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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 10TH DECEMBER, 2019

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 10TH DECEMBER, 2019, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue McGuinness

Councillors Duncan Anderson, Iris Beech, Mick Cooper, George Derx, Charlie Hogarth, Andy Pickering and Jonathan Wood.

APOLOGIES:

Apologies for absence were received from Councillors John Healy and Eva Hughes.

51 Declarations of Interest, if any

There were no declarations of interest made at the meeting.

52 Minutes of the Planning Committee Meeting held on 12th November, 2019

RESOLVED that the minutes of the meeting held on 12th November, 2019 be approved as a correct record and signed by the Chair.

53 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'.

54 Adjournment of Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.12 pm and 3.24 pm to be reconvened on this day at 2.17 pm and 3.29 pm respectively.

55 Reconvening of Meeting

The meeting reconvened at 2.17 pm and 3.29 pm respectively.

56 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
19/01170/FULM	Erection of 143 residential dwellings (including 37 affordable units), new open space, access and landscaping at former Wheatley School and Playing Field, Leger Way, Wheatley Hills, Doncaster, DN2 5RW.

57 Appeal Decisions

RESOLVED that the following decision of the Secretary of State and/or his inspector, in respect of the undermentioned Planning Appeal against the decision of the Council, be noted:-

Application No	Application Description and Location	Appeal Decision	Ward	Decision Type	Overtaken
18/00965/FUL	Creation of a vehicular access associated with a hybrid planning application in an adjoining Local Planning Authority. (17/01728/OUT Outline planning permission for the residential development of approximately 650 new homes, Public Open Space, a new Primary School, landscaping and associated	Appeal withdrawn 25/10/2019	Tickhill and Wadworth	Delegated	No

	<p>infrastructure with access into the site included. Phase 1 details include development of 161 new homes, open space, landscaping and associated infrastructure) at land South of Bawtry Road, Tickhill, Doncaster, DN11 9HA.</p>				
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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 10th December, 2019

Application	1		
Application Number:	19/01170/FULM		
Application Type:	Planning FULL Major		
Proposal Description:	Erection of 143 residential dwellings (including 37 affordable units), new open space, access and landscaping		
At:	Former Wheatley School and Playing Field, Leger Way, Wheatley Hills, Doncaster DN2 5RW		
For:	Avant Homes		
Third Party Reps:	1	Parish:	
		Ward:	Wheatley Hills & Intake

A proposal was made to grant the application subject to completion of a Section 106 Agreement.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Sue McGuinness

For: 9 **Against:** 0 **Abstain:** 0

Decision: Planning permission granted subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the obligations set out at A,B,C and D below, the addition of Condition 26 , amended Conditions 6 and 23 being reviewed by Consultees, but if the amended Conditions are not agreed by Consultees, the original Conditions as set out in the report will stand, and that the decision be delegated to the Head of Planning to issue the Decision Notice once Consultees responses have been received:-

- A. 13.5% on site POS (and maintenance) and a commuted sum of £66,000 (1.5% of the site area) in lieu of POS to be used for the provision and/or improvement of open space facilities at Sandall Park; such commuted sum not to be spent otherwise than in accordance with a Management Plan for Sandall Park (which has been compiled and adopted following public consultation, if necessary);
 - B. Commuted sum of £60,715 towards the provision of school places at Kingfisher Primary Academy;
 - C. Returnable Transport Bond of £17,523.22; and
 - D. Commuted sum of £53,500 to go towards delivering a habitat creation/restoration project (biodiversity off setting).
06. Before the Leger Way access is brought into use, the visibility splays of 9m x 120m for this access onto Leger Way (shown on plan ref SCP/18523/F01) shall be rendered effective by removing or reducing the height of anything which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the public highway. The visibility thus provided shall thereafter be maintained as such unless otherwise approved in writing by the Highways Authority.

REASON

In the interests of pedestrian and highway safety in accordance with Core Strategy Policies CS9 and CS14.

23. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted for inspection and approval by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

26. The highway tree (Sycamore T31) on Council owned highway land, should be treated as a separate entity and that compensation be sought in accordance with a professionally accepted amenity valuation method, whereby its monetary value and subsequent monies raised, be utilised for public realm tree planting elsewhere within the Borough.

REASON

The highway tree (Sycamore T31) on Council owned highway land is a prominent public asset, the value of which can be expressed in monetary terms. The loss of this asset, therefore, should be compensated for by funding for highways tree planting elsewhere within the Borough in the interests of environmental quality and Core Strategy Policy CS16: Valuing our natural environment.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Clare Plant on behalf of the Agents, DLP and Jenny Purple on behalf of the Applicants, Avant Homes, both spoke in support of the application for the duration of up to 5 minutes.

(The receipt of S106 Update that Local Ward Members and the Neighbourhood Manager had identified the project for the POS commuted sum of £66,000, to be used on the provision and/or improvement of open space facilities at Sandall Park, paragraph 10.1 in the report be amended to include that 26% Affordable Housing on site provision as 37 built units, no consultation response had been received from Sport England following clarification to them that Wheatley Golf Club had seen the ball strike Risk Assessment and the suggested amendment of six pre-commencement Conditions put forward by the Applicant, were reported at the meeting).

Application	2
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Application Number:	19/01754/FUL
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Application Type:	Full Application
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Proposal Description:	Use of land for 49 self-storage containers and a car sales pitch (retrospective)
At:	Old Landsale Yard, Arksey Lane, Bentley, Doncaster

For:	Mr Robert Smith
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Third Party Reps:	Letter of objection: 1 Letters of support: 0	Parish:	N/A
		Ward:	Bentley

Application Withdrawn.

Application	3
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Application Number:	19/02155/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Erection of a 4 bed detached dwelling and garage
At:	San Lorenzo, Armthorpe Lane, Barnby Dun, Doncaster, DN3 1LZ

For:	Mr Jason Taylor
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Third Party Reps:	0	Parish:	Barnby Dun/Kirk Sandall
		Ward:	Stainforth & Barnby Dun

A proposal was made to grant the application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue McGuinness

For: 9 Against: 0 Abstain: 0

Decision: Planning permission granted.

(The receipt of clarification that ENV25 was not relevant as the application site did not lie within a Conservation Area and therefore, the removal of trees did not need planning permission, and the trees could have been removed at any point, was reported at the meeting).

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