

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 6TH MARCH, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 6TH MARCH, 2018, at 2.00 pm.

PRESENT:

Chair - Councillor Eva Hughes
Vice-Chair - Councillor Iris Beech

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

APOLOGIES:

Apologies for absence were received from Councillors John Healy and Tina Reid.

81 DECLARATIONS OF INTEREST, IF ANY

In accordance with the Members' Code of Conduct, Councillor Sue McGuinness, declared an interest in Agenda Item No. 6, Notice to Remove Hedgerows, and took no part in the discussion at the meeting and vacated the room during consideration thereof.

82 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH FEBRUARY, 2018

RESOLVED that the minutes of the meeting held on 6th February, 2018 be approved as a correct record and signed by the Chair.

83 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'.

84 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENT.

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.
17/01687/FUL	Erection of two detached dwellings and

	double garages following demolition of existing dwelling at 8 Ellers Road, Bessacarr Doncaster DN4 7BA.
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85 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.

86 ORDER OF BUSINESS

In accordance with Council Procedure Rule 4(i), the Committee agreed to the variation of the order of business that Agenda Item No. 6, Notice to Remove Hedgerows, be considered before Schedule No. 5 on Agenda item No. 5, Schedule of Planning Applications, to allow the attendance of the Trees and Hedgerows Officer.

87 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 5.05 p.m. to be reconvened on this day at 5.10 p.m.

88 RECONVENING OF MEETING

The meeting reconvened at 5.10 p.m.

89 Notice to Remove: Hedgerows 1 (137m); 2 (225m); 3 (80m); 8 (347m); 9 (265m); 10 (175m); 11 (140m) totalling 1369m of Hedgerow; made under Regulation 5(1) of The Hedgerow Regulations 1997 (ref. 18/00378/HEDGE)

The Committee received a report on a Hedgerow Removal Notice. It was reported that on 30th January, 2018 the Council received a Hedgerow Removal Notice made under Regulation 5(1) of the Hedgerow Regulations (1997) for the removal of seven hedgerows totalling 1369m in length (seen in Appendix1). The hedgerows subject to the Hedgerow Removal Notice fell within the scope of the Hedgerow Regulations (1997) by virtue of growing on agricultural land, being over 30 years old and all greater than 20 metres in length.

Members were advised that the reason provided for the submission of the Hedgerow Removal Notice was to enable the commencement of development referenced 15/03013/OUTM. It was noted that the Council had 42 days to respond to a Hedgerow Removal Notice, after which time any subject hedgerow may be removed unless the Council served a Hedgerow Retention Notice within the 42 day period. It was also noted 15 objections had been received at the time of the compilation of the report. Following the compilation of the report a consultation response from the statutory consultee, Armthorpe Parish Council and two further representations all objecting to the proposed works, had been received.

Members attention was also drawn to a clarification within paragraph 7 of the report.

The Committee was advised that the decision whether to serve Hedgerow Retention Notices was put before Members following a request by Councillor Chris McGuinness and Members were required to give due consideration to this and to the representations made when reaching their decision.

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

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Eva Hughes, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to approve the report in that grant the Hedgerow Retention Notices be not served.

RESOLVED that the Hedgerow Retention Notices not be served.

90 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.

91 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 23RD JANUARY TO 20TH FEBRUARY 2018 (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 23rd January to 20th February, 2018.

In response to the Chair, Councillor Eva Hughes seeking further clarification with regard Enforcement Case 18/00061/M, the Head of Planning, Richard Purcell, undertook to provide Councillor Hughes with a progress report on the specific details of the case following the meeting.

RESOLVED that all Planning Enforcement Cases received and closed for the period 23rd January to 20th February, 2018, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 6th March, 2018

Application	1		
Application Number:	17/02233/FUL	Application Expiry Date:	16th November 2017
Application Type:	Full Application		
Proposal Description:	Proposed erection of 3 backland dwellings and 1 replacement dwelling (no 28 Doncaster Road) to frontage following the demolition of existing property		
At:	28 Doncaster Road, Hatfield, Doncaster DN7 6AD		
For:	Ms S Jackson – Faith Homes Ltd		
Third Party Reps:	The proposal has received objection from 6 person	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Eva Hughes**

For: 7 Against: 2 Abstain: 0

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

11. No development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with British Standard 3936: 1992 Nursery Stock Part One . Planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity and in compliance with core strategy policy CS16: Valuing our natural environment.

Application	2
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Application Number:	17/02591/FUL	Application Expiry Date:	13th December 2017
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Application Type:	Full Application
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Proposal Description:	Erection of two storey dwelling and detached double garage
At:	69 High Street, Hatfield, Doncaster DN7 6RS

For:	Mr Robert Richardson
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Third Party Reps:	8	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application.

