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## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 2ND FEBRUARY, 2021

A MEETING of the PLANNING COMMITTEE was held as a VIRTUAL MEETING VIA MS TEAMS. on TUESDAY, 2ND FEBRUARY, 2021, at 2.00 pm.

#### PRESENT:

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

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

#### APOLOGIES:

An apology for absence were received from Councillor Jonathan Wood.

#### 37 Declarations of Interest, if any.

In accordance with the Members' Code of Conduct, the Chair, Councillor Susan Durant, declared an interest in relation to Agenda Item No. 8 and took no part in the discussion at the meeting and vacated the meeting during consideration thereof.

#### 38 Minutes of the Planning Committee Meeting held on 8th December, 2020

RESOLVED that the minutes of the meeting held on the 8th December, 2020 be approved as a correct record and signed by the Chair.

#### 39 Minutes of the Extraordinary Planning Committee Meeting held on 18th December, 2020

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

#### 40 Minutes of the Planning Committee Meeting held on 5th January, 2021

RESOLVED that the minutes of the meeting held on the 5th January, 2021 be approved as a correct record and signed by the Chair.

#### 41 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'.

#### 42 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:-

<b>Application No</b>	<b>Description and Location</b>
20/00725/FULM	Erection of 55 dwellings including areas of open space and associated infrastructure. Land off Doncaster Road, Hatfield, Doncaster.

43 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:-

<b>Application No.</b>	<b>Application Description &amp; Location</b>	<b>Appeal Decision</b>	<b>Ward</b>	<b>Decision Type</b>	<b>Committee Overturn</b>
18/02496/OUTM	Outline application for residential development with means of access to be agreed. at Rivendell , Bloomhill Road, Moorends, Doncaster	Appeal Dismissed 21/12/2020	Thorne & Moorends	Committee	No
20/00004/FUL	Section 73 application to vary condition 6 of planning application 13/01192/FUL granted 02/10/2013. at Barnburgh Fishing Lakes , Ludwell Hill, Barnburgh, Doncaster	Appeal Dismissed 15/12/2020	Sprotbrough	Delegated	No

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44 Planning Enforcement Quarterly Report - December 2020

The Committee considered a report which detailed all Planning Enforcement performance in the third Quarter 2020/21.

RESOLVED that all Planning Enforcement Cases received and closed for the period for 1st October to 31st December, 2020, be noted.

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### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 2nd February, 2021

<b>Application</b>	1
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<b>Application Number:</b>	20/00109/3FULM
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<b>Application Type:</b>	Planning FULL (DMBC Reg 3) Major
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<b>Proposal Description:</b>	Erection of 21 affordable council houses, with associated highway and infrastructure. (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
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<b>At:</b>	Land Adjacent to Adwick Lane, Toll Bar, Doncaster
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<b>For:</b>	DMBC - Mr Matthew Clarkson
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<b>Third Party Reps:</b>	4 letters of objection	<b>Parish:</b>	
		<b>Ward:</b>	Bentley

**A proposal was made to grant the Application.**

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Iris Beech**

**For: 9 Against: 0 Abstain: 1**

**Decision: Planning permission granted.**

**In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Simon Bond and Mr Oliver Dike, Drainage Engineers from BSP Consulting, spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	2
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<b>Application Number:</b>	20/00725/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 55 dwellings including areas of open space and associated infrastructure.
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<b>At:</b>	Land off Doncaster Road, Hatfield, Doncaster
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<b>For:</b>	Mr Tate - Barratt And David Wilson Homes
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

**A proposal was made to grant the Application subject to a Section 106 Agreement.**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Sue McGuinness**

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

**Decision: Planning permission granted subject the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 in relation to the following matters, the deletion of Condition 21 and the amendment of Conditions 03 and 06 to read as follows:-**

- 03. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials including footpath treatments and carriageway finishes. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992**

**Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. The trees shall be container grown or root balled and of minimum Extra Heavy Standard (14-16cm) size in accordance with table 1 of British Standard 3936-1: 1992 Nursery Stock. The pots of containerised trees must be proportionate to the size of the tree in accordance with table D4 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545) and the rootball of rootballed trees in accordance with table D5 of British Standard 8545. The trees shall be handled in accordance with 'Handling and Establishing Landscape Plants' by the Committee of Plant Supply & Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 Handling and Storage and Annexe E of BS8545. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the dwelling, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting 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**

**In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment.**

- 06. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been**

**removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.**

**REASON**

**To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.**

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

**(Receipt of an amendment to paragraph 9.45 of the report, the deletion of Condition 21 and the amendment of Condition 06, were reported at the meeting.)**

<b>Application</b>	3
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<b>Application Number:</b>	20/00469/FUL
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<b>Application Type:</b>	Full Planning Application
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<b>Proposal Description:</b>	Erection of one replacement dwelling and erection of two new dwellings (amended proposal).
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<b>At:</b>	9 The Close, Branton, Doncaster, DN3 3LX
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<b>For:</b>	Mr Mclaughlin
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<b>Third Party Reps:</b>	8 Objections	<b>Parish:</b>	Cantley with Branton Parish Council
		<b>Ward:</b>	Finningley

**Application deferred due to amendments to the ridge height which need to be re-advertised and re-considered.**

<b>Application</b>	4
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<b>Application Number:</b>	20/02578/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Erection of detached dwelling and detached garage.
<b>At:</b>	Land off Minneymoor Lane, Conisbrough

<b>For:</b>	Rural Estates
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<b>Third Party Reps:</b>	3 letters of Objections	<b>Parish:</b>	N/A
		<b>Ward:</b>	Conisbrough

**A proposal was made to grant the Application.**

**Proposed by: Councillor Mick Cooper**

**Seconded by: Councillor Sue McGuinness**

**For: 9    Against: 0    Abstain: 1**

**Decision: Planning permission granted.**

<b>Application</b>	5
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<b>Application Number:</b>	20/03180/FUL
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<b>Application Type:</b>	Full Planning Application
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<b>Proposal Description:</b>	Erection of first floor extension above existing ground floor extension and erection of single storey pitched roof store to rear and internal alterations
<b>At:</b>	Dentist Practice, 5 Alston Road, Bessacarr, Doncaster

<b>For:</b>	Ms Heema Sharma
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<b>Third Party Reps:</b>	Statement of support from 3 residents and 7 objections	<b>Parish:</b>	
		<b>Ward:</b>	Bessacarr

**Application deferred due to highway concerns which need to be resolved.**

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