

Public Document Pack

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 6TH FEBRUARY, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 6TH FEBRUARY, 2018, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Iris Beech

Councillors Duncan Anderson, Mick Cooper, Susan Durant, Sue McGuinness and Andy Pickering.

APOLOGIES:

Apologies for absence were received from the Chair, Councillor Eva Hughes and Councillors John Healy, Tina Reid, Dave Shaw and Jonathan Wood.

74 Declarations of Interest, if any

In accordance with the Members' Code of Conduct, Councillor Susan Durant declared an interest in Application Nos. 06/00427/FULM and 17/00029/LBC, Agenda Item Nos. 5 (3) and (4) respectively.

75 Minutes of the Planning Committee Meeting held on 9th January, 2018

RESOLVED that the minutes of the meeting held on 9th January, 2018, be approved as a correct record and signed by the Vice-Chair.

76 Schedule of Applications

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

77 Town and Country Planning Act 1990, Section 106 Agreements

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

Application No	Description and Location
17/00537/OUTM	Outline application for the erection of up to 23 dwellings on approx 0.62ha of land following demolition of reservoir structures, (Approval being sought for access only). Covered Reservoir, Sheffield Road, Warmsworth, Doncaster

78 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 and Location	Appeal Decision
16/00164/M	Appeal against enforcement action for unauthorised erection of wood/metal structure on paddock under grounds (c) at Stables, Bannister Lane, Skelbrooke, Doncaster.	ENF- Appeal Dismissed, ENF Notice Upheld 03/01/2018
17/01052/COU	Change of use from vacant retail unit to Amusement Centre (Adult Gaming Centre) (Use Class Sui Generis) at Ground Floor, 13 Scot Lane, Doncaster, DN1 1EW.	Appeal Withdrawn 02/01/2018

79 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.

80 Enforcement Cases Received and Closed for the Period of 19th December, 2017 to 22nd January, 2018 (Exclusion Paragraph 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 19th December, 2017 to 22nd January, 2018.

In response to Councillor Susan Durant seeking further clarification with regard Enforcement Case 17/00564/M, the Head of Planning, Richard Purcell, undertook to request the Enforcement Team to contact Councillor Durant to arrange a meeting to consider the specific details of the case and also provide Elected Members with Enforcement Training.

RESOLVED that all Planning Enforcement Cases received and closed for the period 19th December to 22nd January, 2018, be noted.

This page is intentionally left blank

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 6th February, 2018

Application	1		
Application Number:	17/00537/OUTM	Application Expiry Date:	9th February 2018 Extension of Time agreed
Application Type:	Outline Planning Major		
Proposal Description:	Outline application for the erection of up to 23 dwellings on approx 0.62ha of land following demolition of reservoir structures, (Approval being sought for access only)		
At:	Covered Reservoir, Sheffield Road, Warmsworth, Doncaster		
For:	Mr Axe		
Third Party Reps:	18 objections from 8 individual residents	Parish:	Warmsworth Parish Council
		Ward:	Edlington & Warmsworth

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Iris Beech**

For: 4 Against: 2 Abstain: 0

Decision: Planning permission granted subject the completion of an 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 Decision Notice upon completion of the Agreement:-

- A) 26% affordable housing as on site provision equating to 6 units;**
- B) Education contribution based on a formula for a further 5 primary school places at Warmsworth Primary School at a cost of £60,715;**

- C) **Public Open Space contribution of £55,000 to be used for improvements to Warmsworth Quarry Park; and**
- D) **The two trees to be lost outside the site need assessing in terms of value and need compensating for via a commuted sum not on a like for like basis. A commuted sum that will lead to the areas enhancement must be calculated in accordance with the tree officers agreement.**

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Walter Hartshorn spoke in opposition of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Marianne McCallum, the Agent, spoke in support of the application for the duration of up to 5 minutes.

(Receipt of an additional representation from Mr. and Mrs. Gillies was reported at the meeting.)

