



Doncaster Council

Agenda

To all Members of the

PLANNING COMMITTEE

Notice is given that a Meeting of the above Committee is to be held as follows:

Venue: Council Chamber, Civic Office, Waterdale, Doncaster DN1 3BU

Date: Tuesday, 15th November, 2022

Time: 2.00 pm

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Damian Allen
Chief Executive

Issued on: Monday, 7 November 2022

Governance Services Officer for this meeting

David M Taylor
01302 736712

Doncaster Metropolitan Borough Council
www.doncaster.gov.uk

1. Apologies for Absence.
 2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
 3. Declarations of Interest, if any.
 4. Minutes of the Planning Committee Meeting held on 18th October, 2022. 1 - 6
- A. Reports where the Public and Press may not be excluded.**
- For Decision**
5. Schedule of Applications. 7 - 62
- For Information**
6. Appeal Decisions. 63 - 70
 7. Planning Enforcement Quarterly Report - September 2022. 71 - 92

Members of the Planning Committee

Chair – Councillor Susan Durant

Vice-Chair – Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

Agenda Item 4.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 18TH OCTOBER, 2022

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER on TUESDAY, 18TH OCTOBER, 2022, at 2.00 pm.

PRESENT:

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

Councillors Bob Anderson, Iris Beech, Steve Cox, Sue Farmer, Andy Pickering and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from Councillors Aimee Dickson and Charlie Hogarth.

28 Declarations of Interest, if any

There were no declarations of interest made at the meeting.

29 Minutes of the Planning Committee Meeting held on 20th September, 2022

RESOLVED that the minutes of the meeting held on 20th September, 2022 be approved as a correct record and signed by the Chair.

30 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'.

31 Adoption of the Supplementary Planning Document on Biodiversity Net Gain

The Committee considered a report, which was introduced by Helen Markland, Principal Ecologist, which notified Members of the recent adoption of the new Supplementary Planning Document (SPD) on Biodiversity Net Gain.

It was reported that the Environment Act amended the Town and Country Planning Act 1990 resulting in all new developments would be legally required to demonstrate a minimum net gain of 10% and secure those gains for a minimum of 30 years. The National Planning Policy Framework (NPPF) already required planning decisions to provide net gains in biodiversity and the adopted Doncaster Local Plan, which went further than the NPPF, required planning proposals to deliver a minimum 10% net gain in biodiversity.

Members noted that the Biodiversity Net Gain SPD expanded on the Local Plan and provided guidance to developers on the Council's expectations with respect to biodiversity net gain and helped to shape more sustainable development. Following feedback from Elected Members on the need for a local first approach to delivery of Biodiversity Net Gain, the SPD set out a sequential approach to how the Council would expect Biodiversity Units to be delivered, with developers being asked to show how various measures detailed within the report, had been taken in turn. This was designed to ensure that local options for delivering Biodiversity Units were prioritised. The SPD was designed to offer clarity to developers on what the expectations were with respect to Biodiversity Net Gain in Doncaster, and set out what information must be provided to support a planning application, as well as detailing when certain pieces of information would be needed.

Members were informed that following public consultation on the draft SPD, 18 responses had been received and a Consultation Statement had been prepared which summarised the comments raised and how those were addressed. The majority of the changes made to the draft SPD were for the purpose of clarifying points in order to avoid potential confusion over issues or to add additional detail. Following comments from the Environment Agency over the lack of information in the draft with respect to how Biodiversity Net Gain in relation to rivers and streams were proposed to be dealt with, paragraphs were added to the document to cover this topic. In addition, the information on the circumstances of when the Council would accept Biodiversity Offsetting contributions was clarified and a glossary was added to define some of the technical terms specifically relating to Biodiversity Net Gain.

RESOLVED that

- (1) the report on the adoption of the new Supplementary Planning Document (SPD) on Biodiversity Net Gain, be noted; and
- (2) it be noted that the newly adopted Biodiversity Net Gain Supplementary Planning Document is a material consideration when determining planning applications.

32 Revisions to the Conisbrough Conservation Area Boundary

The Committee considered a report, which was introduced by Peter Lamb, Principal Planner, that sought approval whether to amend the boundary of Conisbrough Conservation Area. It was a statutory requirement for Local Planning Authorities to review their Conservation Areas and as part of any review, the boundary of the Conservation Area should be reassessed to see whether it was still appropriate or not. The revision of the boundary should make the Conservation Area stronger by improving its overall character and appearance.

It was reported that Conisbrough was designated a conservation area on 4th January, 1974. The conservation area was dominated by the castle and the church. Within the conservation area, there were eight listed structures and had several 17th and 18th century properties, and numerous buildings from the Victorian period. The first appraisal was finalised in February, 2010 which was subsequently reviewed in March 2015, to take account of any significant

changes that had occurred since the original appraisal, but recommendations on the boundary changes had not been implemented as a result of the 2015 review due to work taking place on the Local Plan since that time. As the Local Plan had now been adopted, the recommendations in the 2015 review were now being progressed. However, due to both the time since the original appraisal and its review, the proposed boundary changes were the subject of further public consultation between 6th September to 18th October, 2021.

Members noted that whilst there was no statutory duty to consult on boundary changes, Historic England advised that Local Planning Authorities' should consult as widely as possible about the proposals with local residents and other interested groups. Consultation was therefore undertaken by various means to reach out to as many people potentially affected by the proposed boundary changes. Subsequently, three letters of support were received with no objections.

A map and summary of the proposed amendments to the boundary were appended at Appendices 2 and 3 to the report.

RESOLVED that the amendments to the boundary of the Conisbrough Conservation Area, as shown on the designation map appended to the report, be approved and be the new Conservation Area designation for Conisbrough.

33 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:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
21/03183/FUL	Erection of first floor side extension to dwelling at 19 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS	Appeal Dismissed 14/09/2022	Sprotbrough	Delegated	No

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 18th October, 2022

Application	1		
Application Number:	21/03464/FUL		
Application Type:	Full Planning Permission		
Proposal Description:	Erection of 3 detached dwellings (amended plans)		
At:	Land to the rear of 7 Milner Gate Court, Conisbrough, Doncaster DN12 3BW		
For:	Mr Mike Murtagh - Rural Estates		
Third Party Reps:	14 Letters of objection from 9 properties.	Parish:	
		Ward:	Conisbrough

A proposal was made to grant the Application subject to Conditions and subject to the addition of a further Condition requiring a Construction Management Plan to be submitted to and approved in writing by the Local Planning Authority prior to the development commencing, in order to protect the amenity of local residents during construction and to ensure construction traffic management.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 6 **Against:** 1 **Abstain:** 1

Decision: Planning permission granted subject to Conditions and the addition of the following Condition:-

16. No construction works shall commence until full details within a Construction Management Plan having regard to highway works and methods to protect residential amenity have been submitted to and approved in writing by the Local Planning authority. The development shall be carried out in full accordance with the approved details and cover the following points, expanded on as required:-

- **Volumes and types of construction vehicles;**
- **Identification of delivery routes;**
- **Identification of agreed access point;**
- **Contractors method for controlling construction noise, dust, construction traffic and adherence to routes;**
- **Size, route and numbers of any abnormal loads;**
- **Swept path analysis (as required);**
- **Construction hours and period;**
- **Temporary signage;**
- **Wheel wash facilities;**
- **Timing of deliveries; and**
- **Proposals for maintaining access to existing properties.**

REASON

In the interests of highway safety and residential amenity.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Nigel Ball, a Local Ward Member, and Mr Robert Stather, a local resident, spoke in opposition to the Application for the duration of up to 5 minutes each.

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DONCASTER METROPOLITAN BOROUGH COUNCIL

Date 15th November 2022

To the Chair and Members of the

PLANNING COMMITTEE

PLANNING APPLICATIONS PROCESSING SYSTEM

Purpose of the Report

1. A schedule of planning applications for consideration by Members is attached.
2. Each application comprises an individual report and recommendation to assist the determination process. Any pre-committee amendments will be detailed at the beginning of each item.

Human Rights Implications

Member should take account of and protect the rights of individuals affected when making decisions on planning applications. In general Members should consider:-

1. Whether the activity for which consent is sought interferes with any Convention rights.
2. Whether the interference pursues a legitimate aim, such as economic well being or the rights of others to enjoy their property.
3. Whether restriction on one is proportionate to the benefit of the other.

Copyright Implications

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Scott Cardwell
Assistant Director of Economy and Development
Directorate of Regeneration and Environment

Contact Officers: Mr R Sykes (Tel: 734555)

Background Papers: Planning Application reports refer to relevant background papers

Summary List of Planning Committee Applications

NOTE:- Site Visited applications are marked 'SV' and Major Proposals are marked 'M'
Any pre-committee amendments will be detailed at the beginning of each item.

Application	Application No	Ward	Parish
1.	22/01366/3FUL	Finningley	Cantley With Branton Parish Council
2.	22/01367/3FUL	Edlington And Warmsworth	Edlington Town Council

Application	1
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Application Number:	22/01366/3FUL
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 2 dormer bungalows, 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them
At:	Garage Site Moor View Branton Doncaster DN3 3NE

For:	Adam Goldsmith - DMBC
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Third Party Reps:	None	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

Author of Report:	Dave Richards
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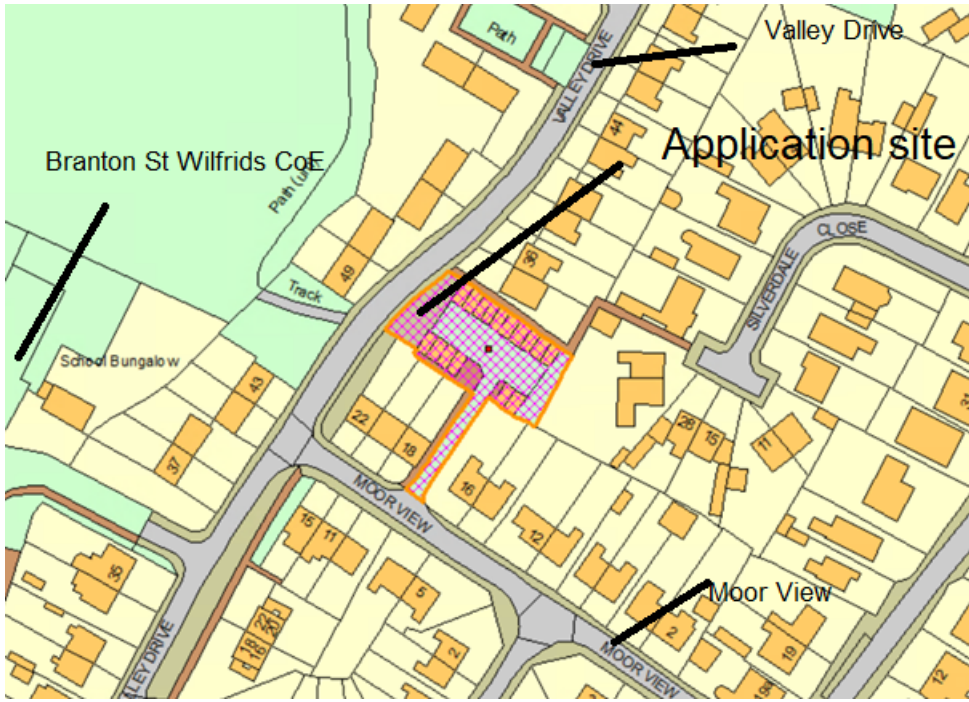
SUMMARY

This application seeks permission for the erection of 2 dormer bungalows on a former garage block site within the village of Branton.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's New House Build Programme to deliver new council housing for the Borough. Once built the site would be transferred to St Leger Homes, Doncaster Councils arm's length organisation that handle all housing for the Authority.

The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Branton. The site lies within a sustainable location and the redevelopment for housing would make best use of an underutilised site. The planning constraints of the site, such as the highway access and ensuring an acceptable impact on local amenity, have been addressed during the course of the application.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for 2 dormer bungalows and associated infrastructure on a site which is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 Strategic Housing as a team are responsible for ensuring the delivery of Doncaster Council Housing Strategy by meeting the housing needs of the borough. This scheme is part of Doncaster Council's Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

2.3 The site is a block of 16 garages and an area of hardstanding. The Housing Needs Survey (2019) identifies that the area has an under supply of bungalows, in addition to an increasing demand for social housing, hence the proposal now before us.

2.4 The application includes various plans and supporting documents including:

- Design and Access Statement
- Proposed Elevations
- Proposed Floor Plans
- Site Plans
- Flood Risk Assessment
- Drainage Plan
- Topographical Survey
- Health Impact Assessment

3.0 Site Description

3.1 The application site lies within the built up part of Branton, off Moor View which serves as a residential street linking Chapel Lane with Valley Drive. It is well located in relation to the basic amenities available in Branton, with bus services towards Doncaster (west bound) and the outer villages (east bound).

