

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 11th December, 2018

Application	1
--------------------	---

Application Number:	18/01748/OUTM	Application Expiry Date:	17th October, 2018
----------------------------	---------------	---------------------------------	--------------------

Application Type:	Outline Planning Major
--------------------------	------------------------

Proposal Description:	Outline application for erection of up to 140 dwellings, including scale and means of access.
At:	Land on the north side of Hayfield Lane, Auckley, Doncaster

For:	Peel Land and Property Ltd – D Bailey
-------------	---------------------------------------

Third Party Reps:	12	Parish:	Auckley Parish Council
		Ward:	Finningley

A request had been received to defer the application to resolve outstanding ecological issues.

Application	2
--------------------	----------

Application Number:	17/00095/FULM	Application Expiry Date:	14th April, 2017
----------------------------	---------------	---------------------------------	------------------

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

Proposal Description:	Erection of 49 houses and associated infrastructure, access, parking and garages (full). Outline permission for relocation of bowling green and Pavilion.
At:	Askern Miners Welfare Club and Institute, Manor Way, Askern, Doncaster

For:	Gleeson Homes Limited (Mr Brian Reynolds) and Askern Miners Welfare Institute.
-------------	--

Third Party Reps:	54	Parish:	Askern Town Council
		Ward:	Norton and Askern

A proposal was made to grant the application subject to the completion of a section 106 agreement and for the long term survival of the club being a community benefit and thus considered to demonstrate very special circumstances which outweigh harm to Green Belt.

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Duncan Anderson**

For: 5 Against: 0 Abstain: 2

Decision: Planning permission granted subject to the completion of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) in relation to the following matters marked (A) to (E) below, the addition of the following conditions marked (01) to (19) and informatives marked (01) to (07) and the Head of Planning be authorised to issue the planning permission upon completion of the Agreement:-

- (A) Following completion of the sale contract the owner shall deposit the sale proceeds in an interest bearing designated**

- account (“the Account”) such sale proceeds being ring fenced for the renovation works.
- (B) The owner is to plan and execute the renovation works in accordance with the Charity Commissions regulations and restrictions and shall release the funds from the account as appropriate for payment for the renovation works
 - (C) The owner covenants that the sale proceeds are spent in accordance with the objects.
 - (D) For a period of 7 years from completion of the sale contract or until such time as the sale proceeds have been spent (if sooner) the owner shall provide the Council with annual written confirmation (with evidence thereof) of the sums spent by the owner in undertaking the renovation works.
 - (E) On the third anniversary of the date of this agreement the developer shall complete and submit the FVA (Financial Viability assessment) in respect of the development that will show the level of Gross Development Profit achieved from the development. The council shall respond to the developer either accepting or rejecting the results of the FVA within 12 weeks of the date of the receipt of the council and the developer will use all reasonable endeavours to agree the Gross Development Profit within the 12 week period. If no agreement is reached the matter shall be referred to an independent arbitrator for determination. If the agreed percentage is 20% or less the council agree that the developer shall retain the whole Gross Development Profit. If the GDP exceeds 20% any Gross Development Profit in excess of the 20% level shall be the commuted sum and shall be paid to the council within 28 days of the sum being agreed and spent on either Public open space improvements, education or affordable housing.

Draft Conditions for the Bowling Green (Outline)

01. STAT 2 Time

The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.

REASON

Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

02. Reserved matters

In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.

03. Details

Approval of the details of the appearance, materials, layout, scale and drainage (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.

REASON

The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.

Draft Conditions for the Housing (Full)

01. STAT1 Time

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. Amended plans -

The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;

- Site Plan Amended Rev Y 8.5.18
- Materials schedule Rev K 8.5.18
- Boundary Treatment schedule Rev S 8.5.18
- Landscaping Plan Rev E 16.5.18

House type Rural

- Type 404 Rev B Rural.
- Type 201 & 309 Amended 7.3.18
- Type 314 Amended 7.3.18
- Type 307 Amended 7.3.18
- Type 304 Amended 7.3.18
- Type 201 & 311 Amended 7.3.18
- Type 309 & 313 Amended 7.3.18
- Type 202 Amended 7.3.18
- Type 201 & 212 Amended 7.3.18

- Type 406 Amended 7.3.18
- Type 401 Amended 7.3.18
- Amended Streetscene Sutton Road 20.3.18 A-A

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

03. Landscape scheme

No development shall take place on the site until final details of a landscape scheme shown on DRAWING NO 2725/3 Rev E have been submitted to and approved in writing by the Local Planning Authority. Unless specifically approved otherwise in writing by the Local Planning Authority the landscape scheme shall include the planting of appropriate trees on highway verges and shall provide a detailed planting plan and schedule; a landscape establishment specification; a timescale for implementation and a maintenance specification lasting for 5 years. Thereafter the landscape scheme shall be implemented and maintained in full accordance with the approved scheme for a minimum of five years following practical completion of the landscape works. Any landscape feature which is defective, damaged or removed within five years of establishment shall be replaced in full accordance with the approved scheme.

