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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 3RD APRIL, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 3RD APRIL, 2018, at 2.00 pm.

PRESENT:

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

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

APOLOGIES:

Apologies for absence were received from Councillors Susan Durant and Tina Reid.

92 DECLARATIONS OF INTEREST, IF ANY

No declarations were reported at the meeting.

93 MINUTES OF THE MEETING HELD ON THE 6TH MARCH, 2018.

RESOLVED that the minutes of the meeting held on 6th March, 2018 be approved as a correct record and signed by the Chair.

94 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'.

95 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENT.

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.
17/00910/FULM	Hybrid planning application comprising: (1) Full planning permission for the erection of a new pro shop, changing suite, erection of driving range, sports bar and

	academy zone/centre of excellence. Including complimentary supporting uses of a hotel with adjoining conference venue, main reception and health and fitness suite together with a bar and ancillary dining restaurant and permission for the change of use of land to create a new car park. (2) Outline application for the erection of 18 dwellings and associated infrastructure being all matters reserved and re-development of existing golf course being all matters reserved. Bawtry Golf Club, Cross Lane, Thorne Road, Austerfield.
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96 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.

97 APPEAL DECISIONS.

RESOLVED that the following decision 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
16/02370/FUL	Proposed erection of two one-bedroom flats with associated parking following demolition of existing attached outbuilding at 1 Carlisle Road, Wheatley, Doncaster DN2 4PT	Appeal Dismissed 06/03/2018

98 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.

99 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 21ST FEBRUARY TO 16TH MARCH 2018.

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 21st February to 16th March, 2018.

In response to the Vice-Chair, Councillor Iris Beech seeking further clarification with regard Enforcement Case 18/00109/M, the Head of Planning, Richard Purcell, undertook to provide Councillor Beech with a progress report on the specific details of the case following the meeting.

RESOLVED that all Planning Enforcement Cases received and closed for the period 21st February to 16th March, 2018, be noted.

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Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 3rd April, 2018

Application	1
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Application Number:	17/00910/FULM	Application Expiry Date:	25th May 2006
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Application Type:	Planning FULL Major
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Proposal Description:	<p>Hybrid planning application comprising:</p> <p>(1) 1 Full planning permission for the erection of a new pro shop, changing suite, erection of driving range, sports bar and academy zone/centre of excellence. Including complimentary supporting uses of a hotel with adjoining conference venue, main reception and health and fitness suite together with a bar and ancillary dining restaurant and permission for the change of use of land to create a new car park.</p> <p>(2) Outline application for the erection of 18 dwellings and associated infrastructure being all matters reserved and re-development of existing golf course being all matters reserved</p>
At:	Bawtry Golf Club, Cross Lane, Thorne Road, Austerfield

For:	Mr John Saul – Saul Construction Ltd on behalf of Burntwood
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Third Party Reps:	0	Parish:	Austerfield Parish Council
		Ward:	Rossington and Bawtry

A proposal was made to grant the application subject to a Section 106 agreement.

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Iris Beech**

For: 5 Against: 4 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Eva Hughes, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

Decision: Planning permission granted subject to the additional of the following Conditions and Informative, the amendment of Condition 4 to read as follows and 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) Affordable housing commuted sum equating to £300,000;
 - (B) A phasing plan to come forward for the Council's consent and suitable wording to prevent the disposal of land; and
 - (C) Travel Plan Transport Bond equating to £14,071.20.
40. No development shall take place (including any demolition, ground works, site clearance) until a method statement for the protection of bats and reptiles has been submitted prior to commencement of development works to and approved in writing by the local planning authority. The content of the method statement shall include the:-
- (a) Content and timing of toolbox talks and site staff information.
 - (b) Extent and location of proposed works shown on appropriate scale maps and plans.
 - (c) A scheme of reasonable avoidance measures to be adopted to protect any reptiles present on site.
 - (d) Details of attendance of a suitably qualified ecologist during demolition works.
 - (e) Names and contact details of persons responsible for implementing the wildlife works.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

41. Prior to the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. The plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:-

- The siting of 5 No. bat boxes on trees or maximum of 2 No. integrated into the new building as shown in the approved plan. Boxes to be Vincent Pro Bat Box the Schwegler 2F or similar for tree location on building structures.