3.2 The prevailing character of the area is that of generally residential housing based on the 'Radburn' principles of design which originally aimed to maximise the separation of vehicles and pedestrians. Therefore, the garage block would have historically served as the parking court for surrounding dwellings, which is typified by the lack of off street parking for some properties nearby. Since the original inception of this street layout, the area has generally been 'de-Radburnised' with the introduction of driveways into front gardens. This has meant garage blocks are now less used, and as a result they offer no

'defensible space' to residents, are poorly overlooked and potentially magnets for anti-social behaviour.

4.0 Relevant Planning History

4.1 The site has no recent planning history to note.

5.0 Site Allocation

5.1 The application site is located within the Residential Policy Area for Branton in the Local Plan.

5.2 The site is in Flood Zone 1, indicating low flood risk.

5.3 National Planning Policy Framework (NPPF) (2021)

5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.5 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.

5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.8 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.9 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 5.10 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.12 Paragraph 120 states planning decisions should....give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs... and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.13 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.14 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.15 Local Plan
- 5.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.17 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.18 Policy 7 seeks to ensure the delivery of a wide range and mix of housing types, sizes and tenures, including provision of affordable housing to meet local housing needs which exists in the majority of the Borough's communities.

- 5.19 Policy 10 relates to Residential Policy Areas. The application site is designated as being in such an area as per the Local Plan supporting Policies Map. The policy supports new homes, subject to conditions, including that there are acceptable levels of residential amenity for both existing and new occupiers.
- 5.20 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.21 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.22 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.23 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.24 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.25 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.26 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

- 5.27 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.28 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.29 Policy 55 deals with the need to mitigate any contamination on site.
- 5.30 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.31 Other material planning considerations
- 5.32 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.33 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.34 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2021)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:
- Advertised on the Council website
 - All neighbours with an adjoining boundary notified by letter
- 6.2 6 objections have been received from 3 addresses:
- 6.3 18 Moor View, Branton:

- Lack of consideration for resident parking, we have 2 vehicles in addition to a company van. We would like it to be considered that we can continue to park our cars on the site.

6.4 (address unknown):

- Concerns with loss of parking. To lose our garage means we would have to park on valley drive which is already heavily congested with parked cars. We may not be able to park our car in front of our property.
- Issues with surface water flooding on Valley Drive at the junction with Moor View.

6.5 24 Silverdale Close:

- Concerns with boundary fence between the bottom of our garden and the new houses back garden. Whether access will be given to both sides of our fence.
- Concerns with anti-social behaviour from new tenants of the properties.
- Noise/disturbance from the proposed air source heat pumps.
- Our boundary fence is inset from the property boundary and the proposed development would build on our property.
- Issues with surface water flooding on the highway

7.0 Consultations

7.1 **Highway Officer** - No objections – subject to condition. Notes that the site is situated within the village of Branton on Valley Drive with no parking restrictions. Each property would have a driveway as well as a footpath to the property. The driveways meet the required standards and means each bungalow has sufficient space to accommodate two off street parking spaces. The original proposal to landscape the existing driveway has been amended to retain access for adjacent neighbours to the rear of their properties.

7.2 **Drainage Officer** - No objections subject to a condition detailing full drainage design.

7.3 **Ecology Officer** - No objections subject to a condition requiring an ecological enhancement plan to be agreed and implemented. The garages have been inspected and they have negligible potential for roosting bats. The gable ends of both buildings could accommodate swift boxes either integrated or surface mounted.

7.4 **Environmental Health Officer (Noise)** - No comment.

7.5 **Waste and Recycling Officer** - No objections.

7.6 **Pollution Control Officer** - No objections – subject to condition.

7.7 **Yorkshire Water** - No objections.

7.8 **Severn Trent Water** - No objections subject to an informative.

7.9 **Cantley and Branton Parish Council** - No comments or concerns relating to the application.

8.0 **Assessment**

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The NPPF at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway safety
- Other environmental considerations
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or neutral

The Principle of the Development

8.5 The application site is located within a Residential Policy Area. Policy 10 of the Local Plan supports new residential development in Residential Policy Areas, provided that:

1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and

2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and

3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 8.6 In relation to criterion 1, it is considered that the site is large enough to accommodate two dwellings with a good standard of residential amenity.
- 8.7 Gardens should be a minimum of 60 square metres as set out in the Transitional Developer Guidance, and there should be separation distances of 21 metres between habitable windows facing one another, or 11 metres between habitable windows and blank walls. It has been demonstrated that all of these standards can be met on this site.
- 8.8 Criterion 2 of policy 10 relates to the impact of new residential developments on the character of the area. Given the plot characteristics, it is considered that the erection of dormer properties would not be harmful to the street scenes of either Valley Drive or Moor View.
- 8.9 Criterion 3 of policy 10 requires residential developments to be in accordance with other relevant development plan policies. The individual planning considerations and constraints are assessed below.
- 8.10 In summary, subject to compliance with other development plan policies, the principle of the development is acceptable and fully in accordance with policy 10 of the Local Plan.

Sustainability

- 8.11 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 8.12 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.13 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

- 8.14 The properties most likely to be affected by the development are those surrounding the site including, 34 Valley Drive, Nos. 24 and 26 Silverdale Close and Nos. 14-22 Moor View. It is noted that some of these neighbours have raised concerns with the impact upon residential amenity, including parking pressures in the area and potential noise from the proposed air source heat pumps which are proposed to be installed in the properties.
- 8.15 The proposed dormer bungalows would be sited in line with No.s. 32/34 Valley Drive. The side profiles of the dwellings would be slimmer due to the gable design and would not contain any window openings, limiting their impact on the above properties in terms of loss of visual amenity, overshadowing or overlooking.
- 8.16 The dwellings would be situated some 20.5m away from the rear of properties on Moor View. This is an acceptable distance in considering impact upon residential amenity.
- 8.17 The dwellings would be sited approximately 27m away at the closest point from the rear elevations of Nos. 24 and 26 Silverdale Close and 13m from the boundary point. This is an acceptable distance in considering impact upon residential amenity.
- 8.18 All surrounding neighbours would notice the comings and goings and the residential use of the site but a reasonable level of activity is expected within a built up residential area and the proposal is not considered to demonstrably worsen the current situation given the scale of development proposed.
- 8.19 The air source heat pumps (ASHP) have been assessed as being appropriate for a residential area. The ASHP would be fitted with the latest acoustic technology to deaden sound, and would run in a dual system with other elements in the properties which would mean they would not 'cycle' on and off to keep the system up to temperature, which is a common complaint of early installations and retrofit solutions. The Environmental Health Officer has been consulted on the application and no objections have been received.
- 8.20 A neighbour (occupant at 24 Silverdale Close) has raised concerns that the extent of their property boundary goes beyond their existing fence and in fact includes part of the application site. A title check on the neighbouring property returned a result that the property is unregistered and therefore unable to clarify the boundary. The Council's assets team is of the view that the application site reflects the site boundary that is registered in the ownership of Doncaster Council (SYK498417) unless the owner of 24 Silverdale Close is able to provide evidence of ownership. A request has been made to the owner to provide further evidence and any update will be reported to Planning Committee.
- 8.21 Representations have highlighted a request that access is maintained to both sides of a neighbour's boundary. A request to a land owner for access would be a civil matter. It is considered that a fence panel can be removed from the neighbouring side should access to this surface be required.

- 8.22 In summary, the siting and massing of the proposed dormer bungalows limit the potential impact in terms of loss of light, visual amenity and privacy. The proposed finished site level is proposed to be conditioned through the hard and soft landscaping plan (condition 6) to ensure that ground floor amenity can be maintained through suitable boundary treatments. All properties facing the new dwellings would be separated from neighbouring properties in line with good practice guidance. The dwellings would have a neutral impact on the residential amenity of the nearest neighbouring properties.
- 8.23 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings will meet this standard in addition to Part M4 (2) Category 2 for accessible and adaptable dwellings. They would have good standards of internal and external amenity space.
- 8.24 Conclusion on Social Impacts.**
- 8.25 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability. The environmental credentials of the homes going above and beyond the statutory requirements under the Building Regulations attracts moderate weight in favour of the proposal.
- 8.26 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition would require the submission of a construction method statement to be submitted and approved by the local planning authority to ensure that impacts on the highway and residential amenity are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.27 Policies 41 (a), 42 (b), 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.28 The proposed dwellings would consist of a pair of semi-detached dormer bungalows. They would be set back from the highway on Valley Drive, allowing opportunities for off street parking and landscaping. Materials would consist of red facing brickwork and grey roof tiles. It is intended to reflect the finish on properties to the south on Moor View.

- 8.29 The properties would be seen mainly in the context of existing properties on Valley Drive, which are a mixture of single storey and two storey semi-detached properties of similar age and materials, along with the terraced properties on Moor View. Whilst the proposed development would be a new concept of dormer bungalows, there is enough variation in the street scene. The general spacing between the buildings and boundaries would be in keeping with the surrounding area and the overall layout from public views in the street scene would retain a spacious appearance. The form and massing of the bungalow, and particularly its lower first floor massing, would mean that it would not appear too prominent. Overall, both in design and standard of construction, they are considered to complement the local street scene as a standalone development.
- 8.30 Boundary treatments would consist of timber fencing to private amenity areas. A 1.8m timber fence would provide a defensible boundary to the adjacent footpath link, but would step down to the site frontage to retain open character. A footpath is retained to provide pedestrian access to the rear of properties on Moor View. The application was amended to retain the existing access to allow pedestrian access to the rear of properties on Moor View.
- 8.31 Parking areas have been laid out in a tandem formation to avoid sprawling across the site.
- 8.32 In conclusion, the appearance of the site will undoubtedly change from that of a modest garage block to housing. On balance and having context to the surrounding area, the visual appearance is considered to be acceptable. The compliance with the relevant policies attracts neutral weight in favour of the proposal.

Impact upon highway safety

- 8.33 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.34 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. The guideline set out in policy is that 2 allocated spaces per dwelling are provided which has been met.
- 8.35 The site access for each property would be on to Valley Drive where tandem spaces are common to existing properties. Valley Drive is a fairly narrow road and parked cars also provide 'friction' to keep speeds low. A primary school is situated nearby to the south west which should also encourage responsible driving. Provided drivers and pedestrians pay due care and attention, the proposed access points should not cause a severe risk to highway safety.
- 8.36 It is noted that representations have been received objecting to the loss of the parking garages as a place to park their vehicles. Records indicate that up

to 8 of the 16 garages could be potentially occupied and therefore their removal could redistribute parking elsewhere nearby. However, it appears that there would be a sufficient amount of on-street parking available within comfortable walking distance of the site to accommodate the limited increase in parking demand arising from any displacement. It is also noted that no objections have been received from the Council's Highway Officer.

- 8.37 Suitable provision can be made to allow bins to be stored safely on collection day. No objections have been received from the Council's waste and recycling team.
- 8.38 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall.
- 8.39 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.40 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.41 The Council's Ecologist has inspected the garages closely and advises they have negligible potential for roosting bats and therefore no surveys are required prior to demolition. In general habitat terms, the site is almost all hard standing or built structures with no vegetation other than a grass verge. A landscaping scheme is to be conditioned on any approval. No objections have been raised and the contribution to ecological enhancement and landscaping attracts neutral weight in the overall planning balance.

Other environmental considerations

- 9.42 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed, thereby the outlying risk of contamination from when the site was originally developed is low but should be assessed to ensure a risk managed approach.
- 9.43 The site lies outside any Air Quality Management Area. The dwellings would not generate significant levels of pollution once constructed.
- 9.44 The site lies within Flood Zone 1 according to the Environment Agency's Flood Map for Planning. FZ1 comprises land assessed as at a low risk of flooding from a watercourse and/or sea with less than a 1:1000 annual probability of

river or sea flooding. The NPPF and supporting PPG on Flood Risk and Coastal Change states that residential uses are appropriate in FZ1.

- 9.45 Concerns have been raised with existing surface water flooding in the highway network. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure surface water run-off is dealt with on site and would not contribute to any other issues in the locality. It would be unreasonable to seek to address any unrelated issue through this application.

Conclusion on Environmental Issues

- 9.46 The proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to local amenity and the highway arrangement is deemed to be acceptable. There are no ecological constraints, and the site is at low risk of contaminants and flood risk. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 9.47 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Branton through the introduction of 2 additional households to the area.

