have been received from members of the public – noting the better and safer access to the hall and improving the build up of traffic on Main Street.

**Additional representations – Cllr Derek Smith**

Supports the application on the grounds that it will improve the single track lane between the new homes and the village hall and facilitate safer access and egress for car park users. This will encourage greater use of the village hall and will also allow the car park to be used by parents taking their children to the local primary school and picking them up. This will encourage walking for some of the school journey and reduce some traffic congestion and air pollution in the immediate school vicinity. The application has wide support both in the community and amongst elected members . The heads of DMBC Highways Department and Public health are also supportive of this application and have confirmed this in writing.

There are very clear benefits for the Hatfield Woodhouse community and importantly the environment and the health and safety of our children in supporting this planning application. I am therefore asking that all of these are given full consideration and that the application be granted.

**Consultation response – Highway officer**

My previous comments are still applicable as agreed given that the layout remains the same for the build of the properties. I note that no detail has been provided with regards to the boundary treatment at plot 5 on the plan, which has been asked for previously and remains outstanding. Ideally at the point where the boundary treatment meets the access road and shared private drive, a 2m splay should be incorporated into the design. Failing that, I would expect the boundary treatment to be at a height no greater than 900mm for a distance of at least 2.5m.

I would also like to add that whilst the widening of the access to the village hall is a welcome measure, I do have some concerns with the delineated pedestrian ‘footpath’. I note that within the parish councils letter of support, reference is made to dedicated pedestrian provision however, whilst this may be the case, 600mm is an insufficient width to be classed as a pedestrian footway. Within the Department for Transport’s Inclusive Mobility document, part 3 states that 1500mm could be regarded a minimum acceptable width under most circumstances, which gives

	<p>sufficient space for a wheelchair user and a pedestrian to pass one another. Whilst this is considered the most appropriate minimum width, it does go on to say that an absolute minimum width of 1000mm could be considered acceptable, however, the maximum length of this restricted width should be 6m.</p>
<p>ITEM 04 19/00991/FUL</p>	<p><b><u>Description</u></b> Erection of single dwelling</p> <p><b><u>Location</u></b> Land Adjacent To Orchard View, Main Street, Hatfield Woodhouse, Doncaster, DN7 6PB</p> <p><b><u>Requests to Speak</u></b> None</p>