

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 9TH JANUARY, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 9TH JANUARY, 2018, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Iris Beech

Councillors Duncan Anderson, Mick Cooper, Sue McGuinness, Andy Pickering, Tina Reid, Dave Shaw and Jonathan Wood.

APOLOGIES:

Apologies for absence were received from Councillors Eva Hughes and John Healy.

64 DECLARATIONS OF INTEREST, IF ANY

In accordance with the Members Code of Conduct, the Vice-Chair, Councillor Iris Beech declared that she had received correspondence from Mrs Jenny Worthington, the Clerk to Auckley Parish Council and Mr. N. Fulton with regard to Application No. 17/02189/OUTM, Agenda Item 5(1), but had not given her opinion thereon.

In accordance with the Members' Code of Conduct, Councillor Mick Cooper declared an interest in Application No. 17/02189/OUTM, Agenda Item 5 (1), and took no part in the discussion at the meeting and vacated the room during consideration thereof.

65 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH DECEMBER, 2017

RESOLVED that the minutes of the meeting held on 12th December, 2017, be approved as a correct record and signed by the Vice-Chair.

66 SCHEDULE OF APPLICATIONS

RESOLVED that upon consideration of a Schedule of Planning and Other Application received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

67 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.45 p.m. to be reconvened on this day at 4.50 p.m.

68 RECONVENING OF MEETING

The meeting reconvened at 4.50 p.m.

69 DURATION OF MEETING

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

70 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENTS

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

| Application No | Description and Location |
|-----------------------|--|
| 17/02189/OUTA | Hybrid Planning Application - Change of use of land to facilitate expansion of Yorkshire Wildlife Park, creation of new access, parking and associated works with outline approval for animal enclosures, visitor hub, service compound, energy centre and connecting bridges. Yorkshire Wildlife Park, Brockholes Lane, Branton, Doncaster. |

71 APPEALS DECISIONS

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

| Application No | Application Description and Location | Appeal Decision |
|-----------------------|--|------------------------|
| 16/00195/M | Appeal against enforcement action for alleged unauthorised installation of external roller shutters without planning permission under grounds that planning permission should be granted for what is alleged in the notice at 1 Silver Street, Doncaster, DN1 1HG. | Appeal Dismissed |

| | | |
|--------------|--|------------------------------|
| 17/00519/FUL | Proposed erection of 4 bed detached dwelling with associated single garage, on approx 0.05ha of land at land Adj to, Beechwood, Park Drive, Sprotbrough. | Appeal Allowed 12/12/2017 |
|--------------|--|------------------------------|

72 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

73 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 28TH NOVEMBER TO 18TH DECEMBER 2017 (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 28th November to 18th December, 2017.

RESOLVED that all Planning Enforcement Cases received and closed for the period 28th November to 18th December, 2017, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 9th January, 2018

| | | | |
|------------------------------|---|---------------------------------|-------------------------------------|
| Application | 1 | | |
| Application Number: | 17/02189/OUTA | Application Expiry Date: | 11th January 2018 |
| Application Type: | Outline With Environmental Assessment | | |
| Proposal Description: | Hybrid Planning Application - Change of use of land to facilitate expansion of Yorkshire Wildlife Park, creation of new access, parking and associated works with outline approval for animal enclosures, visitor hub, service compound, energy centre and connecting bridges | | |
| At: | Yorkshire Wildlife Park, Brockholes Lane, Branton, Doncaster | | |
| For: | Yorkshire Wildlife Park | | |
| Third Party Reps: | 108 In opposition. 463 Petition in support. 36 letters in support. | Parish: | Cantley with Branton Parish Council |
| | | Ward: | Finningley |

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Iris Beech**

For: 3 Against: 2 Abstain: 1

Decision: Planning permission granted subject the addition of an additional Condition and Informative, amendment to Condition 54 to read as follows, the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters and the Head of Planning be authorised to issue the Decision Notice in the event that no retrospective financial contribution for infrastructure projects is considered necessary by the Head of Planning in consultation with the Assistant Director of Legal and Democratic Services and the Chief Financial Officer; should any contribution be required in

accordance with the Community Infrastructure Regulations or not be considered to be viable by the applicant, then the application shall return to Planning Committee for determination:-

- A) £32,472 towards a Travel Plan Bond;
- B) £26,577 Commuted sum towards signal junction improvement maintenance; and
- C) Retrospective contributions to major infrastructure projects.

