

Public Document Pack

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 18TH AUGUST, 2020

A MEETING of the PLANNING COMMITTEE was held Virtually via Microsoft Teams on TUESDAY, 18TH AUGUST, 2020, at 2.00 pm.

PRESENT:

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

Councillors Duncan Anderson, Iris Beech, Mick Cooper, John Healy, Charlie Hogarth, Eva Hughes, Andy Pickering and Jonathan Wood.

APOLOGIES:

An apology for absence was received from Councillors George Derx.

102 Declarations of Interest, if any

In accordance with the Members' Code of Conduct, the Chair, Councillor Susan Durant, declared an interest in relation to Application Nos. 19/00099/OUTM and 19/00100/OUTM, Agenda Item Nos. 5(1) and (2), by virtue of being a Local Ward Member, Town Councillor and Member of the Neighbourhood Plan Committee for the Thorne and Moorends Ward.

103 Minutes of the Planning Committee Meeting held on 21st July, 2020

RESOLVED that the minutes of the meeting held on the 21st July, 2020 be approved as a correct record and signed by the Chair.

104 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'.

105 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 applicant 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
19/00099/OUTM	Outline Permission for the erection of 207 dwellings with associated infrastructure, parking, hard surfaces, public open space, balancing pond/biodiversity sink and associated works. (Permission being sought for access) on land to the South of Alexandra Street, Thorne, Doncaster, DN8 4EY
19/00100/OUTM	Outline planning permission sought for the erection of 35 dwellings, with associated infrastructure, parking, hard surfaces, public open space and associated works (Permission sought for access) on Land on the North side of Alexandra Street, Thorne, Doncaster, DN8 4EY

106 Adjournment of the Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.55 p.m. and 4.21 p.m. to be reconvened on this day at 3.00 p.m. and 4.26 p.m. respectively.

107 Reconvening of the Meeting

The meeting reconvened at 3.00 p.m. and 4.26 p.m. respectively.

108 Duration of the Meeting

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

109 Doncaster Borough Council Tree Preservation Order (No. 411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster

The Committee considered a report which sought approval to confirm a Tree Preservation Order (TPO) (No. 411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster. It was reported that the site had recently been subject to development pressure due to two planning applications No. 18/02033/OUT for one dwelling, which had just been granted on appeal and No. 18/02034/OUT for three dwellings, which had been dismissed on appeal.

It was reported that the Council had made the TPO on 13th March, 2020 covering two Deodar Cedar, two Pine, one Japanese Cedar, one Wellingtonia, two Atlas Cedar, two Cherry, one Poplar, one Sycamore, one Monkey Puzzle, one Crimson Maple, and an area of trees along the southern, western and northern (part) boundaries of the site made up of Holly, Pine, Norway Maple, Cherry, Oak, Hawthorn, Sycamore, Ash and Elm. The trees were protected as 14 individual trees and one area made up of a shelter belt. This followed the Council's comments made at the time of the 18/02033/OUT application to the

effect that following the granting of planning permission, the Council would serve a TPO under Section 198 of the Town and Country Planning Act 1990 (as amended) to enforce the tree-related planning conditions applied to it.

It was noted that the TPO took provisional effect on 13th March, 2020 and must be confirmed by 13th September, 2020 to remain in force.

Members were informed that two objections to the TPO had been received from the owner/developer of Chateau Renee along with comments from AWA Tree Consultants Ltd, in support of the objection.

It was reported at the meeting that one of the trees recommended for omission from the order, was misidentified within the report as T5 instead of T8, which was an Atlas Cedar which has had a major failure and as a result, it was no longer in a structural condition that no longer merited long term protection with the Order. T5 still merited inclusion within the order and long-term protection. Therefore, the corrected recommendation was to confirm the Order with the omission of one Atlas Cedar (T8) and one Japanese Cedar (T3).

It was also reported that three additional representations had been received from local residents which had not been duly made as they had been received outside the initial consultation period for the provisional TPO. The representations were in support of the confirmation of the Order, but without the omission of T8 (Atlas Cedar) and T3 (Japanese Cedar) from it. The Trees and Hedgerows Officer presenting the report, summarized the reasons for not supporting the omission of T8 and T3 from the Order.

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

It was subsequently **MOVED** by Councillor Mick Cooper and **SECONDED** by Councillor Jonathan Wood that the Tree Preservation Order (No.411) be confirmed with the modification to omit one Atlas Cedar (T8) and one Japanese Cedar (T3).

A vote was taken on the proposal made by Councillor Mick Cooper which was declared as follows:-

For	-	7
Against	-	0
Abstain	-	0

On being put to the meeting, the proposal made by Councillor Mick Cooper and Seconded by Councillor Jonathan Wood, was **CARRIED**.