Application	2
--------------------	----------

Application Number:	17/02763/FUL	Application Expiry Date:	11 th January 2018 (Extension of time granted)
----------------------------	--------------	---------------------------------	--

Application Type:	Full Application
--------------------------	------------------

Proposal Description:	Erection of 3 detached dwellings and associated works following demolition of existing buildings (amended plans)
At:	40 High Street, Dunsville, Doncaster, DN7 4BX

For:	Mr Scott Simpson
-------------	------------------

Third Party Reps:	8 representations	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Duncan Anderson**

For: 6 Against: 0 Abstain: 0

Decision: Planning permission granted.

Application	3
--------------------	----------

Application Number:	06/00427/FULM	Application Expiry Date:	25th May 2006
----------------------------	---------------	---------------------------------	---------------

Application Type:	Planning FULL Major
--------------------------	---------------------

Proposal Description:	Erection of new retail outlet following the demolition and reconstruction of 1 & 2 Market Place and No.8 Silver Street
At:	1/2 Market Place & 8 Silver Street, Thorne, Doncaster, South Yorkshire

For:	Commercial Development Projects Ltd
-------------	-------------------------------------

Third Party Reps:	7	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Susan Durant**

For: 5 Against: 1 Abstain: 0

Decision: Planning permission granted subject to the amendment to and addition of the following Conditions:-

17.

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and historic building recording that has been approved in writing by the Local Planning Authority. The WSI shall include:-

- The programme and method of site investigation and recording.**
- The requirement to seek preservation in situ of identified features of importance.**
- The programme for post-investigation assessment.**
- The provision to be made for analysis and reporting.**
- The provision to be made for publication and dissemination of the results.**

- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

19.

Redevelopment

1-2 Market Place and 8 Silver Street shall not be demolished before a contract for carrying out of works of redevelopment of their immediate sites has been made and submitted to and agreed in writing by the Local Planning Authority.

REASON

To safeguard the character and appearance of the Conservation Area.

20. Bricks

Prior to the commencement of relevant works a one-metre-square sample panel(s) of brickwork showing the pointing and bonding to be used in the construction of the building shall be constructed on site and the details approved in writing by the Local Planning Authority. Bricks shall match those of 1/2 Market Place and be red/brown in colour either reclaimed or of a handmade appearance. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.

REASON

To preserve and enhance the character and appearance of the Conservation Area.

21. Render

Prior to the commencement of relevant works a one-metre-square sample panel of render showing the finish and colour to be used in the construction of the building shall be provided on site and the details approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To preserve and enhance the character and appearance of the Conservation Area.

22. Roof

Prior to the commencement of relevant works samples of the roof covering including ridge tiles shall be provided on site for inspection and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority natural red clay non-interlocking pantiles shall be used on the roof of the replacement '1/2 Market Place' and natural slate shall be used on the roof of the replacement of '8 Silver Street'. Ridge tiles to be in terracotta. Development shall be carried out in accordance with the approved details.

REASON

To preserve and enhance the character and appearance of the Conservation Area.

23. Windows

Prior to the commencement of relevant works, full details of the proposed design of all windows shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an elevation at 1:20 scale of each window type, and 1:5 scale cross-sections showing details, including the heads and sills of all types of openings. The windows should be recessed approximately 100mm in their openings. All windows shall be vertically sliding sash timber windows and shall be in timber, unless otherwise agreed in writing by the Local Planning Authority. All windows to be white/off white unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

24. Stone

All window sills, the quoins to '1/2 Market Place, the first floor stringcourse on the replacement '8 Silver Street' and the coping to the brick walls of the single storey element shall be in natural stone. Prior to commencement of relevant works samples of the stone shall be provided on site for the inspection and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

25. Shopfront

Notwithstanding details submitted, prior to the commencement of relevant works, full details of the proposed shopfront shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an elevation at 1:20 scale of each shopfront type, and 1:5 scale cross-sections showing details, including the pilasters, pilaster tops, fascias, cornices, stallrisers, mullions, sills, plinths and doors. All the elements apart from the glazing shall be timber unless otherwise agreed in writing by the Local Planning Authority. All timberwork of the shopfronts to be dark grey, black or an agreed traditional dark colour unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

