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## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 1ST FEBRUARY, 2022

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER on TUESDAY, 1ST FEBRUARY, 2022, at 2.00 pm.

#### PRESENT:

Chair - Councillor Susan Durant  
Vice-Chair - Councillor Duncan Anderson

Councillors Iris Beech, Steve Cox, Aimee Dickson, Charlie Hogarth, Andy Pickering and Gary Stapleton.

#### APOLOGIES:

Apologies for absence were received from Councillors Daniel Barwell and Sophie Liu.

#### 54 Declarations of Interest, if any

In accordance with the Members' Code of Conduct, Councillor Garry Stapleton declared that in relation to Application No 21/02845/FULM, Agenda Item No.5 (1) he lived adjacent to the Application site.

#### 55 Minutes of the Planning Committee Meeting held on 11th January, 2022

RESOLVED that the minutes of the meeting held on 11th January, 2022 be approved as a correct record and signed by the Chair.

#### 56 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'.

#### 57 Appeal Decisions

RESOLVED that the following decision of the Secretary of State and/or his Inspector, in respect of the undermentioned Planning Appeal 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>
20/03082/O UT	Outline application for erection of a residential	Appeal Dismissed 23/12/2021	Finningley	Delegated	No

	development of up to 5 dwellings (access and principle only to be considered) (amended access and red line boundary) at Land West Of, Station Road, Blaxton, Doncaster				
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58 Planning Enforcement Quarterly Report - December 2021

The Committee considered a report which detailed all Planning Enforcement performance in the third Quarter of 2021/22.

During consideration of the report, Councillor Steve Cox sought clarification with regard to the non-implementation of a Zebra Crossing in connection the application for the erection of a 75 bed Care Home, Liberty House, on Goodison Boulevard, Cantley. In response, the Team Manager for the Enforcement Team, Scott Forbes, undertook to provide Councillor Cox with a progress report on the issue in due course.

At the conclusion of the debate on the report, the Chair, Councillor Susan Durant, requested that an informal meeting be arranged for Members of the Planning Committee involving Officers from the Enforcement, Highways and Conservation Teams, to consider the issue of Conservation Areas.

RESOLVED that:-

- (1) all Planning Enforcement Cases received and closed for the period for 1st October to 31st December, 2021, be noted;
- (2) a progress report on in relation to the non-implementation of a Zebra Crossing in connection the application for the erection of a 75 bed Care Home, Liberty House, on Goodison Boulevard, Cantley, be forwarded to Councillor Steve Cox; and
- (3) an informal meeting be arranged for Members of the Planning Committee involving Officers from the Enforcement, Highways and Conservation Teams, to consider the issue of Conservation Areas.

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE – 1st February, 2022**

<b>Application</b>	1
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<b>Application Number:</b>	21/02845/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of a 2 storey houseblock, extension to existing car park (34 spaces), proposed storage facility, modular storage building and refurbishment of part of existing building to provide dentistry facility within secure perimeter fence at HMP Hatfield Category D Prison
<b>At:</b>	HMP Hatfield, Thorne Road, Hatfield, Doncaster

<b>For:</b>	Mr Stephen Sumitomo-Wyatt
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<b>Third Party Reps:</b>	1 Letter of objection	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

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

**Proposed by: Councillor Charlie Hogarth**

**Seconded by: Councillor Steve Cox**

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

**Decision: Planning permission granted subject to the deletion of Condition 27 and the amendment of Conditions 2, 5, 15, 18, 22, 23 and 24 to read as follows:-**