REASON

In the interests of environmental quality and compliance with the adopted core strategy Policy CS16: Valuing our Natural Environment section D2, D3 and D4

04. Service trenches, drainage and overheads

The alignment of all service trenches and overhead services shall be 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 and compliance with the adopted core strategy Policy CS16: Valuing our Natural Environment section D2 and D4.

05. Tree works as agreed

Tree surgery work shall be carried out in accordance with the approved plans and particulars (ARBORICULTURAL IMPACT ASSESSMENT section 3.4.2 and section 4.3). Best arboricultural practice shall be employed in all work, which shall comply with BS3998:2010 Tree works recommendations and unless otherwise agreed with the District Planning Authority shall be completed before the development commences.

REASON: To ensure that the work is carried out to the appropriate high standard and compliance with the adopted core strategy Policy CS16: Valuing our Natural Environment section D2 and D4.

06. Tree protection.

Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees 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 and compliance with the adopted core strategy Policy CS16: Valuing our Natural Environment section D2 and D4.

07. Arboriculture method statement

No development or other operations shall commence on site in connection with the development hereby approved (including tree pruning, demolition works, soil moving, access formation or alteration, 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 include full detail of the following:

- Installation and working method of adjustment of the tree protection scheme as the development progresses
- Method of working for the creation/installation of the road / dwelling / private drives that are within the rooting zone/RPA of retained trees (T10, T20 and T32)
- Siting of materials storage areas and site cabins

REASON

To prevent damage to trees shown for retention on the Approved Plan and compliance with the adopted core strategy Policy CS16: Valuing our Natural Environment section D2 and D4.

08. Drainage

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.

09. Roads sealed - High 1

Before the development is brought into use, that part of the site 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 - To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

10. Construction method statement/Traffic Management Plan

No development shall take place, including any works of demolition, until a Construction Method Statement and scheme of mitigation measures has been submitted to and approved in writing by the local planning authority. The approved statement and measures shall be adhered to throughout the construction period. 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**
- 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) - the hours of construction/site works, including loading and unloading and deliveries**

- ix) - details of any proposed external security lighting installation**
- x) - the routing of contractors vehicles**
- xi) Details of dilapidation surveys, pre commencement and post completion construction activity (to determine any damage attributable to the construction traffic and remedial measures thereafter)**

REASON - To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

11. Boundary Plan

Prior to development commencing a fully colour coded proposed site boundary plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON The submitted Plan Rev S doesn't have all the necessary details colour code and therefore the this needs updating in order that sight lines are maintained in the interests of highway safety.

12. Bound surfaces

The parking/manoeuvring facilities, (including private drives) indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

REASON: In the interests of highway safety.

13. Visibility splays

Before the development is brought into use, the visibility splay as shown on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land within the splay which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the public highway.

REASON: In the interests of highway safety.

14. Sewer protection

No building or other obstruction including landscape features shall be located over or within 5 metres either side of the centre line of the water main i.e. a protected strip width of 10 metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the pipe, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

REASON - In order to allow sufficient access for maintenance and repair work at all times and to protect the public water supply.

15. Sutton Road Wall

Prior to development commencing a structural assessment of the wall fronting Manor Way shall be undertaken, details of which shall be submitted to the Local Planning Authority. Should the wall be found structurally sound this shall be reduced in height to 900m throughout the frontage except for the proposed vehicle openings. If the wall is found unsound then a suitable replacement wall shall be submitted to and agreed in writing prior to development commencing. The wall shall then be retained throughout the lifetime of the development.

REASON - In order to maintain the enclosures in the area in order that the proposal assimilates into the local environment.

16. Water course obstruction

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

REASON In order for the IDB to maintain access to the watercourse.

17. 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 and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

18. 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 and pursuant to guidance set out in the National Planning Policy Framework.

19. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing 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 and pursuant to guidance set out in the National Planning Policy Framework.

INFORMATIVES:

01. 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 of the new access road 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.

02. 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.

03. 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 Malc Lucas – Tel 01302 735110 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. 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 Malc Lucas – Tel 01302 735110 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.

04. A commuted sum of £5000 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council, prior to the issue of the Part 2 Certificate.

05. 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.

06. Any trees to be provided in the public highway require a commuted sum for maintenance purposes of £1500 per tree (£300 pounds per annum for a period of 5 years) to be paid to the Council, prior to the issue of the Part 2 Certificate.

