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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 16TH OCTOBER, 2018

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 16TH OCTOBER, 2018, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Iris Beech (In the Chair)

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

APOLOGIES:

An apology for absence was received from the Chair, Councillor Eva Hughes.

35 DECLARATIONS OF INTEREST, IF ANY

Whilst no declarations of interest were made in accordance with the Members Code of Conduct, Councillor Jonathan Wood declared that the issue referred to within Application No. 18/00702/TIP, Agenda Item 5(2) relating to 'Stere fibre' had been the subject of previous Planning Applications and consideration at Committee and Parish Council meetings for approximately 10 years, but he had not given an opinion thereon in relation to this current Application.

36 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18TH SEPTEMBER, 2018

RESOLVED that the minutes of the meeting held on 18th September, 2018 be approved as a correct record and signed by the Vice-Chair.

37 SCHEDULE OF PLANNING 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'.

38 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 17(I), the meeting stand adjourned at 2.52 p.m. to be reconvened on this day at 3.00 p.m.

39 RECONVENING OF MEETING

The meeting reconvened at 3.00 p.m.

40 DURATION OF MEETING

In accordance with Council Procedure Rule 33.1, the Committee considered whether it should continue its business as it had been in process for three hours and all business had not yet been considered.

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.

41 APPEAL 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 & Location	Appeal Decision
13/02377/FUL	Erection of 4 detached Passivhaus dwellings with associated landscaping and car parking on approx 1.52 ha of land at Wadworth Bar, Wadworth Road, Tickhill, Doncaster.	Appeal Dismissed 17/09/2018
17/02180/OUT	Outline application for the erection of a dwelling at land adjacent to Pine Lodge, Great North Road, Bawtry, Doncaster.	Appeal Dismissed 07/09/2018
18/00308/OUT	Outline Planning Application with all Matters Reserved for the erection of a new dwelling at The Limes, Doncaster Road, Bawtry, Doncaster.	Appeal Dismissed 06/09/2018

42 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.

43 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 5TH SEPTEMBER TO 2ND OCTOBER, 2018 (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during 5th September to 2nd October, 2018.

RESOLVED that all Planning Enforcement Cases received and closed for the period 5th September to 2nd October, 2018, be noted.

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Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 16th October, 2018

Application	1
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Application Number:	18/00548/FULM	Application Expiry Date:	8 th June 2018
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Application Type:	Major Application
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Proposal Description:	1. Provision of adoptable new link road and private access road. 2. Change of use of land to waste recycling area and ancillary development (retrospective). 3. Erection of waste management buildings. 4. Provision of rail loading and HGV parking area.
At:	Attero Recycling, Bankwood Lane, New Rossington, Doncaster, DN11 0PS

For:	Mr David Colakovic - Attero Recycling Limited
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Third Party Reps:	1 representation	Parish:	Rossington Parish Council
		Ward:	Rossington & Bawtry

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor John Healy**

For: 10 Against: 0 Abstain: 0

Decision: The Assistant Director of Development be authorised to grant Planning Permission subject to the amendment and addition of the following Conditions and the resolution of technical matters relating to the road layout and provided that the Secretary of State, after referral of the application as a departure from the development plan, allows the Council to determine the application:-

04. The development hereby permitted shall not be commenced until a Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. I would expect the CTMP to contain information relating to (but not limited to):-

- **Volumes and types of construction vehicles;**
- **Parking of contractors vehicles;**
- **identification of delivery routes;**
- **Contractors method for controlling construction traffic and adherence to routes;**
- **Size, route and numbers of abnormal loads;**
- **Swept path analysis (as required);**
- **Construction Period;**
- **Temporary signage; and**
- **Measures to be taken within the curtilage of the site to prevent the deposition of mud and debris on the public highway.**

REASON

In the interests of road safety and residential amenity as required by Policies CS1 and CS14 of the Core Strategy.

11. U0064251 Prior to the first use of the lorry park hereby approved, details of a landscaping/planting scheme shall be submitted to and agreed in writing by 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 details of a species rich native hedgerow planting to the revised application site boundary. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place in the first suitable planting season, following the first use of the lorry park. Any tree planted in accordance with the scheme and becoming damaged, diseased, dying or removed within 15 years of planting shall be replaced in accordance with the above document. Any shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within 5 years of planting shall be replaced in accordance with the above document.