RESOLVED that the TPO (No.411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster, be confirmed with the modification to omit one Atlas Cedar (T8) and one Japanese Cedar (T3).

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

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
19/01970/CPE	Certificate of existing lawful use for use of land being incidental to the dwelling house at Willowford, Melton Mill Lane, High Melton, Doncaster	Appeal Allowed 15/07/2020	Sprotbrough	Delegated	No
18/02033/OUT	Outline application for the construction of 1 dwelling at Chateau Renee, Sutton Road, Campsall, Doncaster	Appeal Allowed 08/07/2020	Norton & Askern	Committee	Yes
18/02034/OUT	Outline application for the construction of 3 houses (all matters reserved) at Chateau Renee, Sutton Road, Campsall, Doncaster	Appeal Dismissed 29/07/2020	Norton & Askern	Delegated	No
19/02442/FUL	Proposed base station upgrade to the existing telecommunications installation to include 6 antennae to existing 15m monopole and existing 2 cabinets to be refreshed internally and associated works at Mexborough Railway Station, Station Road, Mexborough, S64 9AQ	Appeal Allowed 28/07/2020	Conisbrough	Delegated	No
20/00119/ADV	Erection of two freestanding illuminated D-Poster displays at Units 1 to	Appeal Dismissed 15/07/2020	Wheatley Hills & Intake	Delegated	No

	3, Whittingtons Court, Wheatley Hall Road, Wheatley				
19/01770/FUL	Erection of a 1.8m high metal railing fence to the public highway and erection of wooden fence between two boundaries (approx 2m and 2.7m in height) at 2 Rectory Gardens, Wheatley, Doncaster, DN1 2JU	Part Refused / Part Granted 21/07/2020	Town		No
19/01644/FUL	Erection of 2 dwellings with 2 detached garages & widening of existing vehicular access at 206 Cantley Lane, Cantley, Doncaster, DN4 6PA	Appeal Dismissed 22/07/2020	Bessacarr	Delegated	No
19/02041/FUL	Erection of detached dwelling and garage at 44 Doncaster Road, Bawtry, Doncaster, DN10 6NF	Appeal Dismissed 28/07/2020	Rossington & Bawtry		No
19/02241/FUL	Erection of two storey side extension to form annex and erection of detached garage with sun room following demolition of existing garage at 77 Tenter Lane, Warmsworth, Doncaster, DN4 9PE	Appeal Dismissed 08/07/2020	Edlington & Warmsworth	Delegated	No
19/02692/FUL	Erection of two storey front (southern elevation) extension at Elm Tree Cottage, Teapot Corner, Clayton, Doncaster	Appeal Allowed 08/07/2020	Sprotbrough	Delegated	No

This page is intentionally left blank

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 18th August, 2020

Application	1
--------------------	---

Application Number:	19/00099/OUTM
----------------------------	---------------

Application Type:	Outline Planning Major
--------------------------	------------------------

Proposal Description:	Outline Permission for the erection of 207 dwellings with associated infrastructure, parking, hard surfaces, public open space, balancing pond/biodiversity sink and associated works. (Permission being sought for access).
At:	Land To The South Of Alexandra Street, Thorne, Doncaster, DN8 4EY

For:	Knox and Brookes Trust
-------------	------------------------

Third Party Reps:	23 Letters of objection 1 Letter of support	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

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

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Eva Hughes

For: 8 Against: 0 Abstain: 1

Decision: Planning permission granted subject to the Conditions outlined in the report and the completion of a Section 106 Agreement of the Town and Country Planning Act 1990, in relation to the following matters:-

- (a) 26% Affordable Housing to be provided onsite;**

- (b) Proposal to provide 15% on site Public Open Space (POS);**
- (c) An education contribution towards additional school places equating to £1,101,499;**
- (d) Offsite highway mitigation at:-**
 - (i) Field Side / Field Road / King Street signalised junction**
 - (ii) Mitigation to the A614 Selby Road / Omega Boulevard signalised junction**
 - (iii) Widening of west of Alexandra Street, Lands End Road.**
- (e) A travel bond of £25,363.78 based upon a calculation of No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £111.40) x 1.1; and**
- (f) Biodiversity net gain calculated at £391,729 providing 55 habitat units and 7 units of hedgerows. Figure index linked to amount of biodiversity gain provided on site.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Members Councillors Joe Blackham and Mark Houlbrook, and the Agent, Diane Holgate, spoke in support of the Application for the duration of up to 5 minutes each.