26. Rainwater goods

Rainwater goods and any fascias shall be black or a dark colour to be approved in writing by the Local Planning Authority. Notwithstanding submitted details, prior to commencement of relevant development details of the downpipes to the single storey rear element shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

27. Chimneystacks

Prior to the commencement of relevant works, full details of the proposed designs of the chimney stacks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an elevation at 1:20 scale, and 1:5 scale cross-sections showing detailing. Samples of any chimney pots shall be provided on site for inspection by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

28. Services

Prior to commencement of relevant work, details of the proposed design, size, materials and location of any flues, vents and/or meter boxes to the shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

29. Roller shutter/door

Prior to the commencement of relevant works, full details of the proposed roller shutter and door to the service area shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding details shown no part of the roller shutter, including its housing, shall protrude in front of the main face of the wall. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

30. Boundaries

Prior to the commencement of relevant works, details of all boundaries shall be submitted to approved in writing by the Local Planning Authority. All boundaries to be tall brick walls samples of the brick shall be provided on site for the inspection and approval in writing by the Local Planning Authority. Included shall be details of the repair of the wall on the boundary with 1 Silver Street and which shall be carried out prior to the commencement of the use of the site unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area and the setting of the adjoining Listed Building.

31. Cycle shelter

Prior to the commencement of relevant works, details of the cycle shelter shall be submitted to approved in writing by the Local Planning Authority. The construction of the cycle shelter shall be constructed prior to the commencement of the use of the site unless otherwise agreed in writing by the Local Planning Authority Development shall be carried out in accordance with the approved details.

REASON

For the avoidance of doubt, and preserving and enhancing the character and appearance of the Conservation Area.

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

(Receipt of further information regarding publicity on the application and a revision to paragraph 2.1 (last sentence) with regard to the building being white painted not rendered, were reported at the meeting.)

Application	4
--------------------	----------

Application Number:	17/00029/LBC	Application Expiry Date:	7th March 2017
----------------------------	--------------	---------------------------------	----------------

Application Type:	Listed Building Consent
--------------------------	-------------------------

Proposal Description:	Listed building consent for demolition of 1 & 2 Market Place in connection with proposed redevelopment of the site
At:	1 - 2 Market Place, Thorne, Doncaster, DN8 5DW

For:	Commercial Development Projects Ltd
-------------	-------------------------------------

Third Party Reps:	4	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Sue McGuinness**

For: 5 Against: 1 Abstain: 0

Decision: Planning permission granted subject to referral to the National Casework Unit and the amendment to and addition of the following Conditions:-

02.

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and historic building recording that has been approved in writing by the Local Planning Authority. The WSI shall include:-

- The programme and method of site investigation and recording.**
- The requirement to seek preservation in situ of identified features of importance.**
- The programme for post-investigation assessment.**
- The provision to be made for analysis and reporting.**

- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

03. Redevelopment

1-2 Market Place and 8 Silver Street shall not be demolished before a contract for carrying out of works of redevelopment of their immediate sites has been made and Planning Permission has been granted for the redevelopment for which the contract provided. The contract shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To safeguard the character and appearance of the Conservation Area.

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

(Receipt of an additional representation from Peter Pennington and a correction to the report emphasising Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, were reported at the meeting.)

Application	5
--------------------	----------

Application Number:	17/02990/COU	Application Expiry Date:	16th February 2018
----------------------------	--------------	---------------------------------	--------------------

Application Type:	Change of Use
--------------------------	---------------

Proposal Description:	Change of use of land to recreational use, including new parking and creation of football pitches
------------------------------	---

At:	Land at Friars Hill Closes, Crooked Lane Head, Tickhill, Doncaster, DN11 9RB
------------	--

For:	Mr David Brookfield
-------------	---------------------

Third Party Reps:	11	Parish:	Tickhill Parish Council
		Ward:	Tickhill & Wadworth

A proposal was made to grant the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Susan Durant**

For: 5 Against: 1 Abstain: 0

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

Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Monika Tomlinson 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', Jeff Lockhart spoke in support of the application for the duration of up to 5 minutes.