Conclusion on Economy Issues

- 9.48 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development. The principle of developing the site is acceptable having regard to its acceptable location for windfall development within a residential policy area. The proposal is also for much needed affordable housing for the Borough and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

11.0 RECOMMENDATION

- 11.1 **MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:**

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
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:

Dwg. No. PQ2805 AD 10 Site Layout Revision B received 26 October 2022
Dwg. No. PQ2805 AD PD02 E1014 House Type received 01 June 2022

REASON
To ensure that the development is carried out in accordance with the application as approved.
03. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
04. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

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.

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been

submitted to and approved in writing by the local planning authority. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities (including siting, location and nature)
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) - periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- ix) - the highway routes of plant and material deliveries to and from the site.
- x) - days and hours of operation for all construction works.
- xi) - contact details for the site manager(s)

Thereafter the development shall be carried out in accordance with the approved Construction Method Statement.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

06.

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 and confirmation of a finished floor level for the site. 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 the Council's Transitional Guidance, 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.

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 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 home, 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 policies 29, 30, 32 and 48 of the Local Plan.

07. Prior to the first occupation of either dwelling hereby approved, an ecological enhancement plan shall be implemented. The plan shall require the following measures to be implemented and photographic evidence of implementation to be submitted.

-The provision of surface mounted or integrated swift boxes/bricks in the apex of the two gable end of the proposed dwellings.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Local Plan.

08. Before the first occupation of any dwelling hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

09. The dwellings hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of the development have been submitted to and approved in writing by the local planning authority. Cycle storage and shall be fully implemented and made available for use prior to the occupation of the development hereby permitted.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

11. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1 and 2 must meet Part M4 (2) 'accessible and adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

To ensure compliance with the requirements of Policy 45 to deliver the agreed accessible and adaptable homes.

12. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have 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.

13. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

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.

Informatives

01. **INFORMATIVE**

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting the Build Team (Tel: 0345 2667930 / email: building.over@severntrent.co.uk).

02. **INFORMATIVE**

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

Or alternatively you can request a paper copy from the LPA.

03. **INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

04. INFORMATIVE

In relation to the discharge of condition 3, the applicant should note the advice of the Drainage Officer received on the application dated 22nd August 2022.

05. INFORMATIVES

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

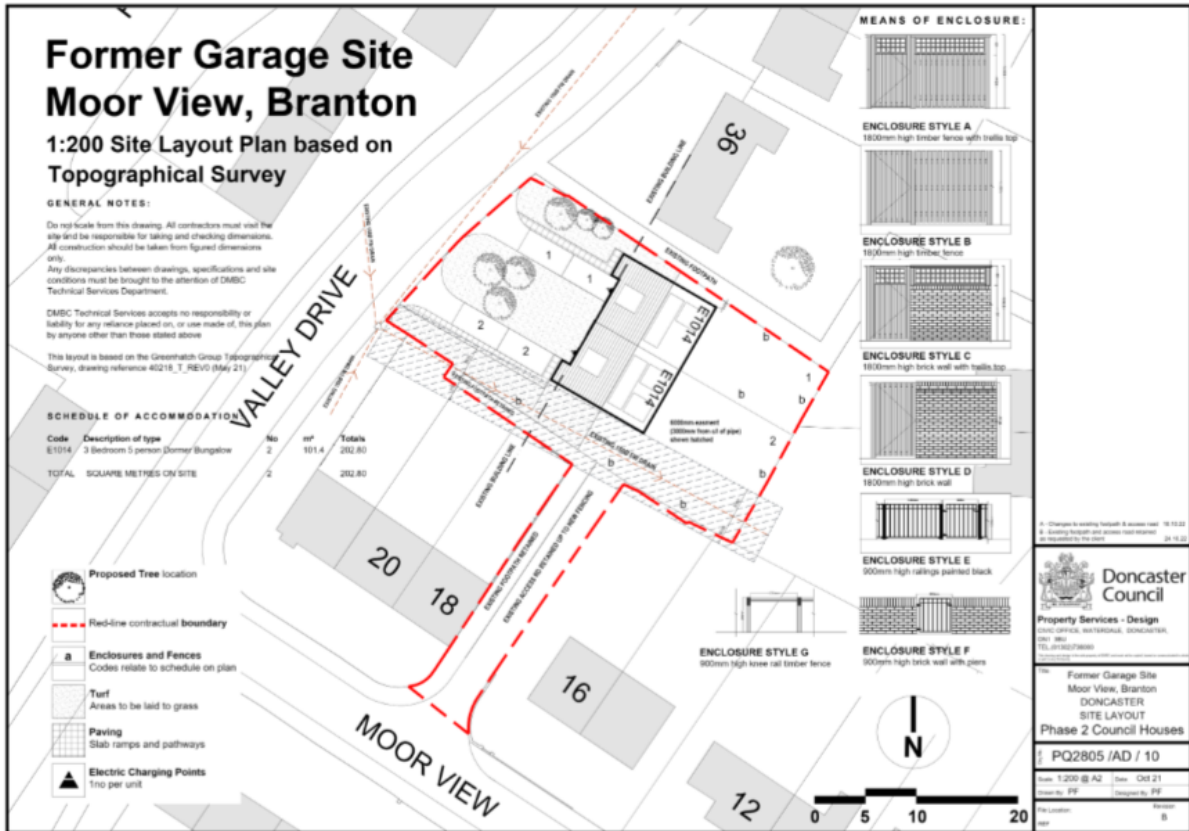
Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email:

p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1: Site Plan (Revision B)



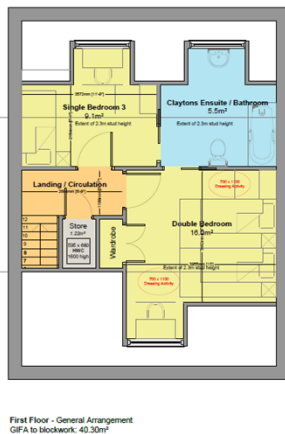
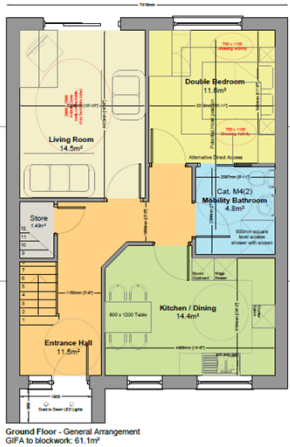
Appendix 2: House Plans

HOUSE TYPE E1014 - Low Carbon Dormer Bungalow

3 bedroom 5 person semi or terrace GIA = 101.4m² (1091ft²)



- ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020**
- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
 - 350mm thick External Wall makeup with full fill insulation
 - First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings, and houses has wider patios and 900mm deep front porch.
 - 1500mm turning circles shown for wheelchairs, and hoist and stairlift positions
 - All corridors at least 1050mm wide and internal doors permit accessible access
 - Roof integrated Photo Voltaic panels
 - Electric Car charging point when parking space is adjacent to property
 - Air Source Heat Pump for heating & hot water



SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions.
- Single bedroom exceeds the minimum floor area of 7.5m² and the minimum width dimensions
- House provides 2.6m² of built in storage in accordance with the spatial standards

- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgema in Smooth Grey
- Facing Material - Bstock Hardwicke Webbeck Red Moture
- PV Solar Array - Integrated Photo Voltaic panel



Title: E1014 HOUSE TYPE	
Dwg No: PQ2805 / AD / PD02	
Scale: 1:100/1:50 at A2	Date: June 2021
Revision:	Drawn by: MBC

Appendix 3: Artist Impression



Appendix 4: Sustainability

Sustainability

Effective from June 2022, all new homes must produce 31% less carbon emissions than what is currently considered acceptable in Part L of the Building Regulations. All new housetypes within the Council House Build Programme have been designed in recognition of these changes.



6.1 Air Source Heat Pump

As an alternative to traditional gas boilers, each new dwelling is to be fitted with an Air Source Heat Pump. The system is a self-contained unit which only requires connections to water and electricity, and is used for heat spacing and hot water. The pumps are designed to absorb heat from outside air.

Requiring little maintenance, the units are to be located in the properties' rear gardens adjacent to the external wall.



Figure 14: Air Source Heat Pump

6.2 PV Panels

Integrated into the roof tile, the Marley SolarTile Photovoltaic Panel uses renewable energy to power the properties. Designed and installed with a flush finish, the panels are discreet and require significantly less maintenance in comparison to other products.

The panels do not require direct sunlight, making them effective in capturing and storing the sun's energy even on overcast days. Photovoltaic cells act by converting sunlight into electricity, thus reducing the energy usage of the property and subsequently lowering costs.

Running on a renewable energy such as solar electricity significantly reduces a property's carbon footprint as this method does not release harmful emissions.



Figure 15: Marley SolarTile photovoltaic panels

6.3 Electric Vehicle Charging Points

Each of the 2no dormer bungalows have a designated parking space, served by an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall to the front of the dwellings.

The system is protected by a locking feature which ensures security and prevents the use of the charging points being exploited.



Figure 16: EV charge point

Sustainability continued

6.4 Technology and Landscape

A number of measures have been designed into the proposed properties to reduce their impact on the environment, and to make the homes more sustainable. The image below highlights these measures to be implemented across the site.

A. Thermal Store

Proposed to work in conjunction with the Air Source Heat Pump, the thermal store will allow the residents immediate access to hot water.

B. Solar Panels

Making the properties more resilient, Marley integrated solar roof tiles have been designed into the roof. Being built in line with the surrounding tiles they will have a reduced visual impact, as well as lower maintenance requirements.

C. Built Habitat Considerations

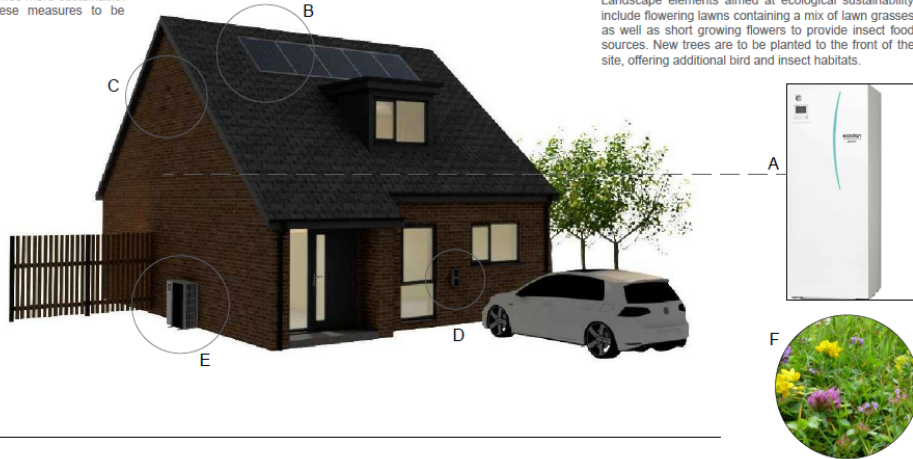
Multiple ecological measures are designed into the properties to support a range of creatures. Into the brick walls, where appropriate, bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts. The fence paneling to the gardens will contain hedgehog passages to allow for larger territories.

D. EV Car Charging

Promoting sustainability beyond the home, the house design includes a Project EV electric car charging port. This addition falls under the requirements for the upcoming Approved Document Part S.

F.

Landscape elements aimed at ecological sustainability include flowering lawns containing a mix of lawn grasses as well as short growing flowers to provide insect food sources. New trees are to be planted to the front of the site, offering additional bird and insect habitats.