- 02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:-**

- **Housing Block Elevations (274842-5316-RSD-036-XX-DR-A-2011 REV P01 dated 22.11.21)**
- **New accommodation block site section (274842-5316-AHR-036-XX-DR-L-0832 REV P03 dated 22.11.21)**
- **Roof Plan (274842-5316-RSD-036-R2-DR-A-2004 REV P01 dated 22.11.21)**
- **Attic Floor Plan (274842-5316-RSD-036-02-DR-A-2003 REV P01 dated 22.11.21)**
- **First Floor Plan (274842-5316-RSD-036-01-DR-A-2002 REV P01 dated 22.11.21)**
- **Ground Floor Plan (274842-5316-RSD-036-00-DR-A-2001 REV P01 dated 22.11.21)**
- **Parking Plan incl. EVC Points (274842-5316-AHR-201-XX-DR-L-9960 REV P11 dated 15.12.21)**
- **Sections A-A, B-B (274842-5316-RSD-036-XX-DR-A-2026 REV P01 dated 22.11.21)**
- **Hatfield - Accommodation block 01 -1-200 site section (274842-5316-AHR-036-XX-DR-L-0832 REV P2 dated 20.8.21)**
- **Hatfield - Building Section A1 (274842-5316-AHR-036-XX-DR-A-2028 REV P2 dated 22.8.21)**
- **Hatfield - Building Section CC & DD (274842-5316-AHR-036-XX-DR-A-2022 REV P2 dated 20.8.21)**
- **Site Layout Plan (274842-5316-AHR-000-XX-DR-L-9930 REV P08 dated 15.12.21)**
- **Block Plan (274842-5316-AHR-036-XX-DR-L-9934 REV P04 dated 15.12.21)**
- **New Modular Building (274842-5316-AHR-036-XX-DR-L-9933 REV P05 dated 22.11.21)**
- **Arboricultural Method Statement ( 274842-5316-AHR-000-XX-R-L-9800 dated 16.12.21)**
- **Arboricultural impact assessment (274842-5316-MEN-000-XX-SU-X-0007 REV P02 dated August 2021)**

- **Tree protection plan (274842-5316-AHR-000-XX-DR-L-9800 REV P01 dated 16.12.21)**
- **Technical note- external envelope materials - planning (274842-5316-ESS-000-XX-RP-W-9001 REV P02)**
- **Landscape and Visual Impact Assessment (274842-5316-PEG-000-ZZ-RP-X-0005 REV P03 dated 25/11/2021)**
- **Site wide landscape plan (274842-5316-AHR-000-XX-DR-L-9931 REV P03 dated 15/12/2021)**
- **New Accommodation Block Planting Plan and Schedule (274842-5316-AHR-036-XX-DR-L-9981 REV P01 dated 22/11/21)**
- **BREEAM 2018 New Construction Issue 3.0 (Rev 03 dated 28.5.21)**
- **Addendum to Transport Statement (including Transport Statement and Travel Plan) (274842-5316-CAU-000-XX-RP-C-9304-S3-P05 dated 17.12.21)Construction Environmental Management Plan (EF01 REV 1)**
- **Energy Statement (274842-5316-BCL-000-XX-RP-ME-9002 dated 13.8.21)**
- **Design and Access Statement (274842-5316-AHR-000-XX-RP-A-9140 REV P04 dated 7.9.2021)**
- **Drainage Strategy (274842-5316-CAU-000-XX-RP-C-9301\_S3-P04 dated 22.11.21)**
- **Site location plan (274842-5316-AHR-000-XX-DR-A-9900 REV P05 dated 17.8.21)**
- **Modular Storage Container Location Plan (274842-5316-AHR-037-00-DR-A-9901 REV P05 7.9.21)**
- **Ground Investigation Report (274842-5316-ESS-000-XX-RP-W-8055 dated July 2021 REV P01 Report No: 6829a/GIR)**
- **Noise Impact Assessment (274842-5316-PAC-000-XX-RP-Y-0001 REV P03 dated 3.9.2021)**
- **Heritage Statement (274842-5316-PEG-000-ZZ-RP-X-0004 REV P02 dated 03.09.2021)**
- **Planning statement ( 274842-5316-CUS-000-XX-RP-T-001 REVP03 dated 12/08/2021)**

- **BNG Calculations submitted 16.9.21**
- **Flood Risk Assessment ((274842-5316-CAU-000-XX-RP-C-9303\_S3-P03 dated 02.09.21)**
- **New Accommodation Block Existing and Proposed Levels (274842-5316-AHR-036-XX-DR-L-9935 REV P02 dated 22/11/2021)**
- **Existing & Proposed Dentistry Elevations (274842-5316-AHR-029-00-DR-A-9100 REV P04 dated 07.09.21)**
- **Ecological Walkover survey 274842-5316-MEN-000-XX-SU-X-0003 RT-MME-154096A-03\_(Eco\_Walkover) Rev A and Ecological Mitigation Strategy (274842-5316-MEN-000-XX-SU-X-0005-RT-MME-154096A-04\_(EMS) Rev B dated September 2021**
- **Air Quality Assessment (274842-5316-ESS-000-XX-SU-X-0001\_P02 REV2 August 2021)**
- **Extended phase 1 Habitat Map (274842-5316-ESS-000-XX-DR-W-8054 REV P01)**

**REASON**

To ensure that the development is carried out in accordance with the application as approved.

