

# Public Document Pack

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 13TH OCTOBER, 2020

A VIRTUAL MEETING of the PLANNING COMMITTEE was held via MICROSOFT TEAMS on TUESDAY, 13TH OCTOBER, 2020, at 2.00 pm.

#### PRESENT:

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

Councillors Duncan Anderson, Iris Beech, Steve Cox, John Healy, Charlie Hogarth, Eva Hughes, Andy Pickering and Jonathan Wood

#### APOLOGIES:

An apology for absence was received from Councillor Mick Cooper

#### 6 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

#### 7 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15TH SEPTEMBER 2020.

RESOLVED that the minutes of the meeting held on 15th September, 2020 be approved as a correct record and signed by the Chair.

#### 8 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'.

#### 9 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
19/02977/FULM	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works at land off Watch

	House Lane, Bentley.
19/02626/FULM	Erection of 156 dwellings & associated infrastructure and landscaping proposals (amended plans) at Plot 6, Lakeside Boulevard, Lakeside, Doncaster DN4 5PL
19/02884/FULM	Use of land as a commercial crane hire business including re profiling of ground levels, construction of a new office and welfare building, workshop, prep, blast and paint areas, crane tracks, car parking, landscaping and means of access at land at former Blaxton Quarry, Mosham Road, Auckley, Doncaster.

10 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.12 p.m. to be reconvened on this day at 4.20 p.m.

11 RECONVENING OF THE MEETING.

The meeting reconvened at 4.20 p.m.

12 DURATION OF THE MEETING.

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

13 APPEAL DECISIONS.

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
18/00112/FUL	Erection of dwelling and detached garage at the Star Inn, Moss Road, Moss, Doncaster	Appeal Allowed 17/09/2020	Norton and Askern	Delegated	No
19/02612/FUL	Erection of 3 bedroom dwelling (being	Appeal Dismissed 22/09/2020	Hatfield	Delegated	No

	resubmission of planning application 19/01542/FUL) at 7 High Street, Dunsville, Doncaster DN7 4QG.				
19/02635/FUL	Change of use of outbuilding to retail, for the sale of sweets and household goods (Retrospective) at 38 Hawthorne Crescent, Mexborough, S64 9EL	Appeal Dismissed 04/09/2020	Mexborough	Delegated	No

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## Appendix A

### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 13th October, 2020

<b>Application</b>	1
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<b>Application Number:</b>	19/02977/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works.
<b>At:</b>	Land off Watch House Lane, Bentley

<b>For:</b>	C/O Quod
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<b>Third Party Reps:</b>	30 Letters of objection	<b>Parish:</b>	
		<b>Ward:</b>	Bentley

A proposal was made to grant the application subject to the completion of a section 106 agreement.

**Proposed by:** Councillor John Healy

**Seconded by:** Councillor Iris Beech

**For:** 4    **Against:** 1    **Abstain:** 5

**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, the Head of Planning be authorised to issue the Planning Permission upon the completion of the agreement:-

- (1) Covenant to secure the option of 3 year tenancies for those that want them and the provision of all of the private market rental units for a minimum of 15 years.

- (2) Clawback arrangement, should the covenant be breached, to compensate for the loss of private market rental units based upon viability at the point of sale.
- (3) £164,673 for Don Valley Academy
- (4) £15,845 for Sunnyfields Primary School
- (5) £53,687 for Biodiversity offsetting
- (6) £15,275 for improvements to Black Park, off York Road
- (7) £111,556 towards off-site Affordable housing

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:-

- Mr Kenneth Murray and Mr Stephen Benstead, members of the public (sharing the 5 minutes) spoke in opposition to the application.
- Mr Tim Waring of Quod (Planning Agent) spoke in support of the application.

