

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 17TH OCTOBER, 2017

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 17TH OCTOBER, 2017, at 2.00 pm.

PRESENT:

Chair - Councillor Eva Hughes
Vice-Chair - Councillor Iris Beech

Councillors Duncan Anderson, Mick Cooper, Susan Durant, John Healy, Sue McGuinness, Andy Pickering, Dave Shaw and Jonathan Wood

APOLOGIES:

Apologies for absence were received from Councillors Tina Reid.

32 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Mick Cooper declared a Disclosable Pecuniary Interest in Application No. 17/00879/FULM (Agenda Item 5 (4)) by virtue of that he had carried out a Tree Survey for the applicant and therefore took no part in the discussion at the meeting and vacated the room during consideration thereof.

In accordance with the Members' Code of Conduct, Councillor Sue McGuinness declared an interest in Application Nos 16/02224/OUTM and 12/00188/OUTM (Agenda Item 5 (2&3)) by virtue of being involved with the discussions and the production of the Armthorpe Neighbourhood Plan. She stated that she would abstain from the vote.

In accordance with the Members' Code of Conduct, Councillor Andy Pickering declared an interest in Application No 17/01495/FUL (Agenda Item 5 (7)) by virtue of being a local ward member and being lobbied on the application but had not given his opinion thereon.

33 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH SEPTEMBER, 2017

RESOLVED that the minutes of the meeting held on the 19th September, 2017, be approved as a correct record and signed by the Chair.

34 SCHEDULE OF APPLICATIONS.

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

35 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.00 p.m. to be reconvened on this day at 4.05 p.m.

36 RECONVENING OF MEETING.

The meeting reconvened at 4.05 p.m

37 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENTS.

RESOLVED that prior to the issue of planning permission in respect of the following planning applications, which are included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicants be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the developments:-

Application No	Description and Location
16/02224/OUTM	Outline application for the erection of residential development of up to 400 dwellings, Primary School, Open Space including green wedge, formal open space and children's play areas, landscape works including retained and new woodland planting, principle of access from Hatfield Lane, internal road network, cycle and pedestrian network, provision of utilities, drainage and necessary diversions and demolition and any engineering and ground remodelling works (All Matters Reserved). Land North West of Hatfield Lane, Armthorpe, Doncaster.
12/00188/OUTM	Proposed residential and commercial/employment (B1, B2 and B8) development (being resubmission of application 10/01725/OUTM, refused on 18/10/11). Land on the East side of Hatfield Lane, Armthorpe.

38 DURATION OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the items of business on the agenda.

39 APPEAL DECISIONS.

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision
16/02552/O UT	Outline application for erection of stables, toilets and hay store (Approval being sought for Access, Appearance and Landscaping) at Skelbrooke Stables, Bannister Lane, Skelbrooke, Doncaster.	Appeal Dismissed 12/09/2017
16/02977/F UL	Change of use from retail (Class A1) to betting shop (Sui Generis) and alterations to shop frontage at 1 St Sepulchre Gate, Doncaster, DN1 1TD.	Appeal Allowed 20/09/2017

40 EXCLUSION OF PUBLIC AND PRESS.

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

41 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD 6TH SEPTEMBER TO 3RD OCTOBER, 2017 (EXCLUSION PARAGRAPH 6).

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 6th September to 3rd October, 2017.

In response to Councillor Sue McGuinness seeking further clarification with regard Enforcement Case 17/00423/M, the Head of Planning, Richard Purcell, undertook to provide Councillor McGuinness with a progress report on the specific details of the case following the meeting.

In response to Councillor Susan Durant seeking further clarification with regard Enforcement Case 17/00412/M, the Head of Planning, Richard Purcell, undertook to provide Councillor Durant with a progress report on the specific details of the case following the meeting.

Councillor Susan Durant also stated that the time taken for members to receive a response to their enquiries on specific enforcement cases required improvement.

RESOLVED that all Planning Enforcement Cases received and closed for the period 6th September to 3rd October, 2017, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 17th October, 2017

Application	1		
Application Number:	17/01887/3FUL	Application Expiry Date:	21st September 2017
Application Type:	Planning FULL (DMBC Reg3)		
Proposal Description:	Construction and laying out of a new closed circuit cycle track within the grounds of the Doncaster Dome Leisure Complex, including the re-modelling of existing car parking associated landscaping and ancillary works. (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)		
At:	The Dome, Gliwice Way, Doncaster DN4 7PD		
For:	Doncaster Metropolitan Borough Council - Leisure Services		
Third Party Reps:	112	Parish:	
		Ward:	Bessacarr

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Iris Beech**

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to the amendment of the following Condition 8 to read as follows:-

08. Prior to the development commencing a Biodiversity Enhancement Master Plan shall be submitted to and approved in writing by the LPA. The content of the Plan shall include:-