REASON

To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

13. Before any part of the proposed development is brought into use, the proposed link road shall be provided. All HGV vehicles travelling to and from the development hereby approved shall do so via the new access road shown on the approved plan. All access areas that are to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the Local Planning Authority.

REASON

In the interests of network capacity and road safety as required by Policy CS14 of the Core Strategy.

18. U0064202 Unless otherwise approved in writing by the Local Planning Authority, all operations pursuant to this planning permission, including inter alia, materials processing, materials deposition, re-contouring operations, restoration, the starting, warming up and access and egress of heavy goods vehicles shall only be carried out during the following hours:-

- HGV and other traffic movements: 07.00 to 20.00 (7 days per week)
- Operations within buildings: 24 hours (365 days per year)
- External operations 07.00 to 20.00 Monday to Friday and 07.00 to 13.00 Saturday
- Maintenance of plant etc. (external) 07.00 to 20.00 (7 days per week)
- There shall be no external operations on Sundays or public holidays.

REASON

In the interests of protecting local amenity as required under Policies CS1 and CS14 of the Core Strategy.

25. The proposed waste recycling building as shown on the approved plans shall be used for the processing of non-hazardous waste material and other associated ancillary activities and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON

For the avoidance of doubt and in the interests of proper planning.

27. Detailed engineering drawings for new access arrangements to include footways shall be submitted for inspection and approved in writing by the Local Highway Authority before works commence on site. In accordance with the recommendation contained within the Stage 1 Road Safety Audit Item 3.7.1, a suitable risk assessment is to be undertaken at every identified hazard along the route of the new access route to ensure suitable protection is provided for each. This protection is to be shown on the detailed engineering drawings. The road shall be designed and constructed to an adoptable standard and offered for adoption on completion under Section 38 of The Highways Act (1980).

REASON

In the interests of road safety and residential amenity as required by Policies CS1 and CS14 of the Core Strategy.

28. The development hereby approved shall not be brought into use until offsite highways works (turning head serving adoptable highway) has been designed and implemented in accordance with a scheme to be agreed in writing by the Local Planning Authority.

REASON

In the interests of road safety and residential amenity as required by Policies CS1 and CS14 of the Core Strategy.

29. The proposed access arrangements shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 (HD 19/15).

REASON

In the interests of road safety and residential amenity as required by Policies CS1 and CS14 of the Core Strategy.

30. The development hereby approved shall not be brought into use until the access road has been constructed in accordance with the approved detail.

REASON

In the interests of highway safety, highway capacity and residential amenity as required by Policy CS14 of the Core Strategy.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor John Cooke, Local Ward Member and Mrs Carrol Inglis spoke in support of the application for the duration of up to 5 minutes each.

(The receipt of an updated response from Rossington Parish Council and the amendment to the recommendation, were reported at the meeting).

Application	2
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Application Number:	18/00702/TIP	Application Expiry Date:	12th July 2018
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Application Type:	Tipping/Waste Disposal
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Proposal Description:	Stockpiling of Sterefibre and the retention of an engineered fibre storage pad for a temporary period of 6 years (Retrospective).
At:	Hazel Lane Quarry, Wakefield Road, Hampole, Doncaster

For:	Mr Ronnie Harrod
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Third Party Reps:	0	Parish:	Hampole & Skelbrooke Parish Meeting
		Ward:	Sprotbrough

A proposal was made to refuse the application contrary to the Officer's recommendation.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Dave Shaw**

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission refused contrary to the Officer's recommendation for the following reasons:-

- 01 The development constitutes inappropriate development in the Green Belt. Inappropriate development is harmful by definition. The development does not preserve openness and would conflict with one of the main purposes of including land within the Green Belt namely that of safeguarding the countryside from encroachment. Local Planning Authorities are required to give substantial weight to any harm to the Green Belt. No case for very special circumstances has been put forward to justify the development. As such the proposal is contrary to Unitary Development Plan Policy ENV3, Core Strategy Policy CS3 and the National Planning Policy Framework.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Chris Ballam, the Agent, 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', Dr Nick Balliger, on behalf of Hampole and Skelbrooke Parish Meeting, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an Environmental Permit Regulations Compliance Assessment Report from the Environmental Agency, further additional information relating to the removal of Sterefibre from the site and an email from Hampole and Skelbrooke Parish Meeting, were reported at the meeting.).