(Receipt of a petition in support of the application, 66 letters of support, an additional letter of objection and an additional representation from Severn Trent Water requesting an Informative, were reported at the meeting.)

Application	6
--------------------	----------

Application Number:	17/01308/FUL	Application Expiry Date:	7th August 2017
----------------------------	--------------	---------------------------------	-----------------

Application Type:	Full Application
--------------------------	------------------

Proposal Description:	Erection of detached dwelling (revised plans received 08.01.2018)
At:	Land to rear of Sandall House, Dadsley Road, Tickhill, Doncaster

For:	Mr Johnson
-------------	------------

Third Party Reps:	The proposal received objections from 6 persons. The issues raised in the objections are set out below.	Parish:	Tickhill Parish Council
		Ward:	Tickhill & Wadworth

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Duncan Anderson**

For: 6 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the amendment to Condition 02, the deletion of Conditions 07 and 08 and replaced with a new Condition 07, the deletion of Condition 11 and the addition of Highway Conditions and Informatives, to read as follows:-

02.

The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:-

Drawing No CS/02012/1C received 08.01.2018

Drawing No CS/02012/2C received 08.01.2018

REASON

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

07.

Prior to the commencement of the development hereby granted a scheme for the protection of the root protection area of the walnut tree that complies with clause 6.2 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. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme a minimum of 5 working days before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON

To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.

11. Access surfacing

Before the development is brought into use, the access should be surfaced in a bound permeable material for a distance of 10 metres in to the site (as measured from the point the access meets Dadsley Road) in a manner to be approved in writing by the Local Planning Authority.

REASON

To ensure a suitable surface for the access in the interests of public safety.

12. HIGH11

The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the Local Planning Authority.

REASON

To avoid damage to the verge.

Highways Informatives

Any works carried out on the public highway by a developer or any one else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement, and for on site inspection. The applicant should make contact with Malcolm Lucas, Tel. 01302 745110. Email. Malcolm.lucas@doncaster.gov.uk as soon as possible to arrange the setting up of the agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.

Application	7
--------------------	----------

Application Number:	17/02233/FUL	Application Expiry Date:	16th November 2017
----------------------------	--------------	---------------------------------	--------------------

Application Type:	Full Application
--------------------------	------------------

Proposal Description:	Proposed erection of 3 backland dwellings and 1 replacement dwelling (no 28 Doncaster Road) to frontage following the demolition of existing property
At:	28 Doncaster Road, Hatfield, Doncaster, DN7 6AD

For:	Ms S Jackson - Faith Homes Ltd
-------------	--------------------------------

Third Party Reps:	The proposal has received objection from 6 persons.	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to defer the application for a Site Visit to assess the impact of the proposal on the character of the area.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Duncan Anderson**

For: 6 Against: 0 Abstain: 0

Decision: Deferred for a Site Visit to assess the impact of the proposal on the character of the area.

(Receipt of an amendment to Condition 02 was reported at the meeting.)

Application	8
--------------------	----------

Application Number:	17/02591/FUL	Application Expiry Date:	13th December 2017
----------------------------	--------------	---------------------------------	--------------------

Application Type:	Full Application
--------------------------	------------------

Proposal Description:	Erection of two storey dwelling and detached double garage
At:	69 High Street, Hatfield, Doncaster, DN7 6RS

For:	Mr Robert Richardson
-------------	----------------------

Third Party Reps:	5	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to defer the application for a Site Visit to assess the impact of the proposal on the character of the area and the impact on the living conditions of adjacent dwellings.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Iris Beech**

For: 6 Against: 0 Abstain: 0

Decision: Deferred for a Site Visit to assess the impact of the proposal on the character of the area and the impact on the living conditions of adjacent dwellings.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', David Jennings 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', Anja Voigt spoke in support of the application for the duration of up to 5 minutes.

(Receipt of an additional representation from The Hawthornes in opposition to the application and an additional letter of support from the Applicant, were reported at the meeting.)