- **Using the LPA's Biodiversity Offsetting method, a scheme of habitat compensation should be proposed to ensure that there is a no net loss of biodiversity on the development site. This scheme should look towards the**

creation of acid grassland and heathland as a means of responding to DMBC Biodiversity Action Plan priorities and delivering a sustainable ecological enhancement throughout the site. Seed for such habitat creation should be harvested from the adjoining LWS Doncaster Common as a means of ensuring consistency in species content and local genetic integrity;

- A detailed management schedule for the acid grassland areas to ensure that no adverse impacts are caused to the newly created grassland by ancillary activities on event days and for the acid grassland to be retained in perpetuity;
- The replacement of the existing water bodies with an ecologically diverse pond that uses native species and is designed and planted to maximise opportunities for aquatic invertebrates, and other locally occurring aquatic species;
- A lighting scheme that reduces impact of lighting on nocturnal species through type and positioning of individual lighting sources.

The scheme once agreed shall be implemented prior to the use of the track commencing and shall be retained for the lifetime of the development.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Andy Maddox, Business Development Manager, Leisure Services spoke in support of the application for the duration of up to 5 minutes.

(The receipt of a new landscaping plan approved by British Cycling and an additional representation from Mr A Sinclair was reported at the meeting).

Application	2
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Application Number:	16/02224/OUTM	Application Expiry Date:	12th December 2016
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Application Type:	Outline Planning Major
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Proposal Description:	Outline application for the erection of residential development of up to 400 dwellings, Primary School, Open Space including green wedge, formal open space and children's play areas, landscape works including retained and new woodland planting, principle of access from Hatfield Lane, internal road network, cycle and pedestrian network, provision of utilities, drainage and necessary diversions and demolition and any engineering and ground remodelling works (All Matters Reserved).
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At:	Land North West of Hatfield Lane, Armthorpe, Doncaster
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For:	O&H Properties Ltd
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Third Party Reps:	17	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor John Healy**

For: 9 Against: 0 Abstain: 1

Decision: Planning Permission granted subject to the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement:-

- A) 26% affordable housing;**
- B) Education contribution based on a formula and transfer of land for primary school;**
- C) Contribution of £387,855 towards West Moor Link widening scheme;**
- D) Off-site highways improvements as identified within the submitted Transport Assessment**
- E) Transport Bond of £42,020.**
- F) Owner and DMBC to use reasonable endeavours to secure the provision of pedestrian and cycleway connections to Fernbank Drive and Mere Lane.**

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Harry Jones, representative of David Lock Associates (on behalf of the applicant O&H Properties Ltd) spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Councillor Chris McGuinness, Ward Member spoke in support of the application for the duration of up to 5 minutes.

(Clarification was reported at the meeting with regard to the following:-

- The West Moor Link contribution of £387,855 to be used for the bridge widening works on phase 1 of the project; and
- Paragraph 7.25 of the report which refers to the Examiner of the Armthorpe Neighbourhood Development Plan recommending that the Green Wedge be removed from the northern part of the application site. This recommendation of this examiner does not relate to this development).

Application	3
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Application Number:	12/00188/OUTM	Application Expiry Date:	27 th April 2012
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Application Type:	Outline Planning Major
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Proposal Description:	Proposed residential and commercial/employment (B1, B2 and B8) development (being resubmission of application 10/01725/OUTM, refused on 18/10/11)
At:	Land on the East side of Hatfield Lane, Armthorpe

For:	MPSL Planning and Design
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Third Party Reps:	20	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

A proposal was made to grant the application.

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Susan Durant**

For: 9 Against: 0 Abstain: 1

Decision: Planning Permission granted subject to the amendment of condition 4 to read as follows and the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement:-

A) 26% affordable housing;

B) Education contribution based on a formula;

- C) Contribution of £349,961 towards West Moor Link improvement scheme;
- D) Works to West Moor Link/Hatfield Lane and Sainsbury's roundabouts prior to the occupation of the 174th dwelling;
- E) Transport Bond of £43,296 and monitoring;
- F) The three bus stops on Mercel Avenue and Hatfield Lane to be upgraded or replaced; and
- G) Travel Plan measures to include the appointment of a travel co-ordinator, the provision of information about alternative means of transport to the private car, the promotion of car-sharing schemes and a travel pass for discounted travel by public transport for one year and a voucher towards a bicycle and/or bicycle equipment.

04. The reserved matters shall be prepared in accordance with the proposed indicative master plan and in particular the same proportion of green wedge as indicated along the northern part of the site.

REASON

To ensure that the development is carried out in accordance with the application as approved.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Tony McAteer (agent) spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Chris McGuinness, Ward Member spoke in support of the application for the duration of up to 5 minutes.

(Clarification with regard to the West Moor Link contribution of £349,961 to be used for the bridge widening works on phase 1 of the project was reported at the meeting).