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Sue McGuinness**

For: 5 Against: 4 Abstain: 0

Decision: Planning permission granted subject to the amendment to Condition 03 and 11 to read as follows:-

- 03. 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 amended plans dated 5.3.18 (elevations) and 28.2.18 (site plans and garage).**

REASON

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

- 11. Prior to the commencement of work, full details of the proposed hard and soft landscaping and the design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. Such details should include details of design, materials, and finish of all gates proposed for the site. The soft landscape plan 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 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. 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 the character or appearance of the Conservation Area

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr. David Jennings and Councillor Derek Smith, Local Ward Member, 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', Miss Anja Voigt spoke in support of the application for the duration of up to 5 minutes.

(Receipt of an additional representation from Mr. David Jennings and an Amended Plan, were reported at the meeting.)

Application	3
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Application Number:	17/00910/FULM	Application Expiry Date:	25th May 2006
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Application Type:	Planning FULL Major
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Proposal Description:	Hybrid planning application comprising: (1) 1 Full planning permission for the erection of a new pro shop, changing suite, erection of driving range, sports bar and academy zone/centre of excellence. Including complimentary supporting uses of a hotel with adjoining conference venue, main reception and health and fitness suite together with a bar and ancillary dining restaurant and permission for the change of use of land to create a new car park. (2) Outline application for the erection of 18 dwellings and associated infrastructure being all matters reserved and re-development of existing golf course being all matters reserved.
At:	Bawtry Golf Club, Cross Lane, Thorne Road, Austerfield

For:	Mr John Saul – Saul Construction Ltd on behalf of Burntwood
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Third Party Reps:	0	Parish:	Austerfield Parish Council
		Ward:	Rossington and Bawtry

A proposal was made to defer the application for a Site Visit to assess the location of the proposed 18 dwellings on the site in relation to their impact on the character of the area and allow Officers to undertake further discussions with regard to transport implications, phasing and contractual implications of the proposal.

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Dave Shaw**

For: 4 Against: 5 Abstain: 0

Decision: The Motion to defer the application for a Site Visit was declared LOST.

Subsequently, a proposal was made to defer the application to provide further information in respect of the phasing and overall delivery of the development.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Andy Pickering**

For: **8** Against: **1** Abstain: **0**

Decision: **The application be deferred to provide further information in respect of the phasing and overall delivery of the development.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Jon Rigby on behalf of Bond Bryan Architects spoke in support of the application for the duration of up to 5 minutes.

(Receipt of additional Conditions relating to a Biodiversity Method Statement, Ecological Enhancement Plan and Phasing Plan, a further Informative, an additional representation from Mr. Barry Scully seeking clarification and an amendment to paragraph 8.48 of the report, were reported at the meeting.)

Application	4
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Application Number:	17/02947/FUL	Application Expiry Date:	31st January 2018
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Application Type:	Full Application
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Proposal Description:	Redevelopment of the existing petrol station; including proposed rear extension to existing petrol filling station building for a food to go offering, as well as various alterations including new shop front, canopy, parking, bin store, jet washes, air and water machine and retention of ATM
At:	Adwick Le Street, Lutterworth Drive, Doncaster DN6 7BX

For:	Moto Fuel Group Ltd
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Third Party Reps:	7 representations and a 29 signature petition	Parish:	N/A
		Ward:	Adwick Le Street and Carcroft

A proposal was made to grant the application.

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Eva Hughes**

For: 3 Against: 4 Abstain: 0

Decision: The Motion to grant the application was LOST.

Subsequently, a proposal was made to refuse the application.

Proposed by: Councillor Dave Shaw

Seconded by: Councillor Jonathan Wood

For: 3 Against: 4 Abstain: 0

Decision: The Motion to refuse the application was LOST.

Subsequently, a proposal was made to defer the application for a site visit to assess the impact of the proposal upon highway safety and that a Highways Officer be in attendance thereat.

Proposed by: Councillor Jonathan Wood

Seconded by: Councillor Andy Pickering

For: 7 Against: 0 Abstain: 0

Decision: The application be deferred for a site visit to assess the impact of the proposal upon highway safety and that a Highways Officer be in attendance thereat.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. David Nye 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', Councillors John Mounsey and David Hughes, Local Ward Members, spoke in support of the application for the duration of up to 5 minutes each.

Application	5
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Application Number:	17/01687/FUL	Application Expiry Date:	13th March 2018
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Application Type:	Full Application
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Proposal Description:	Erection of two detached dwellings and double garages following demolition of existing dwelling
At:	8 Ellers Road, Bessacarr, Doncaster, DN4 7BA

For:	Mr Singh
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Third Party Reps:	8	Ward:	Bessacarr
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A proposal was made to grant the application subject to the completion of a Section 106 agreement.

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Iris Beech**

For: 4 Against: 1 Abstain: 0

Decision: Planning permission granted subject 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 upon completion of the Agreement:-

- (A) Not to allow or permit Construction of the First Floor of the Second Dwelling until such time as the First Dwelling is Completed at First Floor Level unless otherwise agreed in writing by the Council.**