Condition 54

Prior to the submission of the first reserved matters, a phasing plan shall be submitted and agreed in writing by the Local Planning Authority. The development approved shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To allow flexibility to accommodate the needs of the applicant and potential completions and therefore allow for occupation over different timescales, in line with the aspirations of the NPPF 2012.

Additional Informative:

Any changes to the speed limit, or repositioning of speed limits will require amendment to an existing Traffic Regulation Order (TRO) or a new order being introduced. The TRO process is subject to a statutory procedure, including a period for objection, which is managed by the Local Highway Authority. However, any costs associated with the TRO process or highway works in respect of these changes are to be borne by the applicant. The applicant should make contact with Dave Haig - Tel 01302 734594 or e-mail dave.haig@doncaster.gov.uk as soon as possible regarding Traffic Regulation Orders.

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

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillors R. Allan Jones, Jane Cox and Steve Cox, Local Ward Members, spoke in opposition of the application for the duration of up to 5 minutes each.

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

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mrs Dianne Holgate representing DCH Consulting and Mr Mark Staniland representing Mott McDonald, spoke in support of the application for the duration of up to 5 minutes.

(Receipt of amendments to the Recommendation, Financial Contributions and a clarification relating to the Visitor Hub within the report, additional representations from Local Ward Member, Councillor Jane Cox, the additional of a further Condition and Informative and the amendment to Condition 54, were reported at the meeting.)

| | |
|--------------------|----------|
| Application | 2 |
|--------------------|----------|

| | | | |
|----------------------------|---------------|---------------------------------|-----------------|
| Application Number: | 17/01087/FULM | Application Expiry Date: | 7th August 2017 |
|----------------------------|---------------|---------------------------------|-----------------|

| | |
|--------------------------|---------------------|
| Application Type: | Planning FULL Major |
|--------------------------|---------------------|

| | |
|------------------------------|---|
| Proposal Description: | Use of building for 11 self-contained flats, retention and conversion of outbuilding to 1 self-contained flat, re-roof building and other alterations (retrospective) and new front boundary wall |
| At: | 24 Avenue Road, Wheatley, Doncaster, DN2 4AQ |

| | |
|-------------|--------------------------|
| For: | Empire Property Concepts |
|-------------|--------------------------|

| | | | |
|--------------------------|--------------|----------------|------|
| Third Party Reps: | 6 objections | Parish: | |
| | | Ward: | Town |

A proposal was made to grant the application.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Mick Cooper**

For: 4 Against: 3 Abstain: 0

Decision: Planning permission granted subject to the deletion of Conditions 2, 4 and 5 and the addition of the following condition and informative to read as follows:-

- 03. Within three months of the date of the permission hereby granted, an outdoor landscaping scheme and a plan for a new front boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The boundary wall shall be a low bricked wall with railings and an ornamental pedestrian gate to one side. The outdoor landscaping scheme shall include; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting locations of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. The agreed landscape scheme and front boundary wall plan shall be implemented within 3 months of approval and the Local Planning Authority shall be notified in writing within 7 working days to approve practical completion. Any part of the landscaping 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 the appearance of the Conservation Area.

INFORMATIVE

To discharge condition 3, the plan of the new front wall shall be similar to its former appearance, which consisted of a low bricked wall with railings and an ornamental pedestrian gate to one side. In addition, the landscape scheme should include provision for planting, tree planting and a reduction in concrete in both the front and rear gardens. The landscaping scheme should also seek to have a design and use planting specimens that reflects the Victorian/Edwardian character of the property and the area.