Application	2
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Application Number:	22/01367/3FUL
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Application Type:	Planning FULL (REG3)
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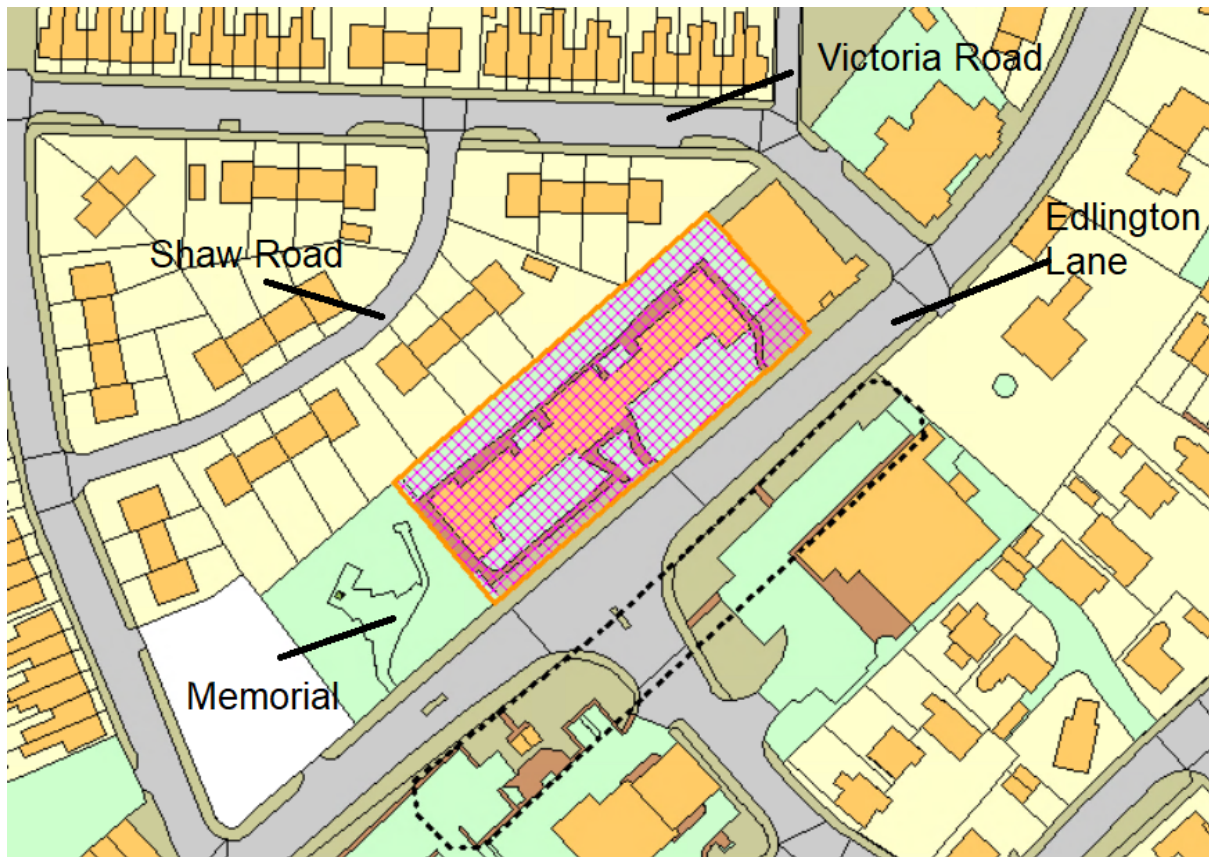
Proposal Description:	Erection of 4no 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them.
At:	Former Barnburgh House Edlington Lane Edlington Doncaster DN12 1BX

For:	Adam Goldsmith - DMBC
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Third Party Reps:	None	Parish:	Edlington Town Council
		Ward:	Edlington and Warmsworth

Author of Report:	Dave Richards
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<p>SUMMARY</p> <p>This application seeks permission for the erection of four semi-detached properties on land formerly known as Barnburgh House.</p> <p>The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's New Council House Build Programme to deliver new council housing for the Borough. Once built the site would be transferred to St Leger Homes, Doncaster Councils arm's length organisation that handle all housing for the Authority.</p> <p>The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Edlington. The site lies within a sustainable location and the contemporary form of the properties would raise the standards of design locally. The planning constraints of the site, such as the presence of mature trees and ensuring an acceptable impact on local amenity, have been addressed.</p> <p>RECOMMENDATION: GRANT planning permission subject to conditions.</p>



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for four, semi-detached bungalows and associated infrastructure on a site which is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 Strategic Housing as a team are responsible for ensuring the delivery of Doncaster Council Housing Strategy by meeting the housing needs of the borough. This scheme is part of Doncaster Council's, Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

2.3 Prior to its demolition in August 2016, the site was home to Barnburgh House; a provider of sheltered housing. The building was deemed surplus to requirements and demolished to bring forward the redevelopment of the site. The Housing Needs Survey (2019) identifies that the area has having an under supply of bungalows, in addition to an increasing demand for social housing, hence the proposal now before us.

2.4 The application is supported by various plans and supporting documents:

- Design and Access Statement
- Proposed Elevations
- Proposed Floor Plans
- Site Plans
- Flood Risk Assessment
- Tree Survey
- Drainage Plan
- Topographical Survey
- Health Impact Assessment

3.0 Site Description

3.1 The application site lies within the built up part of Edlington, off Edlington Lane which runs through the heart of the village. It is well located in relation to the city centre of Doncaster, with bus services towards Doncaster (north east bound) and the outer villages to the south.

3.2 The site currently does not have vehicular access. It is currently laid to mown grass and a number of trees which provide an attractive frontage and green space for the village.

3.3 The prevailing character of the area is that of mixed use with planned residential areas surrounding the site, with some retail and leisure uses on the opposite side of the road. The Edlington War Memorial is situated to the south west, with residential properties on Shaw Road and Victoria Road to the north and east. Opposite the site on Edlington Lane is the Yorkshire Main Officials Club, a petrol station and retail store (Home Bargains).

4.0 Relevant Planning History

4.1 The site has no recent planning history to note. The existing property was demolished (ref. 13/01807/3DEM) and a palisade fence (ref. 16/01747/FUL) was granted planning permission in 2016.

5.0 Site Allocation

5.1 The application site is an allocated site (EDL06) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be 7 dwellings.

5.2 The site is in Flood Zone 1, indicating low flood risk.

5.3 National Planning Policy Framework (NPPF) (2021)

5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The

National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities
- 5.15 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021),

the Edington Neighbourhood Plan (adopted 2018) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).

- 5.23 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.24 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been selected having regard to the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.
- 5.25 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.26 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.27 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.28 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.29 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

- 5.30 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.31 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.32 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.33 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.34 Policy 55 deals with the need to mitigate any contamination on site.
- 5.35 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.36 Edlington Neighbourhood Plan (2018)
- 5.37 Policy HE 1 states housing development proposals should provide for a mix of housing types, sizes, price and tenures specifically to meet identified housing need. Priority should be given to larger properties (3 or 4 bedrooms) as well as smaller properties suitable for older people to meet an identified need.
- 5.38 Policy BHE 2 identifies buildings and structures as Edlington Character Buildings and Sites of local heritage interest. This includes the Cenetaph to the west of the site. The policy states development proposals will not be supported that harm the historic significance and setting of these assets
- 5.39 Policy BHE 4 states proposals should respect local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate. It should consider the amenity of neighbouring occupiers. Where appropriate, development proposals should provide attractive, safe and accessible public and private spaces, that are easy to get around for all, including for those with disabilities, and reduce the opportunities for crime and antisocial behaviour.
- 5.40 Other material planning considerations
- 5.41 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of

the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.

5.42 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.

5.43 Other material considerations include:

- National Planning Practice Guidance (ongoing)
- National Design Guide (2019)
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter

6.2 No objections have been received by any member of the public or occupier of neighbouring properties.

7.0 Consultations

7.1 Highway Officer

No objections subject to conditions. An amended plan was received incorporating amendments to include tactile crossing points, and consideration of a street column on Edlington Lane which may require relocating to make way for the access. Dimension changes to the internal layout were also reflected in the plan.

7.2 Tree Officer

No objections in principle but concern with the proximity of some trees and the root protection areas in relation to the properties and any subsequent pressure to prune or remove them on amenity grounds. The proposed site plan is to be amended in line with comments made and conditions were proposed. An updated site plan will be reported within pre-committee amendments.

7.3 Drainage Officer

No objections subject to a condition detailing full drainage design.

7.4 Conservation Officer

No comments.

7.5 Ecology Officer

No objections subject to a high quality soft landscaping plan incorporating wild flower grassland, native trees and shrubs being agreed.

7.6 Environmental Health Officer

No objections.

7.7 Waste and Recycling Officer

No objections. A dedicated collection point is incorporated into the hard and soft landscaping scheme reserved by planning condition.

7.8 Public Health Officer

No objections subject to a condition requiring cycle storage.

7.9 Pollution Control Officer

No objections subject to a condition requiring an appropriate contaminated land risk assessment.

7.10 Yorkshire Water

No objections.

7.11 Severn Trent Water

No comments.

7.12 Edlington Town Council

No objections.

8.0 Assessment

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The National Planning Policy Framework (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate

otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway safety
- Impact upon ecological assets and trees
- Other environmental considerations
- Impact on Heritage Assets
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “EDL6” in the Local Plan, and has been sequentially assessed as suitable for modest housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 302) of the Local Plan details the following matters need to be taken into detailed consideration:

- Archaeology – The foundations of buildings are likely to have caused significant below-ground disturbance and as such, the potential for the survival of unrecorded buried archaeological remains on the site is considered to be low. Further archaeological investigation is unlikely to be required
- Conservation - The adjacent park to the south contains a war memorial which is of local heritage significance and currently being assessed for listed status - the green edge to the park and the setting of the memorial has been retained as part of the proposals.
- Design – Requires new development to front toward Edlington Lane with appropriate stand-off distances from the frontage trees and dwellings the rear of the site. The dwelling curtilages don't all lock with the properties to the rear but retain a suitable degree of separation.

- Education – have confirmed that no contribution and have no objections.
- Public Open Space – a commuted sum would not be required given the number of dwellings provided.
- Transport – Confirmed the access point / points need careful consideration to prevent conflict. This has been accepted and a condition will require a construction management plan.
- Transport – the need for a Travel Assessment and Travel Plan is required and has been submitted and is acceptable subject to conditions and the s106 agreement.
- Trees and Hedgerows need to be fully assessed and protected – and have been considered and no objections raised following amendments to be made.

8.6 The application fully accords with policies 2 and 5 of the Local Plan and is given significant weight in favour of the application.

8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the Borough's communities, including Edlington. The proposal would make a small, but important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

8.8 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8.9 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

8.10 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

- 8.11 The properties most likely to be affected by the development are those surrounding the site on Victoria Road and Shaw Road to the rear of the site. However, the single storey nature of the proposed bungalows limit the potential impact in terms of loss of light, visual amenity and privacy. All properties would be separated from neighbouring properties in line with good practice guidance. The dwellings would have a neutral impact on the residential amenity of the nearest neighbouring properties.
- 8.12 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings will meet this standard in addition to Part M4 (2) Category 2 for accessible and adaptable dwellings. They would have good standards of internal and external amenity space.
- 8.13 Conclusion on Social Impacts.**
- 8.14 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability.
- 8.15 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition would require the submission of a construction management plan to be submitted and approved by the local planning authority to ensure that impacts are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.16 Policies 41 (a), 42 (b), 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.17 The proposed dwellings would consist of two pairs of semi-detached bungalows. They would be set back from the highway by some 13m, allowing the retained trees to remain and provide some separation to the street. Materials would consist of red facing brickwork, grey roof tiles, and a white rendered finish. Efforts have been made to tie in materials seen locally, including render to gable ends to mirror the finishing of the neighbouring apartment block to the south west of the site and grey window and door details which are intended to complement the Officials Club opposite the site.

- 8.18 Most of the surrounding dwellings behind the site are two storey pit housing of a consistent form and layout typical of many planned estates in mining towns. It is accepted that the proposed single storey dwellings are different in terms of appearance, however, both in design and standard of construction, they are considered to enhance the local street scene.
- 8.19 A prevailing characteristic of the site is the mature trees present to the front of the site, which continue and complement the landscaped War Memorial (Cenotaph) to the south west of the site. It is important that this site frontage is protected and the application will secure this by ensuring they remain outside private amenity space areas and via tree protection measures secured by condition.
- 8.20 Boundary treatments consist of timber fencing to private amenity areas but the majority of the site frontage would retain an open and landscaped feel. Low railings adjacent to Edlington Lane will help separate public and private space and discourage non-residents entering the communal space. It is suggested by the Council's Ecology and Tree Officer's that suitable supplementary landscaping could include wild flower grassland, native trees and shrubs.
- 8.21 Parking areas have been minimised to avoid sprawling across the site. This does involve a continuous row of parking spaces, however this is considered to be the best approach to ensure the site frontage remains undisturbed.
- 8.22 In conclusion, the appearance of the site will undoubtedly change from that of an area of green space to be developed for housing. On balance and having context to the surrounding area, the prospect of visible, well designed council build dwellings featuring in the street scene attracts moderate weight in favour of the proposal.

Impact upon highway safety

- 8.23 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.24 Access to the site will be provided via a new vehicular access on the southern boundary of the site from B6376. The site contains a suitable area to park, turn and leave in forward gear. The proposed access point has been agreed to be the most suitable location in terms of avoiding conflict with the junction opposite whilst maintaining good visibility in each direction on Edlington Lane. No concerns have been raised from Highways Development Control following amendments to be made to the site plan.
- 8.25 Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking we will consider the anticipated demand from the type of

housing proposed and the likely occupiers so it can be assessed on a case by case basis.