**05. No development approved by this permission shall be commenced prior to a remediation strategy, together with a timetable of works (in accordance with the approved Ground Investigation Report), being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.**

- c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.**
- d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance**

**scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.**

- e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.**

**REASON**

**To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.**

- 15. All surface water run-off from the proposed development site, excepting roof water, shall be discharged to the public surface water sewer/land drainage system or Highway Drain via a suitable oil/petrol/grit interceptor. Details of these arrangements shall be approved by the Local Planning Authority prior to the commencement of the development and they shall be fully operational before the proposed development site is brought into use.**

**REASON**

**To avoid pollution of the public sewer and land drainage system.**

- 18. Within 3 months of the commencement of development a Management Plan for the creation and management of the proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan shall detail the following:-**

**-An adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel at the proposed development.**

**-Objectives relating to the timescales in which it is expected to 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.**

**-Data will be provided in an agreed standard format to allow for collation into a district-wide biodiversity network database.**

**-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 greater than 10% net gain in biodiversity as required by the Local Plan policy 30B**

- 22. Prior to first use of the development a Road Safety Audit Stage 1 and 2 will need to be undertaken on the proposed layout to ensure an independent assessment of any safety concerns associated with the new access/layout arrangements i.e. single point of entry/exit and any changes to the signing and lining.**

**REASON**

**In the interest of highway safety.**

- 23. The development must take place in accordance with the submitted BREEAM pre-assessment and meet the agreed 'excellent'. Within 6 months of occupation of any building, a post construction review should be carried out by a licensed assessor and submitted for approval. This will enable the planning condition to be fully discharged.**



## **REASON**

**In the interests of sustainability and to minimise the impact of the development on the effects of climate change.**

- 24. Within 3 months of the commencement of the development (including any demolition, earthworks or vegetation clearance) hereby approved full details of a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. Unless as shall be specifically approved by the Local Planning Authority, the landscape scheme shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a detailed specification for engineered tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within 3 months of completion of the development or alternative trigger to be agreed. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works 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**

**These details have not been fully provided and are required prior to commencement of development to ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Local Plan Policy 32.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Katherine Morgan, the Agent, spoke in support of the application for the duration of up to 5 minutes.**

**(Receipt of amendments to the report regarding the deletion of Condition 27 and the amendment of Conditions 02, 5, 15, 18, 22, 23 and 24, were reported at the meeting.)**

<b>Application</b>	2
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<b>Application Number:</b>	21/01109/FUL
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<b>Application Type:</b>	Full Planning
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<b>Proposal Description:</b>	Landscape works to area within the walled garden at Hooton Pagnell Hall to create new car parking area, a wildflower garden and a way finding lighting scheme.
<b>At:</b>	Hooton Pagnell Hall, Hooton Pagnell Village Streets, Hooton Pagnell, Doncaster, DN5 7BW

<b>For:</b>	Mr Mark Norbury
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<b>Third Party Reps:</b>	8 letters of objection	<b>Parish:</b>	Hooton Pagnell
		<b>Ward:</b>	Sprotbrough

**A proposal was made to defer the Application for a Site Visit in order to assess the impact on the neighbouring dwellings located to the North of the walled garden and for clarification on the drainage including how contaminants would be intercepted in the proposed porous drainage scheme.**

**Proposed by: Councillor Andy Pickering**

**Seconded by: Councillor Steve Cox**

**For: 6    Against: 0    Abstain: 2**

**Decision: The Application be deferred for a Site Visit in order to assess the impact on the neighbouring dwellings located to the North of the walled garden and for clarification on the drainage including how contaminants would be intercepted in the proposed porous drainage scheme.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Alison Hope 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 Alan Sampson, on behalf of the Applicant, spoke in support of the application for the duration of up to 5 minutes.**

**(Receipt of an additional Condition 15 was reported at the meeting.)**