REASON

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

INFORMATIVE

07. BREEDING BIRDS INFORMATIVE

Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive)

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

Amended Site Masterplan Drawing number BPH BBA Z0
XX DR A 1011 S2 P14

Amended site development plan BPH BBA Z0 XX DR A
1012 S2 P13

Location Plan drawing number – BPH BBA Z0 XX DR A
1001 S2 P02

GA Elevation Sheet 1 – BPH BBA 00 ZZ DR A 3001 S2 P08
– Stamped amended plan 14.06.2017

GA Elevation Sheet 2 – BPH BBA 00 ZZ DR A 3002 S2 P07

Golf GF GA Plan – BPH BBA 00 ZZ DR A 2016 S2 P07

Golf FF GA Plan – BPH BBA 00 ZZ DR A 2017 S2 P07

Fitness Suite GF GA Plan – BPH BBA 00 ZZ DR A 2018 S2
P07

Fitness Suite FF GA Plan – BPH BBA 00 ZZ DR A 2019 S2 P07
Conference GF GA Plan – BPH BBA 00 ZZ DR A 2012 S2 P07
Conference FF GA Plan – BPH BBA 00 ZZ DR A 2013 S2 P07
Hotel GF GA Plan – BPH BBA 00 ZZ DR A 2010 S2 P07
Hotel FF GA Plan – BPH BBA 00 ZZ DR A 2011 S2 P07
Ground Floor GA Plan – BPH BBA 00 ZZ DR A 2001 S2 P07
First Floor GA Plan – BPH BBA 00 ZZ DR A 2001 S2 P07
Village Bar GF GA Plan – BPH BBA 00 ZZ DR A 2020 S2 P07
Village Bar FF GA Plan – BPH BBA 00 ZZ DR A 2021 S2 P07
Reception GF GA Plan – BPH BBA 00 ZZ DR A 2014 S2 P07
Reception FF GA Plan – BPH BBA 00 ZZ DR A 2015 S2 P07
Soft Landscaped features – BPH BBA Z0 XX DR A 1013 S2 P09
Hard Landscape Features – BPH BBA Z0 XX DR A 1015 S2 P07
Hard Landscaping Surfaces – BPH BBA Z0 XX DR A 1014 S2 P07
Proposed Open Space – BPH BBA Z0 DR A 1040 S2 P03

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’, Mr John Lee, Mr Nick Middleton and Mr John Saul, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional representation from Mr Andrew Clement with regard to concerns to the proposed housing not representing a leisure use was reported at the meeting).

(The receipt of amendments to Paragraph 8.59 and 8.172 of the report in Relation to bus services and the public open space were reported at the meeting along with a clarification to paragraph 8.164-8.165 in relation to ecology).

Application	2
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Application Number:	17/02947/FUL	Application Expiry Date:	31st January 2018
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Application Type:	Full Application
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Proposal Description:	Redevelopment of the existing petrol station; including proposed rear extension to existing petrol filling station building for a food to go offering, as well as various alterations including new shop front, canopy, parking, bin store, jet washes, air and water machine and retention of ATM
At:	Adwick Le Street, Lutterworth Drive, Doncaster DN6 7BX

For:	Moto Fuel Group Ltd
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Third Party Reprs:	7 representations and a 29 signature petition	Parish:	N/A
		Ward:	Adwick Le Street and Carcroft

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Duncan Anderson**

For: 5 Against: 4 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Eva Hughes, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

Decision: Planning permission granted subject to the amendment to Condition 2 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 proposed plan 5B dated 30.03.18; 7A dated 12.01.18; and 1, 4a, 8, received 29.11.17.**

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', Mr. David Nye and Councillors John Mounsey and David Hughes, Local Ward Members, spoke in opposition of the application for the duration of up to 5 minutes each.

(Receipt of an amended Site Plan resulting in the amendment to Condition 02, was reported at the meeting.)

Application	3
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Application Number:	17/01813/FUL	Application Expiry Date:	11th September, 2017
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Application Type:	Full Planning.
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Proposal Description:	Erection of a single storey commercial unit (B1 use class)
At:	Land north of Hayfield Lane and West of Walnut Avenue, Hayfield Lane, Auckley, DN9 3NB

For:	Mr M Murray – Pro-Run Ltd, 3 Lazarus Court, Doncaster
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Third Party Reps:	39 Objections	Parish:	Auckley Parish Council
		Ward:	Bessacarr

A proposal was made to grant the application.