- 8.26 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. The guideline set out in policy is that 2 allocated spaces per dwelling are provided, plus 1 visitor space per 4 dwelling. Having regard to the nature and tenure of the proposed bungalows, allied with the sustainable nature of the location with good access to local services and public transport, it was agreed with the Council's Highway team to provide 1 parking space per dwelling and 2 visitor spaces (1 more than required). The site caters for visitors to the proposed bungalows through increased visitor parking provision.
- 8.27 Provision has been made for a bin refuge area to allow bins to be stored safely where they should not cause nuisance or look unsightly. This should aid collection by the Council's waste and recycling team.
- 8.28 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall which forms the boundary of Plot 2 for ease of access.
- 8.29 The scale of the proposal does not require a Transport Statement or Assessment. The application for 4 properties has been assessed and the local network is considered to have spare capacity to accommodate this growth.
- 8.30 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity.
- 8.31 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.32 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.33 A tree survey has been carried out and submitted with the application in accordance with Policy 32(A). Whilst the site does not lie within a conservation area and these trees are not subject to Tree Preservation Orders (TPO), they do have significant value in the street-scene. The survey confirms that all trees on the site will be retained and a suitable planning condition can ensure that arrangements are in place to protect them during construction. The plans were amendment to allow a greater separation to tree shade and root protection areas to ensure the longevity of the trees are taken into account.

- 8.34 The Council's Ecologist agrees that none of the trees provide roosting potential for bats. The site is classified as amenity/modified grassland which has a low baseline bio-diversity and so any enhancement would be from a low starting point. It was agreed that a high quality soft landscaping plan incorporating wild flower grassland, native trees and shrubs can be reserved by planning condition to provide the suitable delivery of ecological enhancement to the site.
- 8.35 Subject to condition, the proposal is in accordance with policies 29, 30, 32 and 48 of the Local Plan which seek to ensure the suitable protection and enhancement of green infrastructure. This attracts neutral weight in the overall planning balance.

Impact on heritage assets

- 8.36 Whilst the site itself is of no special historical significance and is not located in a Conservation Area, it lies near the Edlington War Memorial which is an unlisted building of interest. In this case, the low density character of the development and the retention of much of the green space to the site would mean it would avoid any harm to the setting.

Other environmental considerations

- 8.37 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed and formally was in residential use, thereby the outlying risk of contamination from when the site was originally developed is low.
- 8.38 The site lies outside any Air Quality Management Area. The dwellings would be sited in a secluded position which would not generate significant levels of pollution once constructed.
- 8.39 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off is dealt with on site. The Council Drainage Team, Yorkshire Water, and Severn Trent Water have all been consulted and none raise any objections.
- 8.40 The survey work for the site has deemed it to have low archaeological potential and there is considered to be limited/no impact on archaeological remains and no condition is required.

Conclusion on Environmental Issues

- 8.41 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 8.42 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal would have not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to heritage buildings and the parking/access arrangements are deemed to be acceptable. There are no ecological constraints, and the site is not in a flood risk area. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.43 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Edlington through the introduction of 4 additional households to the area.

Conclusion on Economy Issues

- 8.44 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The principle of developing the site is acceptable having regard to its allocation for housing in the Local Plan. The proposal is also for much needed affordable council housing for the Borough and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

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:

Drawing 02 Site Layout Revision A received 03 November 2022
PQ2803 AD PD01 E668 House Type received 01 June 2022

REASON

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

03. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

04. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase 1 desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited

consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

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.

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials

- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities (including siting, location and nature)
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) - periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- ix) - the highway routes of plant and material deliveries to and from the site.
- x) - days and hours of operation for all construction works.
- xi) - contact details for the site manager(s)

Thereafter the development shall be carried out in accordance with the approved Construction Method Statement.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

06. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees using temporary fencing, temporary ground protection and other appropriate measures that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and construction shall be submitted to the Local Planning Authority for approval. Tree protection shall be implemented on site in accordance with the approved scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. 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 retained trees are protected from damage during construction

07. The development hereby granted shall not be commenced until a schedule of tree surgery work has been submitted to and

approved in writing by the Local Planning Authority. Best arboricultural practice shall be employed in all work, which shall comply with British Standards BS3998:2010 Tree Works Recommendations and, unless as may be specifically approved in writing by the Local Planning Authority, all tree work shall be completed before the demolition or development commences.

REASON

To ensure that all tree work is carried out to the appropriate high standard.

08. Details of the alignment of all service trenches and overhead services shall be submitted to and approved by the Local Planning authority prior to the commencement of development.

REASON

To prevent damage being caused to trees which it has been agreed shall be retained.

09. No development or other operations shall commence on site in connection with the development hereby approved (including tree pruning, ground works, soil moving, or any operations involving the use of construction machinery) until a detailed Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall be prepared by a competent arboriculturist in accordance with British Standards Institute 5837: Trees in relation to Design, Demolition and Construction (2012) and shall include full details of the following:

- Methodology for the preparation of the ground for the site access point and car parking area and construction activities
- Installation of a temporary fencing and ground tree protection scheme
- Siting of materials and plant storage areas and site cabins
- Specification for tree work and facilitation works
- The working methods to be employed to protect the root systems of retained trees during the installation of utility services
- The working methods to be employed to protect the root systems of retained trees during the installation of utility services

REASON

To prevent damage to trees shown for retention on the Approved Plan.

10. 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 and the provision of an area of hardstanding for safe bin collection. 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 the Council's Transitional Guidance, 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.

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 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 home, 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 policies 29, 30, 32 and 48 of the Local Plan.

11. Before the first occupation of any dwelling hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

12. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge and in the interests of highway safety.

13. Before the first occupation of any dwelling hereby approved, details of the bin store location adjacent to the public highway and details of a lockable facility for cycles shall be submitted to and approved in writing by the local planning authority. All these measures shall be fully implemented and made available for use prior to the occupation of the development hereby permitted.

The development shall be carried out in accordance with the approved details.

REASON

To ensure satisfactory arrangements are made for the storage of cycles and collection of refuse, recyclable materials and garden waste as required by Policies 13 and 42 of the Local Plan.

14. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

15. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1, 2, 3 and 4 must meet Part M4 (2) 'accessible and adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a

site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

To ensure compliance with the requirements of Policy 45 to deliver the agreed accessible and adaptable homes.

16. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have 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.

17. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

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.

Informatives

01. **INFORMATIVE**
Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

Or alternatively you can request a paper copy from the LPA.

02. INFORMATIVE

In relation to the discharge of condition 3, the applicant should note the advice of the Drainage Officer received on the application dated 19th August 2022.

03. INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

04. INFORMATIVE

The developer is encouraged to make provision for the installation of gigabit-capable full fibre broadband to serve the development. The infrastructure should be integrated into the development at an early stage, and a contract with a network operator(s) should be agreed before development commences.

Developers should:

- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
- Provide gigabit-capable full fibre broadband for dwellings/developments; and
- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information, please visit:
<http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

05.

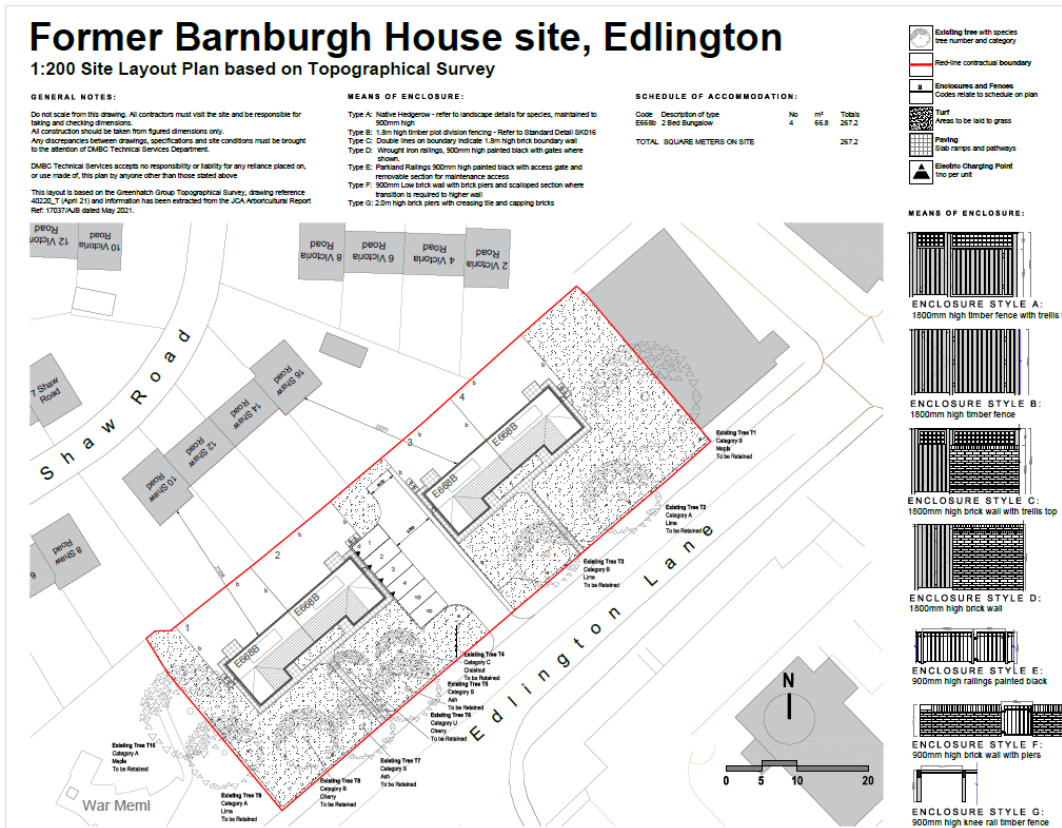
INFORMATIVE

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

The exact position of an existing lighting column close to proposed access road is to be confirmed prior to commencement of any works and if found to interfere with proposed access road entrance, a design to relocate it will be required to be submitted to and approved by the Council a minimum of 28 days prior to commencement of the highways works.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

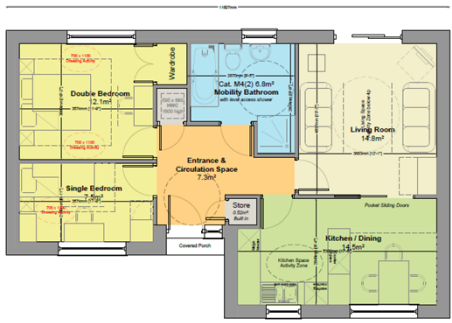
Appendix 1: Site Plan



Appendix 2: House Plans

HOUSE TYPE E668B - Former Barnburgh House Site, Edlington

2 bedroom 3 person semi or detached GIA = 66.8m² (791ft²)



Ground Floor - E668 Bungalow GIA to blockwork: 66.80m²

ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with additional level access shower and bath
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump for heating & hot water

SPATIAL STANDARDS

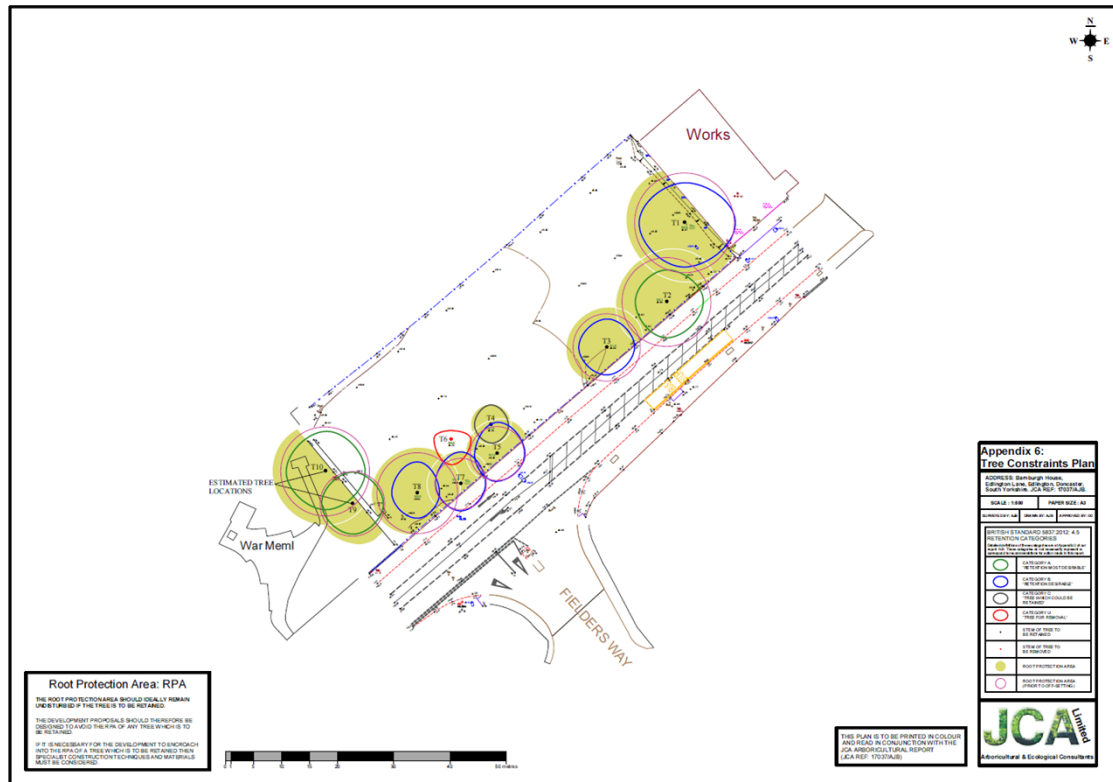
- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom meets the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom meets the 7.5m² minimum floor area and minimum width dimensions
- House provides 1.2m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgema in Smooth Grey
- Facing Material - Bostock Hardwick Webeck Red Mixure
- Marley SolarTile - Integrated Photo Voltaic panel



Title: E668B HOUSE TYPE	
Dwg No: PQ2803 /AD / PD01	
Scale: 1:100/1:50 at A2	Date: May 2022
Revision: -	Drawn By: MBC

Appendix 3: Tree Constraints



Appendix 4: Artist Impression



Appendix 5: Energy Efficiency



6.0 Sustainability

Effective from June 2022, all new homes must produce 31% less carbon emissions than what is currently considered acceptable in Part L of the Building Regulations. All new housetypes within the Council House Build Programme have been designed in recognition of these changes.

