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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 15TH SEPTEMBER, 2020

A MEETING of the PLANNING COMMITTEE was held at the VIRTUAL MEETING VIA MICROSOFT TEAMS on TUESDAY, 15TH SEPTEMBER, 2020, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant

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

APOLOGIES:

An apology for absence was received from the Vice-Chair, Councillor Sue McGuinness

111 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

112 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18TH AUGUST, 2020.

RESOLVED that the minutes of the meeting held on 18th August, 2020 be approved as a correct record and signed by the Chair.

113 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'.

114 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.30 pm to be reconvened on this day at 3.35 pm.

115 RECONVENING OF THE MEETING.

The meeting reconvened at 3.35 pm.

116 DONCASTER COUNCIL PLANNING COMMITTEE PROTOCOL.

The Committee received a report seeking agreement and adoption of the proposed Planning Committee Protocol.

Roy Sykes, Head of Planning reported that the purpose of the protocol is to aid Members, Officers, Parish Councils' residents and applicants/agents by having an up to date, clear and transparent document on how this important part of the planning process is carried out.

Members were advised, that the protocol responds positively to the 'Planning Committee Peer Review' and the peer team used their extensive experience and knowledge of local government and good constitutional governance in order to put forward their suggestions for improvement. It was noted that the key findings of the report had highlighted a number of potential improvements, which were contained within paragraph 3 of the report.

It was also noted that adoption and implementation of the protocol will mean that the final outstanding actions from the Peer Review recommendations will have been addressed and completed.

Details regarding the purpose of the protocol, what the aspects of the protocol were, consultation undertaken and written feedback from Members were contained within paragraphs 6-10 of the report.

It was reported that the Protocol updates, consolidates and will ultimately supercede the Planning Committee guidance notes referred to in the report, and in so doing provide one easily referable document. By adhering to the Protocol all those involved in the Planning Committee process should not have any doubt about how the Committee meeting will be conducted and how the Protocol will be applied throughout the decision making process. In turn, this should reduce the risk of judicial review or complaints about maladministration and injustice to the Local Government Ombudsman, representing good constitutional governance.

Following the introduction of the report, a debate took place on the protocol where members expressed their views and concerns.

It was subsequently **MOVED** by the Chair, Councillor Susan Durant and **SECONDED** by Councillor Iris Beech to defer this to a separate meeting for Members and Officers to go through in more detail.

A vote was taken on the proposal made by the Chair Councillor Susan Durant which was declared as follows:-

For	-	10
Against	-	0
Abstain	-	0

On being put to the vote, the proposal made by the Chair, Councillor Susan Durant and seconded by Councillor Iris Beech, was **CARRIED**.

RESOLVED that the report be deferred to a separate meeting for Members and Officers to go through in more detail.

117 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.

118 APPEALS DECISIONS.

Discussion took place in relation to the appeal and costs awarded against the Council in relation to Application No 19/02264/FULM detailed in the report.

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 and Location	Appeal Decision	Ward	Decision Type	Committee Overturn
19/01027/FUL	Erection of an agricultural workers dwelling at Land North of Almholme Lane, Almholme, Doncaster	Appeal Allowed 21/08/2020	Bentley	Delegated	No
19/02976/COU	Change of use of the ground and first floors to adult gaming and amusement centre with bingo (Sui Generis) at ground floor at 37-39 St Sepulchre Gate, Doncaster DN1 1TD	Appeal Allowed 14/08/2020	Town	Delegated	No
19/02264/FULM	Erection of 56 affordable houses, 12 retirement living bungalows and a multi-storey retirement living building	Appeal Allowed 17/08/2020	Norton and Askern	Committee	Yes

	accommodating 58 units at Land off Highfield Road, Askern Doncaster				
19/02280/FUL	Change of use of land to car park at TCV, Sedum House, Mallard Way, Balby	Appeal Dismissed 20/08/2020	Hexthorpe and Balby North	Delegated	No

Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 15th September, 2020

Application	1
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Application Number:	20/00109/3FULM
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Application Type:	Planning FULL (DMBC Reg 3) Major
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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
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Third Party Reps:	4 Letters of objection	Parish:	
		Ward:	Bentley

It was reported to the planning committee that following information received at the site visit in relation to ownership of part of the site, it was apparent that all relevant landowners had not been properly notified of the Planning Application. A proposal was made to defer the application to the next meeting, in order that the correct procedure can be followed.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Mick Cooper

For: 10 **Against:** 0 **Abstain:** 0

Decision: The Application be deferred to the next meeting to ensure all relevant landowners are notified of the Planning Application.

Application	4
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Application Number:	19/02192/FUL
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Application Type:	Planning Full
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Proposal Description:	Erection of 6 dwellings following demolition of existing building
At:	Former St Johns Ambulance Building, Grange Road, Moorends, Doncaster DN8 4LS

For:	Mr Lee Todd
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Third Party Reps:	1 letter of objection	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to defer the application to the next meeting at the request of the applicant in order that he can address the sections of the report dealing with flooding and overshadowing and in order that a ward councillor is able to be present to speak in support of the application.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 10 Against: 0 Abstain: 3

Decision: The application be deferred to the next meeting at the request of the applicant in order that he can address the sections of the report dealing with flooding and overshadowing and in order that a ward councillor is able to be present to speak in support of the application.

