



**City of
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 DN1 3BU
Waterdale, Doncaster

Date: Tuesday, 7th March, 2023

Time: 2.00 pm

Pre Committee Notes- 7th March, 2023

1 - 4

**Damian Allen
Chief Executive**

This page is intentionally left blank

PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

Committee Date: 7th March 2023

Officers Present: Roy Sykes – Head of Planning, Garry Hildersley - Planning Development Manager, Dave Richards - Acting Planning Development Manager, Mel Roberts- Principal Planning Officer, Jess Duffield - Principal Planning Officer, Andrea Suddes - Principal Planning Officer, Mary Fleet - Senior Planning Officer, Jess Hill - Senior Planning Officer, Stacy Cutler – Senior Legal Officer, Amber Torrington - Senior Governance Officer.

Agenda Item No.	Notes
Item 1 – 21/03311/FULM	<p>Application description – Proposed residential development with public open space, access, landscaping and associated infrastructure (amended plans).</p> <p>Location – Land South East Of Old Road, Conisbrough</p> <p>Speakers</p> <p><u>Cllrs (In Opposition)</u> Nigel Ball, Lani/Mae Ball and Cllr Ian Pearson</p> <p>Speaking collectively for a maximum of 10 minutes.</p> <p><u>Members of the public</u></p> <p>Mr Peter Wright and Mr Tim Watson. Ms Carol North and Mr Graham Tonks have requested to speak, however it is at the discretion of the first two speakers whether their time is shared.</p> <p>Speaking collectively for a maximum of 5 minutes.</p> <p><u>Applicant/agent (In Support)</u> – John Londesborough (Countryside) John.Londesborough@cpplc.com</p> <p>Speaking for a maximum of 5 minutes.</p> <p>Additional representation</p> <p>Ms Carol North:</p> <p>I have serious concerns regarding Doncaster Councils AQMA 5 at junction A630/ Low Rd which currently exceeds acceptable levels of nitrous dioxide. This planning application can only increase these levels. The developer acknowledges the level of traffic in this area will be increased with no mitigation possible so inevitably the nitrous dioxide levels will increase. This is a public health issue.</p>

<p>Item 2- 22/01377/3FULM</p>	<p>Application description – Erection of 10 dwellings.</p> <p>Location – Land off Goodison Boulevard, Cantley</p> <p>Speakers</p> <p><u>Cllrs (In Opposition)</u> Steve Cox</p> <p><u>Members of the public</u></p> <p>Mr Lee Murden. Speaking for a maximum of 5 minutes.</p> <p><u>Applicant/agent</u></p> <p>Matthew Clarkson/Adam Goldsmith (to share 5mins)</p>
<p>Item 3 – 22/01228/3FULM</p>	<p>Application description - Erection of 48 dwellings ranging from 1 bedroom apartments to 5 bedroom homes. Works to include new road infrastructure connecting to Cedar Road, new public open space; and other landscaping and associated works.</p> <p>Location - Site Of Former Nightingale School, Cedar Road, Balby</p> <p>Changes to Report:</p> <p>Schedule of accommodation included on the site plan and in the report (para 2.1) has been updated to accurate reflect the masterplan:</p> <p>4x Housetype E1210- 4 Bedroom 7 person House</p> <p>1x Housetype E1375 -Adapted 5 Bedroom House</p> <p>6x Housetype E500 -1 bedroom apartment</p> <p>2x Housetype E716 -2 Bedroom 3 person Mobility Bungalow</p> <p>3x Housetype E1014 -3 bedroom 5 person Dormer Bungalow</p> <p>8x Housetype E790- 2 bedroom 4 person house</p> <p>5x Housetype E794- 2 Bedroom 4 person house</p>

	<p>4x Housetype E801- 2 Bedroom 4 person house 2x Housetype E930- 3 Bedroom 5 person House 7x Housetype E943- 2 Bedroom 4 person Dormer Bungalow 5x Housetype E855 -3 Bedroom 4 person house 1x Housetype E645- 2 Bedroom 3 Person Bungalow</p> <p>Amended Plans/Condition</p> <p>Condition 2 amended - Updated location plan submitted with accurate site annotation label. No changes to the red line boundary. Site plan updated to include correct schedule of accommodation above:</p> <p>Location Plan, Drawing No: PQ2806 / AD / 11, Received: 3/3/2023</p> <p>Site Plan- Site Layout, Drawing No: PQ2806 /AD / 10, Rev: L, Received: 3/3/2023</p> <p>Speakers</p> <p><u>Member of the Public</u></p> <p>Carol Hendley speaking in opposition. Speaking for a maximum of 5 minutes.</p> <p><u>Applicant/agent</u> (In Support) – Matthew Clarkson/Adam Goldsmith (to share 5mins)</p>
<p>Item 4 – 22/01427/3FULM</p>	<p>Application description – Erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom two storey houses and bungalows with a communal, central park area..</p> <p>Location – DMBC Archives, King Edward Road, Balby</p> <p>Amended Plans/Condition</p>

	<p>Amended house type plans and site layout have been submitted to indicate properties that now include white render as an external material. The plans affected are listed below and are now included to reflect this change within Condition 02 which lists approved plans.</p> <p>AMENDED Site Layout Dwg PQ2804-DC-AD-10 Rev L AMENDED Site Layout Dwg PQ2804-AD-10 Rev L AMENDED PLANS - House Type Dwg PQ2804-AD-PD09_E943 Rev A (Variant Plot 6) AMENDED PLANS - House Type Dwg PQ2804-AD-PD03_E645A/B Rev B AMENDED PLANS - House Type Dwg PQ804-AD-PD01_E716 Rev B</p> <p>Speakers</p> <p><u>Applicant/agent</u> (In Support) – Matthew Clarkson/Adam Goldsmith (to share 5mins)</p>
<p>Item 5 – 22/01962/3FUL</p>	<p>Application description - Erection of 3 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them.</p> <p>Location - Garage Site Springfield Avenue Hatfield Doncaster DN7 6RF</p> <p>Speakers</p> <p><u>Applicant/agent</u> (In Support) – Matthew Clarkson/Adam Goldsmith (to share 5mins)</p>