



# City of 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:** Friday, 31st March, 2023

**Time:** 10.00 am

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**Damian Allen  
Chief Executive**

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Issued on: Thursday, 23 March 2023

**Governance Services Officer for this meeting**

Amber Torrington  
01302 737462

**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:** 31<sup>st</sup> March 2023

**Officers Present:** Roy Sykes – Head of Planning, Andrea Suddes - Principal Planning Officer, Stacy Cutler – Senior Legal Officer, Amber Torrington - Senior Governance Officer.

Agenda Item No.	Notes
<p>Item 1 – 22/01710/4FULM</p>	<p><b>Application description</b> – Erection of residential development and public open space with associated infrastructure, landscaping and drainage</p> <p><b>Location</b> –</p> <p>Land North Of The Railway Line Rose Hill Rise Rose Hill Doncaster DN4 5LE</p> <p><b>Speakers</b></p> <p><u>Members of the public</u></p> <p>Mr Chris Owen is speaking on behalf of residents for a maximum of 5 minutes in opposition to the application.</p> <p><u>Ward Councillors</u></p> <p>Cllr Laura Bluff Cllr Majid Khan Cllr Nick Allen</p> <p>Speaking collectively for a maximum of 10 minutes in opposition to the application.</p> <p><u>Applicant/agent</u></p>

(Agent) Emma Lancaster –Quod (Applicant) Andrew Naylor -Miller Homes, Martin Whitaker,( Optima Highways & Transportation), Sam Kitching (Brookes Ecology) and Jim McQueen (BWB)

Speaking collectively in support of the application for a maximum of 5 minutes.

**Additional Representations**

9 additional letters of representation have been received. No additional issues are raised further to those detailed in the report.

On 30.03.2023- A late letter of representation was received from Laura Fern on behalf of Rose Hill Residents Association. This was circulated to Members via email.

On 30.03.2023 – A late representation was received from Mr Chris Owen, including documents on priority habitat and woodland, objection letter and slides. This was circulated to Members via email however the slides will also be shown as part of Mr Owen’s allocated 5 minutes at Committee.

**Updated Consultee Response**

An updated consultation response has been provided from the Education team which now requires a smaller contribution sum of £446,094.00.

**Amended Condition**

Condition 10 is amended as follows;

Prior to the commencement of the development hereby granted an Arboricultural Method Statement for the protection of all of the trees shown for retention on the approved plan that complies with clauses 5.5 and 6 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall include full details of the following:

- the design and installation of the extended accesses in to the site in the vicinity of retained trees T44 and T47 showing how the roots of these trees are to be protected from damage;

- the design and installation of the footpath within the root protection area of tree T21 which will be expected to utilise a no-dig above-ground method to demonstrate how the roots of this tree are to be protected from damage;
- a scheme of impact resistant barriers that complies with clause 6.2 of the above British Standard protecting the root protection areas of all retained trees;
- a schedule of tree pruning works to T44, T47, G8, G10 and G45;
- a timescale of implementation of the above measures.

REASON

To ensure that all trees are protected from damage during construction in accordance with Local Plan Policy 32.

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