(Further information submitted by the applicant on highway matters, including vehicular access and egress, suitability of Fairfield Road, car parking provision and traffic surveys was reported at the meeting)

<b>Application</b>	2
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<b>Application Number:</b>	19/02626/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 156 dwellings & associated infrastructure & landscaping proposals (amended plans).
<b>At:</b>	Plot 6, Lakeside Boulevard, Lakeside, Doncaster DN4 5PL

<b>For:</b>	Mr David Lynch – Keepmoat Homes
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<b>Third Party Reps:</b>	36 representations in opposition	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

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

**Proposed by:** Councillor Charlie Hogarth

**Seconded by:** Councillor Duncan Anderson

**For:** 9    **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, the Head of Planning be authorised to issue the Planning Permission upon the completion of the agreement:-

- (A) The provision of affordable housing with triggers on commencement to be agreed with the Local Planning Authority (LPA)
- (B) The provision of open space on site with 7.5% of the land value also provided in lieu of on site open space shortfall. To be paid at the trigger points of the start of construction of the roofs of properties to be agreed with the LPA.

- (C) The provision of details and mechanism to deliver a scheme of bio-diversity net gain equal or greater to that in mitigation of the development.
- (D) To provide for improvements to a school where children from the homes on the application site will go to a specification stipulated by DMBC Education Team or as a commuted sum of up to £778,967.00 to be paid at a time to be agreed with DMBC Education Team.
- (E) The sum of £265 per new tree planting in lieu of off-sire tree planting by the Council.
- (F) A transport improvement bond would be set at £19,665.36.
- (G) A returnable monitoring fee (if required) at a cost of £5,000 per entrance/exit point.
- (H) Provision for the Mova Control on nearby traffic signals to be revalidated after the 100th occupation.

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

<b>Application</b>	3
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<b>Application Number:</b>	19/02884/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Use of land as a commercial crane hire business including re-profiling of ground levels, construction of a new office and welfare building, workshop, prep, blast and paint areas, crane tracks, car parking, landscaping and means of access.
<b>At:</b>	Land at Former Blaxton Quarry, Mosham Road, Auckley, Doncaster

<b>For:</b>	HTC Wolffkran Ltd
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<b>Third Party Reps:</b>	8 in opposition	<b>Parish:</b>	Auckley Parish Council
		<b>Ward:</b>	Finningley

**An amendment was proposed in relation to an additional condition stating that there is to be no crane structure erected to their full height within the application site.**

**Proposed by:** Councillor Jonathan Wood

**Seconded by:** Councillor Steve Cox

**For:** 8    **Against:** 0    **Abstain:** 2

**A proposal was made to grant the Application subject the completion of a section 106 agreement and additional conditions.**

**Proposed by:** Councillor Charlie Hogarth

**Seconded by:** Councillor Eva Hughes

**For:** 6    **Against:** 4    **Abstain:** 0

**Decision:** Planning permission granted subject to the amendment of condition 20, the addition of the following conditions, and the completion of a Section 106 Agreement of the Town and Country Planning Act 1990, in relation to the following matters, the Head of

**Planning be authorised to issue the Planning Permission upon the completion of the agreement:-**

**(A) The provision of details and mechanism to deliver a scheme of bio-diversity net gain equal or greater to that in mitigation of the development.**

**(B) A transport improvement bond would be set at £8945.52**

- 20. No development shall take place until details of external lighting have been submitted to and approved in writing by the local planning authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the local planning authority.**

**REASON**

**To ensure that the proposed lighting scheme safeguards the character of the area and/or the living conditions of neighbouring residents, having regard to the effects of the proposed illumination, and in the interests of air safety.**

- 23. Upon construction of the approved cranes TC1 and TC2, and prior to them being brought into use, a Line of Site Radar assessment must take place to assess radar interference, and suggest suitable mitigation measures. The assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Doncaster Sheffield Airport. The development will be carried out in accordance with the approved details.**

**REASON**

**In the interests of air safety**

- 24. If during the construction process another mobile or fixed crane is to be used to erect the structures TC1 and TC2 and is taller than those structures themselves, a separate assessment of the impact upon radar at Doncaster Sheffield Airport will be carried out and submitted to and agreed in writing by the Local Planning Authority in consultation with Doncaster Sheffield Airport. The development will be carried out in accordance with the approved details**

**REASON**

**In the interests of air safety**

- 25. Unless otherwise agreed in writing by the Local Planning Authority, and with the exception of the approved permanent crane structures TC1 and TC2, no crane structure shall be erected to their full height within the application site.**

**REASON**

In the interests of neighbouring amenity and air safety

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Barry Lifsey, member of the public spoke in opposition to the application for the duration of up to 5 minutes.