Application	2
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Application Number:	19/02977/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works.
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At:	Land off Watch House Lane, Bentley
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For:	C/O Quod
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Third Party Reps:	30 letters of objection	Parish:	
		Ward:	Bentley

A proposal was made to grant the Application.

Proposed by: Councillor George Derx

Seconded by: Councillor Eva Hughes

For: 4 Against: 5 Abstain: 1

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 a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards.

Proposed by: Councillor John Healy

Seconded by: Councillor Iris Beech

For: 10 Against 0 Abstain: 0

The proposal to defer the Application for a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards was declared CARRIED.

Decision: The application be deferred for a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards. Members have asked that someone from highways attend the site visit.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- **Councillor Jane Nightingale (Ward Member) spoke in opposition to the application;**
- **Mr Kenneth Murray, member of the public spoke in opposition to the application.**
- **Mr Tim Waring of Quod (Planning Agent) spoke in support of the application.**

(The receipt of an additional representation from Councillor Bill Mordue reaffirming his views regarding the development was reported at the meeting.)

Application	3
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Application Number:	19/01334/OUT
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Application Type:	Outline Application
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Proposal Description:	Outline application for residential development of 5 houses (approval being sought for access and layout).
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At:	Land Adjacent 113 Kirton Lane, Thorne, Doncaster
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For:	Mr Michael Hardwick
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Third Party Reps:	I letter of objection	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to grant the Application.

Proposed by: Councillor John Healy

Seconded by: Councillor Iris Beech

For: 6 Against: 0 Abstain: 3

Decision: Planning Permission granted subject to the amendment of conditions 18 and 19 and the addition of condition 27 to read as follows:-

18. With the submission of the reserved matters application, evidence should be provided of how a Natural England license in respect of great crested newts will be satisfied for approval. This shall include results of further survey work if access is allowed. If access is denied then details of how the license application would be approached in line with that already submitted with this application shall be updated and resubmitted for approval.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site with respect to great crested newts.

19. With the submission of the reserved matters application on this site, details of updated ecology surveys shall be

provided if more than 48 months has passed since the last survey was carried out. Informed by these updated surveys any necessary method statements to be followed during construction shall also be submitted to the Local Planning Authority for approval in writing. These method statements shall then be followed in full to ensure no impacts on protected species or ecological features on the site.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

27. With the submission of the reserved matters application, a sensitive lighting strategy should be provided for approval by the Local Planning Authority. This strategy shall ensure that the boundary vegetation of the site is not lit. The lighting on the site shall thereafter follow what is agreed within the lighting strategy.

REASON

To ensure the impacts of lighting on the site do not adversely impact bats, in accordance with Core Strategy Policy 16.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Howard Wroot (Agent) spoke in support of the application for the duration of up to 5 minutes

Application	5
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Application Number:	20/01187/3FUL
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Application Type:	Planning Full
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Proposal Description:	Erection of 5 affordable dwellings.
At:	Land Adjacent, Athelstane Crescent, Edenthorpe, Doncaster DN3 2NQ

For:	DMBC – Mr Paul Francis
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Third Party Reps:	4 letters of objection 2 letters of support	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe & Kirk Sandall

A proposal was made to grant the application

Proposed by: Councillor George Derx

Seconded by: Councillor Charlie Hogarth

For: 9 Against: 0 Abstain: 1

Decision: Delegate authority to the Head of Service to grant planning permission as per the Officer recommendation set out within the report following the expiry of the publicity period. Consent cannot be issued until after the publicity date of 29th September 2020 and subject to the amendment of condition 10 to read as follows:-

- 10. No development or other operations shall commence on site in connection with the development hereby approved (including tree removal, ground works, soil moving, or any operations involving the use of construction machinery) until an Arboricultural Method Statement to ensure for the protection of the retained two Sycamore trees adjacent to the western boundary (G2 and T3) that accords with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement shall ensure the following:**

- a construction methodology for the new driveway and formation of the landscaped area within the root protection areas of the off-site trees G2 and T3 which minimises damage to the root systems of these trees;
- a scheme of any necessary tree pruning that accords with BS 3998:2010 Tree work. Recommendations;
- a timetable for the above two tree protection measures;
- a scheme of impact resistant barriers protecting the root protection areas of all retained trees.

REASON

To protect the roots and rooting environments of the off-site trees G2 and T3 and in the interests of amenity and in the interests of environmental quality and compliance with core strategy policy CS16: Valuing our Natural Environment.

(The receipt of an amended location plan, and additional details regarding the publicity of the application were reported at the meeting).

Application	6
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Application Number:	20/00442/OUT
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Application Type:	Planning OUTLINE
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Proposal Description:	Outline application for the erection of two detached dormer dwellings with detached garages (with some matters reserved: appearance and landscaping)
At:	55 Whiphill Lane, Armthorpe, Doncaster DN3 3JP

For:	Mr Paul Fox
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Third Party Reps:	1 letter of objection	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

A proposal was made to grant the application

Proposed by: Councillor John Healy

Seconded by: Councillor Charlie Hogarth

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to conditions outlined within the report and the amendment of condition 14 to read as follows:-

- 14. The maximum ridge height of the dwellings hereby approved shall be no larger than 7.6m in height.**

REASON

To ensure that the dwellings are in keeping with the character of the locality and in accordance with Policy CS14 of the Core Strategy.