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

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mrs Dianne Holgate representing DCH Consulting instead of Mrs. Emma Thompson of Empire Property Concepts, the Applicant, spoke in support of the application for the duration of up to 5 minutes.

(Receipt of the deletion of Conditions 2, 4 and 5 and the addition of a further Condition, were reported at the meeting.)

| | |
|--------------------|----------|
| Application | 3 |
|--------------------|----------|

| | | | |
|----------------------------|--------------|---------------------------------|--------------------|
| Application Number: | 17/02334/FUL | Application Expiry Date: | 14th November 2017 |
|----------------------------|--------------|---------------------------------|--------------------|

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

| | |
|------------------------------|---|
| Proposal Description: | Increase in the height of the butt stop walls to 6.1 metres |
| At: | Rifle Range, Hoyle Croft Lane, Braithwell, Rotherham |

| | |
|-------------|------------------------------|
| For: | Rotherham Chantry Rifle Club |
|-------------|------------------------------|

| | | | |
|--------------------------|---|----------------|---------------------------------------|
| Third Party Reps: | The proposal received objections from 13 persons. | Parish: | Braithwell/Micklebring Parish Council |
| | | Ward: | Tickhill & Wadworth |

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Mick Cooper**

For: 6 Against: 0 Abstain: 0

Decision: Planning permission granted.

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

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Dave Boden-Hook, the Applicant, answered questions from Elected Member in support of the application.

(Receipt of an additional representation from Mr. Fowler raising concerns in response to the Applicants further information, additional consultation responses from the South Yorkshire Police Firearms Officer, the South Yorkshire Police Designing Out Crime Officer and the Environmental Health Officer raising no objections and further information from the Applicant in response to the objection, were reported at the meeting.)

| | |
|--------------------|----------|
| Application | 4 |
|--------------------|----------|

| | | | |
|----------------------------|--------------|---------------------------------|-------------------|
| Application Number: | 17/02996/COU | Application Expiry Date: | 29th January 2018 |
|----------------------------|--------------|---------------------------------|-------------------|

| | |
|--------------------------|---------------|
| Application Type: | Change of Use |
|--------------------------|---------------|

| | |
|------------------------------|---|
| Proposal Description: | Change of use to form a swimming baths (being resubmission of application ref: 17/02312/COU refused on 13/11/17). |
| At: | Unit 3B, Marrtree Business Park, Silk Road, Wheatley |

| | |
|-------------|--------------------------|
| For: | Ms Pegden - Go Swimstars |
|-------------|--------------------------|

| | | | |
|--------------------------|----|----------------|------|
| Third Party Reps: | 52 | Parish: | |
| | | Ward: | Town |

A proposal was made to grant the application.

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Sue McGuinness**

For: 6 Against: 0 Abstain: 0

Decision: Planning permission granted contrary to officer recommendations subject to the addition of the following Conditions to be agreed by the Head of Planning:-

- 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. Unless otherwise agreed in writing, prior to the commencement of development, details of the proposed internal and external door barriers shall be submitted to and approved in writing by the Local Planning Authority. The barriers shall be installed and in operation prior to the commencement of the approved use and kept in use throughout the lifetime of the development.**

REASON

To improve pedestrian safety in and around the site in line with Policy CS14 of the Doncaster Core Strategy.

- 03. No development shall take place until details of the proposed means of disposal of foul water and that arising from the swimming pool, including details of any balancing works and off -site works, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.**

REASON

To ensure that no foul water including that from the swimming pool discharges take place until proper provision has been made for their disposal.

- 04. If provision for emptying any swimming pool is to be made (e.g. for maintenance or repair etc.) then the water must NOT be discharged to a public surface water sewer.**

REASON

To prevent overloading of the public foul or combined sewer network, any such discharge must be at a controlled rate to be agreed.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor John McHale, Local Ward Member and Ms. Sarah Pegden, the Applicant, spoke in support to the application for the duration of up to 5 minutes each.

(Receipt of additional consultation responses from Yorkshire Water and Environmental Health raising no objections and a further consultation response from Public Health and an additional letter of support from Waverley Academy, were reported at the meeting.)