



# 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 DN1 3BU  
Waterdale, Doncaster

**Date:** Tuesday, 13th December, 2022

**Time:** 2.00 pm

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**Damian Allen**  
Chief Executive

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Issued on: Monday, 5 December 2022

Governance Services Officer for this meeting

David M Taylor  
01302 736712

Doncaster Metropolitan Borough Council  
[www.doncaster.gov.uk](http://www.doncaster.gov.uk)

**Members of the Planning Committee**

Chair – Councillor Susan Durant

Vice-Chair – Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 13<sup>th</sup> December 2022

**Officers Present:** Garry Hildersley- Planning Development Manager, Dave Richards- Acting Planning Development Manager, Jess Duffield- Principal Planning Officer, Laura Weldon- Planning Officer, Stacy Cutler – Senior Legal Officer, David Taylor – Senior Governance Officer, Amber Torrington - Senior Governance Officer.

Agenda Item No.	Notes
<p>Item 1 - 21/03670/FULM</p>	<p><b>Application description</b> – Residential development of up to 70 dwellings, public open space, landscaping and construction of a new access from Carolina Way</p> <p><b>Location</b> – Plot 5A Off Carolina Way, Lakeside, Doncaster, DN4 5PN</p> <p><b>Speakers</b></p> <p>Ward Member (In opposition) – Cllr Majid Khan</p> <p>Applicant/agent (In Support) – Alistair Curran/Rachael Martin</p> <p><b>Clarification on description of development</b></p> <p>The applicant wishes to retain the original description of development as described on the application form, notwithstanding the revisions made to reduce the number of dwellings from 74 to 70. Therefore, the description on the committee report should read:</p> <p><i>Residential development of up to 74 dwellings, public open space, landscaping and construction of a new access from Carolina Way</i></p>

**Amended wording to conditions****Condition 4 -**

Prior to any above ground works on the site, a detailed hard and soft landscape scheme based on the approved detailed Landscape Plans 3779 REV K has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, 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 with detailed scheduling of maintenance/aftercare operations and clear responsibilities. 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 of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. 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, Policy 48: Landscaping of New Developments section C, D, E and F and Policy 26: Green Infrastructure (Strategic Policy) section 4.

**Condition 5 –**

Before any above ground works commence, a scheme shall be submitted to and approved in writing by the Local Planning Authority, for ensuring that the following noise standards can be met by all residential properties at the site:

- Living rooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00)
- Dining rooms - maximum 40 dB LAeq, 16hour (07:00 to 23:00)
- Bedrooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00) and maximum 30 dB LAeq, 8hour (23:00 to 07:00) and individual noise events not normally exceeding 45 dB max (F time-weighting)

In all cases, if achieving these noise levels requires windows to be closed, alternative ventilation shall be provided:

- Outdoor garden areas: maximum 55 dB LAeq, 16hour (07.00 to 23.00)

All works which form part of the approved scheme shall be completed and brought into use before any of the dwellings are occupied and a report shall be submitted to demonstrate compliance.

#### REASON

In the interests of the amenity of occupiers of the development.

#### **Condition 7 –**

Prior to the signing of any S38 agreement, details of any proposed tree pits and utilities, siting and alignments within the adoptable highway (if applicable) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed specification for tree pit construction that utilises either grass verges or a professionally recognised crate system construction to provide the minimum rooting volume set out in the Council's Transitional Developer Guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a timescale of implementation, and where required a maintenance specification until trees are adopted by the Council.

To minimise future conflict with utilities in new developments, where trees are proposed within the footway or highway build outs, the creation of a common utility enclosure with the necessary provisions for safely including both mains services and ducting should be considered in the utility design. This is preferably located adjacent to the property front boundary, under the footway, to facilitate service connections. The developer is to consider the requirements of National Joint Utilities Group guidance volume 4 with regard to the installation of trees and the required installation and maintenance of statutory undertakers apparatus. <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

Thereafter, the landscape scheme and utility design shall be implemented in full accordance with the approved details, with the crating system laid prior to any utilities. The Local Planning Authority shall be notified prior to the backfilling of any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing.

#### REASON

To ensure appropriate design of tree's within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

	<p><b>Condition 14 –</b></p> <p>Prior to the occupation of the development details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times. The development shall be carried out in accordance with the agreed Travel Plan for the site and its recommendations in full.</p> <p><b>REASON</b></p> <p>To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.</p> <p><b>Condition 26 –</b></p> <p>Prior to the use of above ground materials on site , product details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. This may include submission of samples if requested by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the approved materials.</p> <p><b>REASON</b></p> <p>To ensure the satisfactory appearance of the development.</p>
<p>Item 2 – 22/00006/REM</p>	<p><b>Application description –</b> Details of Access, Appearance, Landscaping, Layout and Scale for erection of 1 dwelling (being matters reserved in outline application 18/02033/OUT, granted under appeal reference 20/00003/REF on 08/07/2020).</p> <p><b>Location –</b> Chateau Renee Sutton Road Campsall Doncaster DN6 9AN</p> <p><b>Speakers</b></p> <p>Applicant (In Support) – Matthew Dale</p> <p>Local Ward Cllr (In objection) – Cllr A White</p> <p>Neighbour (In objection) – Clare Hughes</p>

	<p><b>No other amendments.</b></p>			
<p>Item 3 – 22/02210/FUL</p>	<p><b>Application description</b> – Erection of first floor side extension (being resubmission of 21/03183/FUL refused 16/12/2021)</p> <p><b>Location</b> – 19 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS</p> <p><b>Speakers</b></p> <p>Applicant (In Support) – Andy Huntley</p> <p>Member of the Public (In Support) – Claire Rooms</p> <p><b>Additional consultation:</b></p> <p><b>Senior Urban Design Officer</b></p> <p>Having reviewed the Conservation Officer report, the site proposal plans and the additional information provided by the applicant, Urban Design support the above application as the proposals clearly demonstrate that they will not provide any negative impact upon any neighbouring dwellings, any neighbouring amenity space, views, or the local character of the area.</p> <p><b>Additional information:</b></p> <p>Shadow Study December 2022; Revision A; Received 06/12/2022 Sectional Elevations; Drawing no. P02; Received 06/12/2022</p> <p>Planning history typo amended as follows from 10/08/2020 to 10/08/2010:</p> <table border="1" data-bbox="618 1299 1895 1366"> <tr> <td data-bbox="618 1299 925 1366">10/01437/FULFT</td> <td data-bbox="925 1299 1491 1366">Erection of conservatory/orangery to rear of dwelling.</td> <td data-bbox="1491 1299 1895 1366">REFUSED - 10/08/2010</td> </tr> </table>	10/01437/FULFT	Erection of conservatory/orangery to rear of dwelling.	REFUSED - 10/08/2010
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