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Duncan Anderson**

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the addition of the following Condition and authority be given to the Head of Planning to issue the decision following those works that need to be carried out to the car park approved under reference 17/02888/FUL:-

- 13. Before the first occupation of the development hereby permitted, details shall be submitted to and approved in writing by the local planning authority showing the windows installed to the north (side) elevation of the building to be permanently obscured to Pilkington level 3 or its technical equivalent. The windows and their design shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.**

REASON

To ensure that the development does not impact on the privacy of the adjoining premises in accordance with Policy CS14 of the Core Strategy.

(Receipt of 3 additional representations were reported at the meeting.)

Application	4
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Application Number:	17/02784/FUL	Application Expiry Date:	4th January, 2018
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Application Type:	Application for variation of condition under Section 73 Application
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Proposal Description:	Section 73 application to vary Condition 4 of Planning Permission 12/00600/FUL (approved plans) – 1. Removal of swimming pool. 2. Alterations to create living space at ground floor level. 3. Raising of the eaves and ridge height (Retrospective)
At:	May House, Bawtry Road, Hatfield Woodhouse, Doncaster

For:	Mrs K White
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Third Party Reps:	1 Representation (Support)	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application contrary to the Officer recommendations as the proposal would not have a harmful impact on the Countryside Policy Area.

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Dave Shaw**

For: 4 Against: 2 Abstain: 0

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

- 01. The development hereby permitted shall be occupied as an annexe for purposes ancillary to the residential use of the dwelling known as May House and shall not at any time be sold, let, disposed of or occupied as a separate unit of residential accommodation.**

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr. Sam Dewar, the Agent, and Mrs. Kristie White, the Applicant, spoke in support of the application for the duration of up to 5 minutes.

Application	5
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Application Number:	18/00022/FUL	Application Expiry Date:	2nd March 2018
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Application Type:	Full Application
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Proposal Description:	Provision of additional modular workshop (classroom) unit adjacent to two existing modular units forming the Field Study Centre.
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At:	The Hesley Village, Stripe Road, Hesley, Doncaster
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For:	Mr Hugh Ashby – John Hill Associates Ltd.
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Third Party Reps:	There have been no objections to the planning application	Parish:	Tickhill Parish Council
		Ward:	Tickhill and Wadworth

A proposal was made to grant the application

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Sue McGuinness**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted and the decision be issued following the end of the publicity/consultation period to expire on 6th April, 2018 and subject to the addition of the following Condition:-

- 01. No development shall take place on the site until a detailed specification for tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 or greater for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within the first 3 months of completion of the development or alternative trigger to be agreed. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling 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. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works 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

To ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16 section D3.

Application	6
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Application Number:	18/00111/FUL	Application Expiry Date:	12th March, 2018
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Application Type:	Full Application
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Proposal Description:	Addition of two storey side extension (Being re-submission of application refused Ref: 17/02643/FUL on 20.12.2017)
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At:	3 St Michaels Drive, Thorne, Doncaster DN8 5QG
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For:	Mrs Michelle Poulston
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Third Party Reps:	0	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to grant the application contrary to the Officer recommendation as the proposed extension would not introduce a terracing effect and had been well designed with a porch to ensure that it had a contrasting appearance to the neighbouring property.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Andy Pickering**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted contrary to the Officer recommendation subject to the following condition:-

- 01. The development to start within 3 years (STAT1) and to ensure that materials match existing (MAT2).**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Michelle Poulton, the Applicant, and Councillor Joe Blackham Local Ward Member, spoke in support of the application for the duration of up to 5 minutes each.

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

Application	7
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Application Number:	17/02892/FUL	Application Expiry Date:	17th January, 2018
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Application Type:	Full Application
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Proposal Description:	Change of use from offices to a seven bedroom house in multiple occupation and seven flats
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At:	6 South Parade, Doncaster DN1 2DY
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For:	Mr R Bhatt – Indigo Property Associates Ltd
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Third Party Reps:	13	Parish:	
		Ward:	Town

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

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Dave Shaw**

For: 6 Against: 1 Abstain: 1

Decision: Planning permission refused contrary to the Officer recommendation for the following reason:-

- 01. The proposed development is over-intensive with insufficient parking and amenity space with no identified need and is therefore harmful to the character of the Conservation Area and contrary to the Office Policy Area.**

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