

Public Document Pack

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 2ND MARCH, 2021

A MEETING of the PLANNING COMMITTEE was held Virtually via MICROSOFT TEAMS - VIRTUAL MEETING on TUESDAY, 2ND MARCH, 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, Andy Pickering and Jonathan Wood.

45 DECLARATIONS OF INTEREST, IF ANY

In accordance with the Members' Code of Conduct, the Councillor Steve Cox declared an interest in relation to Application Nos. 20/00469/FUL and 20/03003/FUL, Agenda Item No. 5(1) and (3), by virtue of being a Ward Member for Application 1 and knowing individuals connected with Application 3.

46 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2ND FEBRUARY, 2021

RESOLVED that the minutes of the meeting held on 2nd February, 2021 be approved as a correct record.

47 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'.

48 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
20/00434/FULM	Residential development comprising of 72 dwellings, including associated works of landscaping, public open space and means of access and car parking on land between Doncaster Road and Lings Lane, Hatfield,

49 APPEAL DECISIONS

Discussion took place in relation to appeal decision on Application No 20/01481/FUL and members asked whether it was possible to look into writing to the inspector regarding a factual error contained in the inspector's decision. The legal officer agreed to check the mechanism for raising the factual error with the Planning Inspectorate and to report back to members.

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
19/03100/FUL	Erection of dwelling following the demolition of existing bungalow as well as the creation of new access and driveway at Hill View Farm , Wilsic Lane, Tickhill, Doncaster	Appeal Dismissed 28/01/2021	Tickhill & Wadworth	Delegated	No
20/00580/FUL	Change of use from dwelling house (C3) to house in multiple occupation (C4), and retrospective planning application for a single storey rear extension and single storey rear/side extension. at 13 Stanhope Road, Wheatley, Doncaster, DN1 2TZ	Appeal Allowed 10/02/2021	Town	Committee	Yes
20/01481/FUL	Change of use of	Appeal	Tickhill &	Committee	Yes

	former public house to ground floor retail and first floor residential including erection of extension following demolition of outbuildings (being resubmission of 19/01725/FUL refused 27.05.2020). at Millstone Hotel, Westgate, Tickhill, Doncaster	Allowed 05/02/2021	Wadworth		
20/02477/ADV	Installation of 1 x 48 sheet freestanding digital advertising display unit, measuring 6.2m wide x 3.2m high. at Kelham Street Cars , Kelham Street, Balby Carr, Doncaster	Appeal Allowed 22/01/2021	Hexthorpe & Balby North	Delegated	No

This page is intentionally left blank

Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 2nd March, 2021

Application	1.
--------------------	----

Application Number:	20/00469/FUL
----------------------------	--------------

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

Proposal Description:	Erection of one replacement dwelling and erection of two new dwellings (amended proposal).
At:	9 The Close, Branton, Doncaster, DN3 3LX

For:	Mr Mclaughlin
-------------	---------------

Third Party Reps:	8 Objections	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

Application deferred due to issues relating to landownership and the red line boundary of the site.

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

Application Number:	20/00434/FULM
----------------------------	---------------

Application Type:	Full Planning Major
--------------------------	---------------------

Proposal Description:	Residential development comprising of 72 dwellings, including associated works of landscaping, public open space and means of access and car parking.
At:	Land between Doncaster Road and Lings Lane, Hatfield, Doncaster, DN7 6AB

For:	Avant Homes
-------------	-------------

Third Party Reps:	5 Letters of objection	Parish:	Hatfield Parish Council
		Ward:	Hatfield

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

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Jonathan Wood

For: 8 Against: 1 Abstain: 1

Decision: Planning permission granted subject to the amendment to Conditions 3, 4, 5, 6 and 20, the addition of Conditions 21, 22, 23 and 24, and the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement, to read as follows:-

- **Commuted sum of £194,288 to fund 16 primary school places at Dunsville Primary School;**
- **On-site affordable housing to the value of at least £494,070, scheme to be agreed by the local planning authority; and**

- **The design and layout of onsite Public Open Space, together with its future management and maintenance arrangements**
- 21. Not more than 50% of the total number of dwellings to be constructed pursuant to the development hereby granted shall be occupied unless and until the off-site access to the area of public open space on the adjacent site (Harper Heath, application reference 18/01338/REMM) has been constructed and is available for use.**

REASON

To ensure access to sufficient public open space, offsetting the limited amount available on the application site.

- 22. The erection of impact resistant barriers for the protection of all retained trees shall be undertaken in accordance with the approved plans and particulars (reference BWB Tree Assessment Plan Rev. 3 dated January 2020) 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.