6.1 Air Source Heat Pump

As an alternative to traditional gas boilers, each new dwelling is to be fitted with an Air Source Heat Pump. The system is a self-contained unit which only requires connections to water and electricity, and is used for heat spacing and hot water. The pumps are designed to absorb heat from outside air.

Requiring little maintenance, the units are to be located in the properties' rear gardens adjacent to the external wall.



Figure 13: ASHP

6.2 PV Panels

Integrated into the roof tile, the Marley SolarTile Photovoltaic Panel uses renewable energy to power the properties. Designed and installed with a flush finish, the panels are discreet and require significantly less maintenance in comparison to other products.

The panels do not require direct sunlight, making them effective in capturing and storing the sun's energy even on overcast days. Photovoltaic cells act by converting sunlight into electricity, thus reducing the energy usage of the property and subsequently lowering costs.

Running on a renewable energy such as solar electricity significantly reduces a property's carbon footprint as this method does not release harmful emissions.



Figure 14: Marley SolarTile

6.3 Electric Vehicle Charging Points

Each of the 4no bungalows have a designated parking space, served by an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall which forms the boundary of Plot 2 for ease of access.

The system is protected by a locking feature which ensures security and prevents the use of the charging points being exploited.



Figure 15: EV Charging Point

Sustainability continued



6.4 Technology and Landscape

A number of measures have been designed into the proposed properties to reduce their impact on the environment, and to make the homes more sustainable. The image below highlights these measures to be implemented across the site.

A. Thermal Store

Proposed to work in conjunction with the Air Source Heat Pump, the thermal store will allow the residents immediate access to hot water.

B. Solar Panels

Making the properties more resilient, Marley integrated solar roof tiles have been designed into the roof. Being built in line with the surrounding tiles they will have a reduced visual impact, as well as lower maintenance requirements.

C. Built Habitat Considerations

Multiple ecological measures are designed into the properties to support a range of creatures. Into the brick walls, where appropriate, bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts. The fence paneling to the gardens will contain hedgehog passages to allow for larger territories.

D. EV Car Charging

Promoting sustainability beyond the home, the house design includes a Project EV electric car charging port. This addition falls under the requirements for the upcoming Approved Document Part S.

E. Air Source Heat pumps

Mitsubishi Ecodan Air source heat pumps will be fitted to each of the homes to provide them with efficient low carbon heating. This technology will work in conjunction with the thermal store to also provide hot water.



F.

Landscape elements aimed at ecological sustainability include flowering lawns containing a mix of lawn grasses as well as short growing flowers to provide insect food sources. All existing onsite trees are to be retained, maintaining bird habitats.



Date: 15th November, 2022

To the Chair and Members of the Planning Committee

APPEAL DECISIONS

EXECUTIVE SUMMARY

1. The purpose of this report is to inform members of appeal decisions received from the planning inspectorate. Copies of the relevant decision letters are attached for information.

RECOMMENDATIONS

2. That the report together with the appeal decisions be noted.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

3. It demonstrates the ability applicants have to appeal against decisions of the Local Planning Authority and how those appeals have been assessed by the planning inspectorate.

BACKGROUND

4. Each decision has arisen from appeals made to the Planning Inspectorate.

OPTIONS CONSIDERED

5. It is helpful for the Planning Committee to be made aware of decisions made on appeals lodged against its decisions.

REASONS FOR RECOMMENDED OPTION

6. To make the public aware of these decisions.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

7.

	Outcomes	Implications
	Working with our partners we will provide strong leadership and governance.	Demonstrating good governance.

RISKS AND ASSUMPTIONS

8. N/A

LEGAL IMPLICATIONS [Officer Initials SC Date 02/11/2022]

9. Sections 288 and 289 of the Town and Country Planning Act 1990, provides that a decision of the Secretary of State or his Inspector may be challenged in the High Court. Broadly, a decision can only be challenged on one or more of the following grounds:
- a) a material breach of the Inquiries Procedure Rules;
 - b) a breach of principles of natural justice;
 - c) the Secretary of State or his Inspector in coming to his decision took into account matters which were irrelevant to that decision;
 - d) the Secretary of State or his Inspector in coming to his decision failed to take into account matters relevant to that decision;
 - e) the Secretary of State or his Inspector acted perversely in that no reasonable person in their position properly directing themselves on the relevant material, could have reached the conclusion he did;
a material error of law.

FINANCIAL IMPLICATIONS [Officer Initials BC Date 02/11/2022]

10. There are no direct financial implications as a result of the recommendation of this report, however Financial Management should be consulted should financial implications arise as a result of an individual appeal.

HUMAN RESOURCES IMPLICATIONS [Officer Initials CR Date 02/11/2022]

11. There are no Human Resource implications arising from the report.

TECHNOLOGY IMPLICATIONS [Officer Initials PW Date 02/11/2022]

12. There are no technology implications arising from the report

HEALTH IMPLICATIONS [Officer Initials RS Date 02/11/2022]

13. It is considered that there are no direct health implications although health should be considered on all decisions.

EQUALITY IMPLICATIONS [Officer Initials RR Date 02/11/2022]

14. There are no Equalities implications arising from the report.

CONSULTATION

15. N/A

BACKGROUND PAPERS

16. N/A

CONCLUSIONS

17. Decisions on the under-mentioned applications have been notified as follows:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
21/02575/FUL	Erection of first floor flat roof rear extension at The Old Chapel , Fenwick Lane, Fenwick, Doncaster	Appeal Dismissed 13/10/2022	Norton And Askern	Delegated	No
22/00766/FUL	Erection of single storey extension to front (Retrospective). at 12 Lodge Road, Skellow, Doncaster, DN6 8PT	Appeal Dismissed 04/10/2022	Adwick Le Street And Carcroft	Delegated	No

REPORT AUTHOR & CONTRIBUTORS

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Dan Swaine
Director of Economy and Environment

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Appeal Decision

Site visit made on 26 September 2022

by **Gary Deane BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12 October 2022.

Appeal Ref: APP/F4410/D/22/3299586

The Old Chapel, Fenwick Lane, Fenwick, Doncaster DN6 0EZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Robert Murray against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 21/02575/FUL, dated 16 August 2021, was refused by notice dated 14 March 2022.
 - The development proposed is the erection of a first-floor extension to existing dwelling.
-

Decision

1. The appeal is dismissed.

Procedural matter

2. Since refusing planning permission, the Council has revoked the Developer Guidance and Requirements Supplementary Planning Document (SPD), to which the evidence refers. It has also published Transitional Developer Guidance (TDG), which has replaced the SPD. The appellants have submitted comments in relation to these changes, which I have taken into account. As the TDG has not been adopted, I attach limited weight to it.

Main issue

3. The main issue is the effect of the proposed development on the character and appearance of the host building and the local area.

Reasons

4. The proposal is a first-floor rear extension to the appeal property, which is a converted red brick Chapel that according to the Council dates from about 1896. Various domestic features have been introduced to the appeal building including a rear conservatory and a chimneystack, which have diluted the ecclesiastical character of the original building. Nevertheless, with its steeply pitched main roof, long arched windows facing the road and projecting porch, the appeal building remains clearly legible as a former Chapel. It is not a listed building nor is the site within a conservation area.
5. The Old Chapel stands within a predominantly residential area within which dwellings vary in age, type, style, and general appearance. From what I saw, existing buildings are largely of brick construction with limited and restrained use of render. The overall character of the local area is harmonious variety, with brick as a dominant and unifying material.

6. The proposed extension would be modern in design with clean rectilinear lines, zinc clad walls, a flat roof and a feature window at one corner. The top of the new addition would be set noticeably below the main ridge line with no increase to the building's footprint.
7. In my experience, residential extensions that differ in shape and appearance due to their design and materials used can positively contribute to the diversity of an area and add visual interest to the street scene to which they belong. Zinc clad extensions are not an uncommon feature of buildings in built up areas, as the appellant points out with examples provided. Furthermore, given the individual character of the host building, the Old Chapel also offers an interesting opportunity for a bespoke scheme that could make a definitive architectural statement.
8. However, in this case, the proposal would be a sizeable addition. The considerable scale and mass of the new built form, coupled with its solid angular form and a flat roof would combine to give the appearance of an overly large 'box like' addition. The visually strong horizontal lines of the new extension and those of its windows would accentuate the bulk of the new addition and jar with the pitched slopes of the main roof. The extensive use of zinc, as proposed, would also draw the eye as a discordant and uncharacteristic feature within an area of predominantly brick buildings. These impressions would be most pronounced from within the site and from short sections of Fenwick Lane.
9. On the main issue, I therefore conclude that the proposed development would cause significant harm to the character and appearance of the host building and the local area. It therefore conflicts with Policies 41 and 44 of the Doncaster Local Plan 2015-2035. These policies aim to ensure that development is of high-quality design and responds positively to the context and character of the area. It is also at odds with the National Planning Policy Framework, which states that development should be sympathetic to local character and add to the overall quality of the area.
10. Once complete, the proposal would provide additional living accommodation in the form of a bedroom and bathroom. I acknowledge that the living conditions of others would not be affected by the proposal. However, these matters do not outweigh the harm that I have identified.

Conclusion

11. For the reasons set out above, I conclude that the appeal should be dismissed.

Gary Deane

INSPECTOR



Appeal Decision

Site visit made on 20 September 2022

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th October 2022

Appeal Ref: APP/F4410/D/22/3302002

12 Lodge Road, Skellow, Doncaster DN6 8PT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Jones against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 22/00766/FUL, dated 22 March 2022, was refused by notice dated 19 May 2022.
 - The development proposed is Proposed Erection of Single Storey Extension to Front (Retrospective).
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application has been submitted retrospectively as the extension is already in place. Nevertheless, I have determined the appeal on the basis of the plans before me.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. Lodge Road is located on the edge of a suburban area comprising of a mix of semi-detached and terraced dwellings. Dwellings tend to be set back from the road behind front gardens and driveways. Domestic extensions are common and primarily located to the side and rear of properties. Where extensions are present to the front of dwellings, these typically consist of narrow shallow porches or canopies. Dwellings are typically faced with brick or render.
5. The appeal site is a brick faced semi-detached dwelling that is typical of the properties along Lodge Road. The extension that has been constructed is substantially greater in scale than is typical of front additions in the area, extending for the full width of the front elevation of the dwelling. It projects out a considerably greater distance from the dwelling than neighbouring porches or canopies.
6. Owing to its substantial width and extensive projection, it is highly prominent in views across neighbouring gardens on the approach towards the dwelling from either direction along Lodge Road. Despite being set down from the level of the road, it nonetheless appears as a prominent and incongruous addition to

the dwelling in these views. The prominence of the extension is exacerbated by the light coloured render finish which contrasts with the darker brick elevation of the dwelling. For these reasons the proposal would be unsympathetic and at odds with the character and appearance of the streetscene.