(The receipt of 3 additional representations; 2 relating to the weight afforded to the Neighbourhood Plan and 1 in relation to flood risk, the height of the dwellings and concerns that future residents may not utilise the PROW to avoid the rail crossing, were reported at the meeting.)

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

Application Number:	19/00100/OUTM
----------------------------	---------------

Application Type:	Outline Planning Major
--------------------------	------------------------

Proposal Description:	Outline planning permission sought for the erection of 35 dwellings, with associated infrastructure, parking, hard surfaces, public open space and associated works (Permission sought for access).
At:	Land on the North side of Alexandra Street, Thorne, Doncaster, DN8 4EY

For:	Knox and Brookes Trust
-------------	------------------------

Third Party Reps:	8 Letters of objection 2 Letters of support	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

A proposal was made to refuse the Application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Andy Pickering

For: 5 Against: 5 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal for a Site Visit, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted against the proposal to refuse the Application.

On being put to the meeting, the proposal to refuse the Application was declared LOST.

Subsequently, a proposal was made to grant the Application contrary to the Officer's recommendation.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Duncan Anderson

For: 5 Against: 5 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal for a Site Visit, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted for the proposal to grant the Application.

The proposal to grant the Application contrary to the Officer's recommendation, was declared CARRIED.

Decision: Planning permission granted for the following reason and subject to the Conditions outlined in Appendix 5 of the report and the completion of a Section 106 Agreement of the Town and Country Planning Act 1990, in relation to the following matters:-

01. The application is considered to be sited in a sustainable location and forms a natural extension. In addition, the application site is not considered to be open countryside. Members were satisfied that there has not been an objection raised by the Environment Agency in relation to flood risk.
 - (a) 26% Affordable Housing to be provided onsite.
 - (b) Proposal to provide 15% on site Public Open Space (POS).
 - (c) An education contribution towards additional school places equating to £188,579.
 - (d) Offsite highway mitigation at:-
 - (i) Field Side / Field Road / King Street signalised junction;
 - (ii) Mitigation to the A614 Selby Road / Omega Boulevard signalised junction; and
 - (iii) Widening of west of Alexandra Street, Lands End Road.
 - (e) A travel bond of £4,288.90 based upon a calculation of No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £111.40) x 1.1.
 - (f) Biodiversity net gain calculated at 5.6 habitat units and 2.2 units of hedgerows. This would result in an offsite contribution of £54,976. Figure index linked to amount of biodiversity gain provided on site.

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

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

Application Number:	20/00109/3FULM
----------------------------	----------------

Application Type:	Planning FULL (DMBC Reg 3) Major
--------------------------	----------------------------------

Proposal Description:	Erection of 22 affordable council houses, with associated highway and infrastructure. (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
At:	Land adjacent to Adwick Lane, Toll Bar, Doncaster

For:	DMBC - Mr Matthew Clarkson
-------------	----------------------------

Third Party Reps:	4 Letters of objection	Parish:	
		Ward:	Bentley

A proposal was made to grant the Application.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Johnathan Wood

For: 4 Against: 6 Abstain: 0

On being put to the meeting, the proposal to grant the Application was declared LOST.

Subsequently, a proposal was made to defer the Application for further consideration of the highway implications of the proposal and a Site Visit to look at potential tree loss and the position of the pumping station given concerns in relation to the discharge of surface water from the pumping station to the dyke.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Mick Cooper

For: 7 Against: 0 Abstain: 3

The proposal to defer the Application for a Site Visit contrary to the Officer's recommendation, was declared CARRIED.

Decision: The Application be deferred for further consideration of the highway implications of the proposal and a Site Visit to look at potential tree loss and the position of the pumping station given concerns in relation to the discharge of surface water from the pumping station to the dyke.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Member Councillor Bill Mordue, spoke on the Application for the duration of up to 5 minutes and requested that the application be deferred for a Site Visit.

(The receipt of a late representation raising the issue of land ownership with regard to some of the objector's land was incorporated into the application site and the issue of flooding were reported at the meeting.)

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

Application Number:	19/02916/FUL
----------------------------	--------------

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

Proposal Description:	Change of use of Offices to Care Home with Nursing Support.
At:	Auckland House, 109 Thorne Road, Wheatley, Doncaster

For:	Mr G Rhoden - Wentbridge Care Ltd
-------------	-----------------------------------

Third Party Reps:	9 objections and 1 subsequently withdrawn	Parish:	None
		Ward:	Town

A proposal was made to grant the Application.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Susan Durant

For: 9 Against: 0 Abstain: 0

Decision: Planning permission granted.

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

(The receipt of an additional representation withdrawing a previous objection, was reported at the meeting.)

This page is intentionally left blank