- 23. Unless as shall be specifically approved in writing by the Local Planning Authority, the scheme of soft landscaping shall be planted in accordance with the approved plans and particulars (reference Rosetta Detailed Landscape Proposals Drawing No. 3610/1 Rev. E dated 23.09.2020). The nursery stock specification shall be in accordance with British Standard 3936: 1992 Nursery Stock Part One and the rootball of rootballed trees shall accord with table D5 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545). 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 Local Planning Authority shall**

be 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.

24. No development shall commence until a final, composite services layout detailing the routing of services to be located in close proximity to the root protection areas (RPAs) of the retained trees has been submitted to and approved in writing by the local planning authority. This information will inform whether or not a vac-ex method will need to be used for the installation of the services. The development shall then be carried out in accordance with the approved details and in accordance with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

REASON

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

06. Prior to the commencement of development a 30 year adaptive Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management and Monitoring plan shall detail the following:-

- A 30 year adaptive management plan for the site detailing the management measures to be carried out in order to achieve the target conditions proposed for each habitat parcel in the BIA.
- Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring

shows that progress towards target conditions is not progressing as set out in the agreed objectives.

- **That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 3, 5, 10, 15, 20, 25 and 30) immediately following habitat creation. GIS files showing the current habitat condition of each habitat parcel will accompany each monitoring report.**
- **The detailed scope of proposed monitoring reports including (but not exclusively), presence of any target species, date stamped photos accompanied by detailed site notes on the extent of growth and condition of habitats, notes on factors that could be hindering the progress towards proposed target condition, detailed recommendations on changes to the management actions for parcels where progress is not as planned.**

Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by the NPPF paragraph 170.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Kate Haigh spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Jim Lomas, the Agent, spoke in support of the application for the duration of up to 5 minutes.

(Receipt of amendments to Conditions 3, 4, 5 and 20 to read:- Prior to above ground construction works...' as opposed to prior to commencement of development was reported at the meeting).

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

Application Number:	20/03003/FUL
----------------------------	--------------

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

Proposal Description:	Erection of single storey detached gym to rear garden plus erection of first floor front extension atop flat roof attached garage (amended proposal)
At:	152 Bawtry Road, Bessacarr, Doncaster, DN4 7BT

For:	Mr D Simcock
-------------	--------------

Third Party Reps:	5 objectors 0 supporters	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the Application.

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Susan Durant

For: 3 Against: 3 Abstain: 5

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal to grant the Application, 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.

Decision: Planning permission granted.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Councillor Nick Allen, a Local Ward Member, spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Phil Midgley spoke in opposition to the application for the duration of up to 5 minutes.

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

(Receipt of amendments to the Summary and paragraphs 1.1, 6.3, 6.4 and 8 of the report and 4 additional representations from 3 objectors, were reported at the meeting.)

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

Application Number:	20/03480/FUL
----------------------------	--------------

Application Type:	Planning FULL
--------------------------	---------------

Proposal Description:	Erection of two semi-detached dwellings
------------------------------	---

At:	Land adjacent to 36 Ivanhoe Road, Edenthorpe, Doncaster, DN3 2JG
------------	--

For:	Mr Nigel Parkin
-------------	-----------------

Third Party Reps:	1 objector, 0 supporters	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe and Kirk Sandall

A proposal was made to grant the Application.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Steve Cox

For: 2 Against: 9 Abstain: 0

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

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

Proposed by: Councillor Iris Beech

Seconded by: Councillor Mick Cooper

For: 9 Against: 0 Abstain: 2

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

Decision: Planning permission refused for the following reasons:-

- 01. The proposal would constitute an over-intensive development of the site, and is therefore contrary to policy PH11 of the Unitary Development Plan and policy CS14 of the Core Strategy.**
- 02. The proposal fails to provide a high quality environment, with insufficient space retained for high quality landscaping and outdoor amenity space. The development would therefore be contrary to paragraph 127(b) of the National Planning Policy Framework.**

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

(Receipt of an additional objection from Edenthorpe Parish Councillor Paul Bissett, was reported at the meeting.)

Application	5
--------------------	---

Application Number:	20/02321/COU
----------------------------	--------------

Application Type:	Planning FULL
--------------------------	---------------

Proposal Description:	Change of use from dwelling to 2 self-contained flats.
------------------------------	--

At:	10 Baxter Avenue, Wheatley, Doncaster, DN1 2NL
------------	--

For:	Mr Majid Khan
-------------	---------------

Third Party Reps:	0 objectors 0 supporters	Parish:	N/A
		Ward:	Town Ward

A proposal was made to grant the Application.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Iris Beech

For: 11 Against: 0 Abstain: 0

Decision: Planning permission granted.