7. I accept that there are rendered properties in the vicinity and properties that have a mix of brick and render. However, as set out above, in this case the lighter material highlights the extension, emphasising its discordant appearance.
8. For the reasons outlined above, the extension is harmful to the character and appearance of the existing dwelling and the character and appearance of the streetscene. The development therefore conflicts with policies 41 and 44 of the Doncaster Local Plan (2021) which seek to provide high standards of design and preserve character and appearance. The proposal would also conflict with paragraph 130 of the National Planning Policy Framework which, amongst other things, seeks to ensure new developments add to the overall quality of the area, are visually attractive and sympathetic to the character and appearance of the area.

Conclusion

9. For the reasons given above, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

Paul Martinson

INSPECTOR



Doncaster
Council

Doncaster Metropolitan Borough Council Planning Enforcement Quarterly Report September 2022

Introduction

This report provides Doncaster Metropolitan Borough Council's Planning Enforcement performance in the second quarter of 2022/23.

The Planning Enforcement Team now consists of 5 Enforcement Officers, with interviews pending to bring the team back to 6 officers.

<u>Case Updates – Second Quarter (1st July – 30th September 2022)</u>	
Total Cases Still Under Investigation as at end of September 2022.	438
Total Cases Recorded in the Second Quarter (1 st July – 30 th September 2022)	162
Total Cases Closed Down in the Second Quarter (1 st July – 30 th September 2022)	184

Prosecution Cases.

No new prosecution case outcomes this quarter.

Notices Served.

71 Park Drive, Sprotbrough



Doncaster Council received a complaint regarding the erection of a wall at the front of 71 Park Drive in Sprotbrough.

A Planning Enforcement Officer undertook a site visit on 21st December 2021, during which it was found that the wall fell outside of the confines of permitted development by exceeding 1 metre in height adjacent to the highway.

Highways Development Control identified concerns with the visibility splays when exiting the driveway of 71 Park Drive and the junction of the private road adjacent to the property, due to the height of the wall. As a result, the Council sent the owner correspondence on 26th January 2022 requiring them to reduce the wall to no higher than 1 metre, in order to bring about compliance with permitted development rights.

The owner failed to comply with the requirements of the letter, therefore an Enforcement Notice was served on 7th July 2022. The notice took effect on 18th August 2022 from which they had 1 month to reduce the wall to 1 metre.

A follow up visit was conducted on 23rd September 2022, which confirmed the requirements of the Enforcement Notice have not been met. The Council are currently

in the process of progressing enforcement action in order to bring about the planning control of the land.

Catlow Civil Engineering – Mexborough



The Council have received numerous complaints regarding the recycling and processing of waste materials on Catlow Civil Engineering site in Mexborough.

A retrospective planning application for the recycling of concrete, bricks, rubble and soils into a sellable by-product to provide recycled aggregates; construction materials storage; civil engineering operation use and proposed erection of modular building was refused by planning committee on the 8th December 2020 due to the impact of the proposal on neighbouring residential amenity.

On the 14th January 2021, the LPA received an application for a certificate of lawful use to regularise the civil engineering operation and associated open storage on the eastern part of the site. The application claimed that the site had been used for the recycling of waste material; storage of plant, machinery and material; and a base for the civil engineering business for a continuous 10-year period. The LPA made the decision to part grant/part refuse the application for a certificate of existing lawfulness. The LPA determined the deliveries of waste materials; storage of materials, vehicles and machinery relating to the off-site works and the use of the site as civil engineering base on the north-eastern section of the land as lawful. However, there was not

sufficient evidence that the recycling of inert material had taken place on this site for an uninterrupted period of 10 years and therefore these activities were not lawful.

An appeal was lodged on 23rd April 2021 against the decision to refuse the planning application 20/01323/FUL. The Planning Inspectorate dismissed the appeal on the 13th June 2022. The site operator sought to challenge the Planning inspectorates decision to dismiss the appeal under s288 of the Town and Country Planning Act 1990 (statutory review), but permission to proceed with the challenge was refused by the High Court in October 2022.

Following the Inspectorates decision, a letter was sent to the site operator on the 27th June 2022 instructing the compliance of the following requirements within 28 days:

- Cease using the site for the recycling and processing of construction and demolition waste;
- Remove the sound barrier walls from the site;
- Cease using the land around the 'original site' in relation to the civil engineering business;
- Remove all storage of material, vehicles, machinery and equipment associated with the civil engineering business from the area around the original site; and
- Ensure the original site is used in accordance with the Lawful Development Certificate.

The company has failed to comply with the requirements of the letter so an Enforcement Notice was served on 3rd August 2022.

The Enforcement Notice has been appealed to the Planning Inspectorate. The appeal process has begun and the completed questionnaire has been submitted to the Planning Inspectorate. The Council's statement of case is due on 17th November following which the inspectorate will make a decision on the procedure to hear the appeal. The site operator has requested a hearing, however in light of the previous decisions in this case, the Council has requested the written representations procedure.

15 Stable Gardens, Sprotbrough

Doncaster Council received several complaints alleging the unauthorised operation of a care business from 15 Stable Gardens, Sprotbrough. The complainants raised issues of parking, deliveries and waste in relation to the business.

After investigation, the Council identified that a care business was operating from the property, which had resulted in an unauthorised change of use from a dwelling house to an office.

An application for the retrospective change of use of the property was received on 24th February 2022. The Council refused the application on 8th June 2022, due to the negative impact the business has on residential amenity.

Following the outcome of the application, the Planning Enforcement Officer emailed the owner requiring them to cease the unauthorised business use of the property within 28 days.

The Council received a request for an extension of time to comply with the requirement to cease the use of the property as a commercial premises to allow them time to relocate their business. However, the Council are aware that the care business has been operating from the address for close to 10 years. As a result, the Council served an Enforcement Notice on 28th September 2022 to avoid the risk of the unauthorised use exceeding the 10 year limit for enforcement action. The notice becomes effective on 26th October 2022 from which the owner has 3 months to cease the commercial use of the property as an office.

12 Lodge Road – Skellow.



On the 4th March 2021, a complaint was received regarding the alleged erection of an extension to the front of 12 Lodge Road, Skellow. A site visit was carried out where it was confirmed an extension had been erected to the front of the property, without seeking planning permission. After consultation with the Planning Department it was confirmed an application would not be supported. The owners were written to and advised to remove the extension. On the 30th June 2021, confirmation was received from the owner that they would be submitting a retrospective planning application. That application was refused on the 19th May 2022 and an Enforcement Notice was served on the 13th June 2022, to remove the extension. The owners then appealed the notice, and decision was provided by the Planning Inspectorate on the 4th October 2022. The appeal was dismissed and the notice now stands, with a new compliance date of the 4th January 2023.

1 Madingley Close, Balby



A complaint was received regarding the alleged unauthorised breach of planning conditions, in relation to the works not being carried out in accordance with the approved plans of planning application 19/00375/FUL. A site visit was carried out where it was confirmed that ground floor extensions to the side and rear of the property had been built. The owners submitted a retrospective planning application 21/03525/FUL to regulate the change in the design.

This application was refused on the 25.02.2022 as a result, an enforcement notice was served on the 13th July 2022 under section 171a(1)(a) of Town and Country Planning Act 1990, requiring the owners to:

- (i) Remove the rear extension;
- (ii) Make good the host dwelling by returning to its former condition of a semi-detached house with single storey side extension;
- (iii) Following compliance with steps (i)-(ii) above, remove the resultant materials from the Land.

Following the serving of the notice, no appeal has been received by Doncaster Council within the allocated timeframe and the owners have had until the 24th October 2022 to comply. The enforcement officer conducted a site visit on 26th October 2022 and confirmed that the enforcement notice has been complied with.

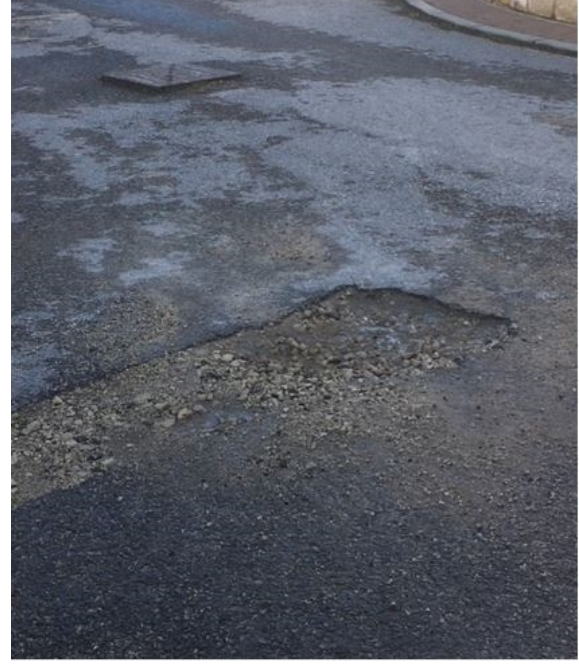
The Old Quarry, Woodfield Road, Balby



A complaint was received regarding the alleged unauthorised siting of shipping containers. A site visit confirmed that the shipping containers have been double stacked on the site. The owner was required to submit a change of use planning application and informed that the shipping containers were not to be double stacked. The owner failed to carry out the remedial work and an enforcement notice was served on the 23rd August 2022, requiring the owner to permanently remove all shipping containers from the land. The owners have until the 4th December 2022 to comply or make an appeal against the enforcement notice.

Bella Wood View (aka Land Rear of Plane Tree Farm), Barnburgh





As mentioned in a previous quarterly report, the Council are dealing with a case where a developer has failed to comply with the approved permission (12/01211/EXT) on the land, rear of Plane Tree Farm, Barnburgh. Specifically, the developer has failed to undertake green space planting, not laid a roadway (except for the base layer), imported soil and other products without first seeking DMBC approval and not completed the stone boundary walling (as shown on the approved plans). As such, the development is in breach of condition 7, 15, 16 and 25 of the approved permission.

The Council served a Breach of Condition Notice on 6th November 2020, in relation to the breaches of the approved permission. The notice required the erection of stonewalling and gateposts, removal of soil and soil forming materials on the areas marked for landscaping, implementation of the landscaping scheme and submission of a scheme for the surfacing, drainage and marking out of the parts of the land to be used by vehicles, which needed to be implemented once approved. The developer failed to comply with the requirements of the notice. However, due to COVID-19 and staff absences, there were delays in dealing with the case, which meant the necessary documentation was not brought before the Court within the statutory 6 month period from the date the compliance period expired.

As a result, a meeting took place with Legal, which confirmed that the original notice could be withdrawn and a new notice served to restore the Council's ability to prosecute against the continued breach of conditions. The Council therefore sent a letter to the developer giving notice that the Council would be re-serving the Breach of Condition Notice should they fail to remediate the breach of conditions.

The original notice was withdrawn and a new Breach of Condition Notice was served on 30th September 2022, which provided an overall of 90 days for compliance with condition 7, 15, 16 and 25 of the approved permission.

175 South Street Highfields



A complaint was received regarding an alleged unauthorised erection of an extension to 175 South Street, Highfields.

A site visit was carried out which established that an attached garage had been built to the side of the property which after investigation was found to be permitted development. The owner was also in the process of building an extension forward of the principal building line that ran across the front of the property and was described as a porch. The owner was advised that this extension it was explained to the owner that this extension exceeded the permitted ground floor area of three square metres therefore would require planning permission.

Despite being given multiple opportunities to submit a planning application, the owner failed to apply for planning permission, therefore an enforcement notice was served on the 20th August 2022 which required the owner to:

- i. Remove from the Land in its entirety the extension on the front of the property, shown marked at A and coloured blue on the attached Site Plan.
- ii. Make good the remaining building by returning the frontage of the building to its original condition and any replacement materials match the existing building

The notice came into effect on the 30th September 2022 and they have two months to take remedial action.

Since receiving the enforcement notice the owner has subsequently submitted an appeal to the planning inspectorate and the notice will be held in abeyance until a decision is made.

Appeals.

No appeals outcomes to report in this quarter.

Section 215 Notices.

Section 215 (S215) of the Town & Country Planning Act 1990 provides a Local Planning Authority (LPA) with the power, in certain circumstances, to take steps requiring properties and land to be cleaned up when its condition is considered to adversely affect the amenity of the area.

Land off Queensgate – Waterdale – Doncaster City Centre.



Further to the previous update in the last quarterly report, the notice served on 3rd May 2022 under Section 215 of the Town and Country Planning Act 1990, requesting that the following works be carried out, has not been complied with:

- i. Remove the HERAS fencing from around the perimeter of the site and dispose of the resultant materials in an approved manner.
- ii. Erect hoarding fencing at 2 metres high around the perimeter of the site which will improve the visual amenity of the area and prevent unauthorised access onto the site.

Despite allowing an extension of time to complete the works in September 2022, due to the current workload and availability of materials to erect hoarding, the contractors have failed to comply. Therefore, a prosecution case will now be considered.