Application	3
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Application Number:	16/02555/FULM	Application Expiry Date:	10 th January 2017
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Application Type:	Major
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Proposal Description:	Erection of residential development comprising 175 houses with garages and/or parking spaces (Being resubmission of application granted under Ref: 14/02981/FULM on 15.10.2015 – change in land levels)
At:	Former Earth Centre Car Park, Denaby Main

For:	Gleeson Developments Ltd
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Third Party Reps:	2	Parish:	
		Ward:	Conisbrough

The Planning Application report was withdrawn.

Application	4
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Application Number:	18/01338/REMM	Application Expiry Date:	30th August 2018
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Application Type:	Approval of Reserved Matters Major
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Proposal Description:	Details of the appearance, landscaping, layout and scale for the erection of 211 dwellings (Being matters reserved in outline application previously granted under ref 16/00998/OUTM on 03/11/2016)
At:	Land off Doncaster Road, Hatfield, Doncaster

For:	Hallam Land Management & Linden Homes East
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Third Party Reps:	16	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Iris Beech**

For: 7 Against: 2 Abstain: 0

Decision: Reserved Matters granted subject to the amendment and addition of the following Conditions:-

- 01. 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:-**

**1811.01. Rev Q - Planning Layout
1811.HAR.01 Rev A - Harcourt (3 Block) Planning Drawing
1811.HAR.01 - Harcourt (Pair) Planning Drawing
1811.GRA.AS - Grainger (AS) Planning Drawing
1811.GRA.OP Rev A - Grainger (OP) Planning Drawing
1811.GOO.AS - Goodridge (AS) Planning Drawing
1811.GOO.OP - Goodridge (OP) Planning Drawing
1811.PEM.AS Rev A - Pembroke (AS) Planning Drawing
1811.MYL.AS Rev A - Mylne (AS) Planning Drawing**

1811.MYL.OP - Mylne (OP) Planning Drawing
1811.EVE.01 Rev A - Eveleigh (Pair) Planning Drawing
1811.ASL.01 Rev A - Aslin (Pair) Planning Drawing
1811.A22.02 Rev C - A22 (4 Block) Elevations
1811.A22.03 Rev B - A22 (4 Block) Floor Plans
1811.A30.02 Rev A - A30 (3 Block) Elevations
1811.A30.03 Rev A - A30 (3 Block) Floor Plans
1811.A30.04 Rev A - A30 (4 Block) Elevations
1811.A30.05 Rev A - A30 (4 Block) Floor Plans
1811.G.01 Single Garage
1811.G.02 Double Garage Plot 4
5592-L-05 Rev F Detailed Planting Plan
5592-L-06 Rev F Detailed Planting Plan
5592-L-07 Rev F Detailed Planting Plan
5592-L-08 Rev F Detailed Planting Plan
5592-L-09 Rev G Detailed Planting Plan

REASON

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

03. The scheme of landscaping which has been agreed as part of this application shall be begun during the first available planting season following the commencement of the development hereby granted. It shall thereafter be maintained by the site owner for a period of five years. Any tree or shrub planted in accordance with the scheme which becomes damaged or diseased, or dies or is removed within the five years shall be replaced during the next planting season. Any staking, tying, weeding, watering and other action deemed necessary by the Local Planning Authority shall be carried out by the owner in accordance with the Authority's publication 'Landscape Specification in Relation to Development Sites'.

REASON

To ensure the maintenance of a healthy planting scheme in the interests of amenity.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Michael Hepburn on behalf of Lichfield's, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an amended Landscaping Plans and an amended Layout Plan resulting that an Officer had withdrawn the objections to the scheme, and a written submission from Mrs Katrina O'Halloran objecting to the application, who was unable to remain in attendance at the meeting, were reported at the meeting).

Application	5
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Application Number:	18/01628/FUL	Application Expiry Date:	28th August 2018
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Application Type:	Full Application
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Proposal Description:	Raising of roof height in connection with the formation of rooms in the roof space including re-roof, replacement of rear conservatory with rear extension & formation of lobby
At:	5 Conway Drive, Branton, Doncaster, DN3 3LZ

For:	Mrs Sarah Shepherd
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Third Party Reps:	23	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to grant the application.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Sue McGuinness**

For: 9 Against: 0 Abstain: 0

Decision: Planning Permission granted.

(The receipt of an additional representation from a local resident objecting to the application, an additional consultation response from Cantley with Branton Parish Council indicating that it had no further comments to make on the application and a correction to the first page of the report noting that the Recommendation was to Grant the Application subject to Conditions, were reported at the meeting).

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