<b>Application</b>	4
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<b>Application Number:</b>	19/01500/OUT
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<b>Application Type:</b>	Outline Planning
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<b>Proposal Description:</b>	Outline application for mixed use development to include B1 (Business), D1 (Non-residential institutions), D2 (Assembly and leisure) uses in addition to A3 use (Food and drink) ancillary to the office unit (Approval being sought for access).
<b>At:</b>	Land at South End, Thorne, Doncaster DN8 5QP

<b>For:</b>	Mr James and Albert Clarke
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<b>Third Party Reps:</b>	22 objections	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne and Moorends

**A proposal was made to defer the Application for a site visit to assess the visibility of the access in relation to the railway bridge and to allow for more information to be provided concerning vehicle speeds in the area to inform the decision.**

**Proposed by:** Councillor John Healy

**Seconded by:** Councillor Iris Beech

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

**Decision:** The application be deferred for a site visit to assess the visibility of the access in relation to the railway bridge and to allow for more information to be provided concerning vehicle speeds in the area to inform the decision.

**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 Joe Blackham (Local Ward Member) spoke in opposition to the application;**
- **Mrs Diane Holgate (Planning Agent) spoke in support of the application.**

<b>Application</b>	5
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<b>Application Number:</b>	20/00719/FUL
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<b>Application Type:</b>	Full Planning Application
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<b>Proposal Description:</b>	Change of use of land for siting of mobile home for a temporary period.
<b>At:</b>	Lumbreck House Farm, Prospect Road, Toll Bar, Doncaster DN5 0QP

<b>For:</b>	Mr A Wood
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<b>Third Party Reps:</b>	No representations received	<b>Parish:</b>	N/A
		<b>Ward:</b>	Bentley

**A proposal was made to grant the application**

**Proposed by:** Councillor Charlie Hogarth

**Seconded by:** Councillor Sue McGuinness

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

**Decision:** Planning permission granted.

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Andrew Wood (Applicant), spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	6
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<b>Application Number:</b>	20/01206/3FUL
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<b>Application Type:</b>	Planning OUTLINE
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<b>Proposal Description:</b>	Modification and extension of existing car parks, including the installation of EV Charging points.
<b>At:</b>	Scarborough House Car Park

<b>For:</b>	Andrew Gartland – Construction Services.
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<b>Third Party Reps:</b>	1 letter of objection	<b>Parish:</b>	Armthorpe Parish Council
		<b>Ward:</b>	Armthorpe

**A proposal was made to grant the application**

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Iris Beech**

**For: 7      Against: 0      Abstain: 2**

**Decision: Planning Permission granted**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Mr Richard Smith, Energy Manager, DMBC (Applicant), spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	7
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<b>Application Number:</b>	20/01499/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Section 73 application to vary condition 2 of planning application 19/02145/FUL granted 24/10/2019 (variation to include rear dormers and reduction in size from approved plans).
<b>At:</b>	Land Adj to 54 Carlyle Street, Mexborough S64 9DE

<b>For:</b>	SMK Construction Services (Doncaster) Ltd
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<b>Third Party Reps:</b>	15 letters of objection	<b>Parish:</b>	
		<b>Ward:</b>	Mexborough

**A proposal was made to grant the application**

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Eva Hughes**

**For: 6      Against: 3      Abstain: 0**

**Decision: Planning Permission granted**

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