57 Christ Church Road – Doncaster City Centre.

Further to the previous update in the last quarterly report, the notice served on 17th May 2022 under Section 215 of the Town and Country Planning Act 1990, requesting that the following works be carried out, has not been complied with:

- i. Remove and replace all damaged and missing hoarding panels to the ground floor front and side elevations including all roof panels.
- ii. Ensure that all the hoarding is tidied up and repainted uniformly in black.
- iii. Remove all rubbish and disregarded items (for example but not limited to 3 seater sofa, plastic barrels, metal and wood) from the rear garden and roof of the rear ground floor extension to the premises.

The notice came into effect on 28th June 2022 and the compliance date is 26th July 2022. A site visit was conducted following the expiry of the notice to check that these works have been carried out.

On the 15th August 2022, following a site inspection, it was apparent that the owner has used advertisement boards for the cladding of the structure, therefore the requirements of the S.215 notice had not been complied with. Following further communication with the owners, it was agreed that the boards would be painted a suitable colour (i.e. black). Unfortunately, the owners have failed to comply. Therefore, a prosecution is now being considered.



Land to the rear of High Street – Dunville – Doncaster.



On 14th July 2021 a complaint was received regarding a piece of land to the rear of residential properties on High Street, Dunville.

Site visits were conducted which found that fencing had been erected by the farmer around the perimeter of the field, that sits to the rear of properties on High Street. The fencing was made up of HERAS fencing panels and mismatched palisade fencing. There were two old railway carriages with no roof that had been positioned next to the boundary fencing. The fencing and carriages looked unkempt and unsightly and was having a detrimental effect on the amenity of the area and the neighbouring properties. A letter was sent requesting works to improve the condition of the site.

Adequate time was allowed to bring the premises back to an acceptable condition, however this was not carried out, so it was considered appropriate and expedient to take enforcement action. On 20th June 2022, a Notice was served under Section 215 of the Town and Country Planning Act 1990, requesting that the following works be carried out:

- i. Remove all temporary HERAS style fencing from the area highlighted in blue on the red lined plan.
- ii. Replace the fencing with stock fencing at least 1.2 metres high and use additional strands of galvanised steel wire (plain or barbed) if extra height is needed however should not exceed a total height of 2 metres.
- iii. Ensure that stock fencing is fixed to at least 1.8 metre posts from ground level which should be set at least 75 centimetres into the soil and use packed soil or concrete to secure each post in place.
- iv. Remove from the land the two railway carriages from the boundary fence as highlighted in purple on the red lined plan or alternatively relocate the railway carriages to the opposite side of the land and away from the boundary fence and restore the carriages to a presentable condition.

The notice will come into effect on 1st August 2022 and the compliance date is 30th October 2022. A site visit will be conducted following the expiry of the notice to check that these works have been carried out.



Following a telephone conversation with the owner, at the beginning of September 2022, a site visit was carried out which established that the mismatched HERAS and

palisade fencing had been removed and replaced with 1m high wooden posts with 3 strands of wire fencing. The railway carriages have been removed from site and the land has been cut back of all the overgrown vegetation. It has been established that following these works that the condition of the land no longer looks detrimental to the amenity of the area and as such compliance of the notice has been achieved. This case has now been closed.

Markham House, 22 Market Street, Highfields, Doncaster, DN6 7JE



On 28th June 2022 a complaint was received from a local councillor via the Environmental Enforcement Team regarding an empty shop premises that has been vandalised, boarded up and looked untidy and unkempt.

A site visit established that the first floor windows were boarded with white boarding, the ground floor windows were partially boarded with brown boarding and the front door and other windows had been smashed and not boarded. The Environmental Enforcement Team were also dealing with an alleged rat infestation at the premises.

The current condition of the site was deemed as having a detrimental effect on the amenity of the area. Letters were sent to the owners requesting works to improve the condition of the site. Adequate time was allowed to bring the premises back to an acceptable condition, however this was not carried out, so it was considered appropriate and expedient to take enforcement action. On 17th August 2022, a notice was served under Section 215 of the Town and Country Planning Act 1990, requesting that the following works be carried out:

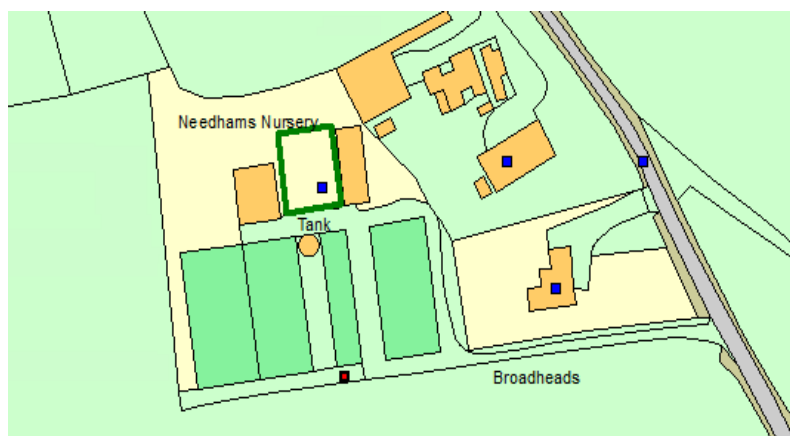
- i. Ensure that all window openings and entrances are uniformly boarded within the window recess and paint the boarding black or alternatively fit all windows and entrances with metal screening to all elevations.
- ii. Ensure that regular inspections are made to the premises and its surrounding grounds and maintain these on an on-going basis, so as not to cause further detriment to the amenity of the surrounding area.

The notice came into effect on 28th September 2022 and the compliance date is 26th October 2022. A site visit will be conducted following the expiry of the notice to check that these works have been carried out.

General Cases.

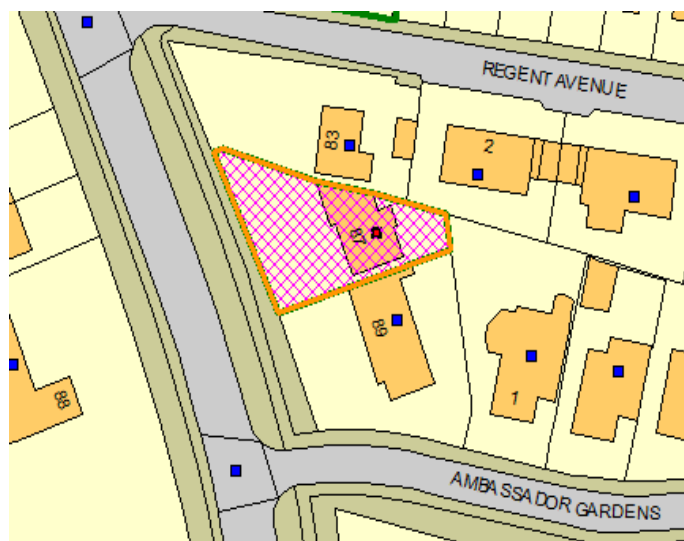
The following are a few examples of cases currently under investigation by the Planning Enforcement Team:

Needhams Nursery, Peastack Lane – Tickhill



It was reported that there were unauthorised sales taking place at Needham's Nurseries. A site visit was conducted and after speaking to the owner it was established that the business had made both public as well as commercial sales for approximately 40 years. As the period extended beyond 10 years, the alleged unauthorised use was immune from enforcement action.

87 Nutwell Lane – Armthorpe



The complaint alleged that an unauthorised beautician business was operating from a residential property. Upon checking the planning history of the property, it was found that an application had been approved in 2017. A further complaint stated that customers were parking on the grass verge outside the property. Signage was installed, which requested that customers use the parking at the property. In addition, an advisory note regarding the matter was included in customer appointment emails and bollards were installed on the grass verge.

It was considered that the owner had taken all practicable measures to discourage or prevent customers parking on the verge, and as a result had not breached any part of the approved application.

11a Tickhill Road, Balby



A complaint was received that alleged the unauthorised erection of extension to rear and replacement of windows. A site visit was carried out which found an outbuilding had been erected which measured 260cm. Consultation with the planning department found the outbuilding to be incidental to the property and as the height is only 10cm above permitted development rights and causes no negative impacts on neighbouring properties it was decided it was not expedient to take any further action.

5 Masefield Road, Wheatley Hills

A complaint was received regarding the alleged unauthorised running of business from residential property. A site visit was carried out where the owner's father was repairing his own vehicle on the property, there was no evidence to show that a business was being run from the property and the case was closed with no further action.

302 Thorne Road, Wheatley Hills

Before



After



A complaint was received regarding the alleged unauthorised siting of mobile fast food burger van, a site visit was carried out which found a takeaway vehicle placed on private land outside Wheatley Hills post office, the wheels had been removed from the vehicle and it was resting on the breeze blocks. The owner was advised that planning permission may be required as the placing of the van and the permanence of the van being in situ with the wheels being removed may consist as a change of use. It was explained a discussion would be held with the planning department and that the enforcement team would update them. A few days later the burger van had been removed from the site and no further action was required.

Banners and advertisements displayed without consent or permission.

In the Second quarter 2022, 37 companies and organisations were identified as displaying banners and advertisements within the borough of Doncaster, without consent. There was 22 banners, 8 A boards and 53 signs dealt with. Initial contact was made resulting in 33 companies directly removing their displays within the required time period (2 days). The remaining 4 companies received a verbal warning due to being their first incident and their displays were removed.

Examples of unauthorised advertisements:

Thorne Road, Doncaster and Barnby Dun Road, Doncaster

Following a check of the Doncaster area, a company's signage were identified on street furniture. Following direct contact with our Enforcement Officer, the company, agreed to remove all items displayed in Doncaster, without consent or planning permission. A verbal warning was also issued, regarding future occurrences. The following photographs show the advertisements on a piece of DMBC fencing at the Town fields, Doncaster and attached to fencing at Sandall Park.

Before



After



Paddock Lane, Thorne

Whilst undertaking duties on district, signage was found, being displayed for a recruitment company on street furniture at Paddock Lane, Thorne. Two large banners were displayed on street furniture. A call was made to the company from Leicestershire, who were requested to remove their signage within 2 days, to which they complied. A verbal warning was given regarding future occurrences.

The following photographs show the advertisements on a piece of highway street furniture at Paddock Lane, Thorne, Doncaster.

Before



After



Greens Way, Mexborough

Following a patrol of the district, a fencing suppliers advertisement sign without planning permission, was identified. Following contact, with the company from Rotherham they removed all their signage from the highway street furniture, and a verbal warning was issued.

Before



After



For Sale/ To-Let Boards

Since April 2021, following complaints of Estate Agents' boards causing a blight in specific parts of the urban/town centre area. An initial project, identified 280 locations, displaying either "for sale/to-let" boards. Whilst it is not an offence to display these boards, all the relevant companies were contacted by the Enforcement Team, to ensure that businesses are aware of the required standards of Class 3(A) of The Town and Country Planning (Control of Advertisements) (England) Regulation 2007.

In this 2nd quarter of 2022, 25 of the boards being monitored were no longer displayed, either due to their expiry or for being incorrectly displayed (i.e. several boards for the same company displayed on one property). However, there were 32 new displays of "for sale/to-let" boards established. In this Quarter we received a complaint that boards were an issue, in an area of Balby. We established there were 49 boards being displayed, contact was made with the relevant companies and 17 of those boards were removed.

The Enforcement Team will continue to monitor the 120 boards identified and if required, take the appropriate action, to ensure compliance with the current planning regulations and guidance.

Quarterly Enforcement Cases.

Quarter 2 (July - September 2022)	
Received Enforcement Cases	162
Total Cases Pending	438
Closed Enforcement Cases	184

Case Breakdown	
Unlawful Advertisements	12
Breach of Conditions	24
Unauthorised Change of Use	22
Unauthorised Works to Listed Building	1
Unauthorised Operational Development	100
Unauthorised Works to Protected Trees	3

Areas Where Breaches Take Place	
Adwick and Carcroft	5
Armthorpe	3
Balby South	6
Bentley	7
Bessacarr	4
Conisbrough	7
Edenthorpe and Kirk Sandall	3
Edlington and Warmsworth	7
Finningley	10
Hatfield	8
Hexthorpe and Balby North	5
Mexborough	3

Norton and Askern	10
Roman Ridge	6
Rossington and Bawtry	10
Sprotbrough	9
Stainforth and Barnby Dun	3
Thorne and Moorends	8
Tickhill and Wadworth	11
Town	19
Wheatley Hills and Intake	17

Formal Enforcement Action	
Notices Issued	7
Prosecutions	0
Injunctions	0

Report Prepared By:
 Planning Enforcement (Part of the Enforcement Team, Regulation & Enforcement,
 Economy and Environment).

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