Application	4
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Application Number:	17/00879/FULM	Application Expiry Date:	7th July 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 8 dwellings and 6 1-bed flats, parking and new access following demolition of existing building.
At:	Land at former The Warrenne Youth Centre, Broadway, Dunscroft Doncaster

For:	Mr J Holt
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Third Party Reps:	19	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to defer the application for a Site Visit to be undertaken at school times to assess the impact of the proposal on the existing traffic situation.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Dave Shaw**

For: 7 Against: 1 Abstain: 0

Decision: Defer the application for a Site Visit to be undertaken at school times to assess the impact of the proposal on the existing traffic situation.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Derek Smith, Ward Member spoke in opposition to the application for the duration of up to 5 minutes.

(The receipt of additional information with regard to a preliminary bat report undertaken was reported at the meeting).

Application	5
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Application Number:	16/02589/FUL	Application Expiry Date:	27 th December 2016
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Application Type:	Full application
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Proposal Description:	Proposed conversion and extension of existing dwelling to form six apartments.
At:	63 Woodfield Road, Balby

For:	Mr Adrian Kadria
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Third Party Reps:	54	Parish:	
		Ward:	Balby South

A proposal was made to defer the application for a site visit to assess the impact on the local highway network and to assess whether the proposal is over intensive.

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Sue McGuinness**

For: 10 Against: 0 Abstain: 0

Decision: Defer the for a Site Visit to assess the impact on the local highway network and to assess whether the proposal is over intensive.

Application	6
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Application Number:	17/01208/FUL	Application Expiry Date:	10th October 2017
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Application Type:	Full Application
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Proposal Description:	Single storey extension
At:	KFC, Unit 3, Sprotbrough Road, Sprotbrough

For:	QFM
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Third Party Reps:	81 objections 18 in support	Parish:	Sprotbrough & Cusworth Parish Council
		Ward:	Bentley

A proposal was made to grant the application.

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Sue McGuinness**

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the addition of the following condition:-

- 04. The hours of construction are restricted to:
07:30-18:00 Monday to Friday
Sat 07:30-13:00 and not at all on Sundays or Bank Holidays
REASON
In the interests of residential amenity.**

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Cousins, resident spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Charlie Hogarth, ward member spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Geoffrey Eaton, agent spoke in support of the application for the duration of up to 5 minutes.

Application	7
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Application Number:	17/01495/FUL	Application Expiry Date:	4th August 2017
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Application Type:	Full Application
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Proposal Description:	Erection of building for use as childrens nursery
At:	Mexborough Business Centre, College Road, Mexborough, S64 9JP

For:	Mr Peter Newman
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Third Party Reps:	13	Parish:	N/A
		Ward:	Mexborough

A proposal was made to refuse the application contrary to Officer recommendation.

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Sue McGuinness**

For: 10 Against: 0 Abstain: 0

Decision: Planning permission refused for the following reason:-

- 01. Loss of amenity to adjacent occupiers.**

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Robert Eames, resident spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Bev Chapman, ward member spoke in opposition to the application for the duration of up to 5 minutes.

Application	8
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Application Number:	17/01645/FUL	Application Expiry Date:	22nd August 2017
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Application Type:	Full Application
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Proposal Description:	Erection of a single storey detached dwelling on approx 0.08ha of land following demolition of side extension and garage to The Croft
At:	The Croft, Lindrick Lane, Tickhill, Doncaster

For:	Mr & Mrs Duncan Donald
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Third Party Reps:	5	Parish:	Tickhill Parish Council
		Ward:	Tickhill And Wadworth

A proposal was made to grant the application.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Dave Shaw**

For: 5 Against: 4 Abstain: 1

Decision: Planning permission granted

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Richard Harrison, resident spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor J Bergin, Tickhill Town Council, spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Roger Eyre, agent spoke in support of the application for the duration of up to 5 minutes.

(The receipt of additional representations from Councillor Cannings and Tickhill Town Council were reported at the meeting).

Application	9
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Application Number:	17/01300/FUL	Application Expiry Date:	3rd August 2017
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Application Type:	Full Application
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Proposal Description:	Erection of a detached garage/outbuilding.
At:	Land off St Martins, Bawtry, Doncaster, DN10 6NJ

For:	Mr & Mrs Jackson
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Third Party Reps:	8	Parish:	Bawtry Town Council
		Ward:	Rossington & Bawtry

A proposal was made to defer the application for a Site Visit to assess the site and to understand the concerns raised by highways

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Dave Shaw**

For: 10 Against: 0 Abstain: 0

Decision: Defer the application for a Site Visit to assess the site and to understand the concerns raised by highways.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Rachael Blake, ward member spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Peter Wainwright, resident spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Matt Jackson, applicant spoke in support of the application for the duration of up to 5 minutes.