Roads other than shared private drives shall be constructed to an adoptable standard and offered for adoption on completion under *(the provisions)* Section 38 of The Highways Act (1980). Engineering and surface water drainage details shall be submitted for inspection and approval in writing by the *(Local Planning Authority)* Highways Authority before works commence on site.

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

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Brian Reynolds (applicant – Gleeson Homes) and Pat Hewitt (secretary of Askern Miners Welfare Club) 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' Nicola Didlock, Chief Executive Officer, CISWO 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', Councillors Austen White and John Gilliver (Ward Members) spoke in support of the application for the duration of up to 5 minutes each.

(The receipt of an additional letter of objection from Nicola Didlock and corrections to the report regarding the NPPF paragraph references in reasons 1 and 2, which required updating were reported at the meeting).

Application	3
--------------------	----------

Application Number:	18/01482/FULM	Application Expiry Date:	13th September, 2018
----------------------------	---------------	---------------------------------	----------------------

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

Proposal Description:	Erection of Hotel and Spa with associated car parking and landscaping
At:	Tyrham Lakes, Bawtry Road, Hatfield Woodhouse, Doncaster

For:	Rothgen Limited
-------------	-----------------

Third Party Reps:	None	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the application subject to the completion of a Section 106 Agreement.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Duncan Anderson**

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters, the addition of the following condition and informatives, and the Head of Planning be authorised to issue the Decision Notice upon completion of the Agreement:-

(A) The provision of a Transport Bond of £6740.25

28. Prior to the first occupation of the Hotel details of the educational information to be provided to guests at the hotel, details of the 'no dogs' policy and the monitoring work that will be undertaken as part of the submitted visitor management specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing interests of the neighbouring wildlife sites are maintained.

INFORMATIVES

04. INFORMATIVE

At the time of this decision, the site has been identified as being within an area of medium or high flood risk, based on the Environment Agency's flood maps. Therefore, the applicant/occupants should consider registering for the Environment Agency's Floodline Warning Direct, by phoning Floodline on 0345 988 1188 . This is a free service that provides flood warnings direct by telephone, mobile, fax or paper. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

05. INFORMATIVE

Developers, individuals or companies who wish to operate cranes or other tall equipment within 6 kilometres of the Aerodrome boundary and at heights of more than 10m Above Ground Level (AGL) or that of surrounding trees or structures must receive prior permission and a Crane Authorisation Permit from Doncaster Airport, Airport Duty Manager. Operators of exceptionally tall equipment (greater than 50m AGL) are advised to consult Doncaster Airport if operating within 15km of the Aerodrome Boundary.

06. INFORMATIVE

Environmental Permit

The discharge of foul effluent associated with this development will require an Environmental Permit under the Environmental Permitting (England & Wales) Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at:

<https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Use of waste carriers

If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

The applicant is advised to contact the Environment Management team at their Trentside Office on 02084747950 or refer to guidance on our website

<http://www.environment-agency.gov.uk/subjects/waste>

Off-site waste movement

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.

Site Waste Management Plan

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one direction, having a SWMP will help you to ensure you comply with the duty of care.

Biomass Boiler

Fuel sourcing has the potential to cause social and environmental harm in some producer countries and to reduce or, possibly in some cases, negate the greenhouse gas reductions claimed for a biomass plant. The Government is aware of these issues and has responded by introducing mandatory reporting on sustainability from April 2011. Individuals and organisations wishing to receive support from the Renewables Obligation or the Renewable Heat Incentive from April 2013 onwards will have to meet sustainability standards in order to qualify for payments.

Further information can be found at <https://www.gov.uk/preventing-air-pollution/boilers-and-furnaces>.

It is not clear from the information submitted what fuel source will be used to power the Biomass boiler. Some fuel sources require an Environmental Permit. The applicant is advised to contact the Environment Management team at our Trentside Office to check whether a permit will be required by telephone on 020 8474 7950.

Ground source heat pump

The information submitted refers to the use of a ground source heat pump, but does not provide any detail as to whether this will be a closed loop or open loop system.

The Environment Agency regulates open-loop ground source heating and cooling schemes. The proposed development will need:

- a groundwater investigation consent (section 32/3 of the Water Resources Act 1991) to drill and test pump;
- a full abstraction licence (Water Resources Act 1991), if the volume of groundwater abstracted is greater than 20 m³/ day; and

- an exemption, if you meet the criteria for a low risk activity, or environmental permit (under the Environmental Permitting (England & Wales) Regulations 2010) to discharge.

The applicant is advised to contact the Environment Agency on 03708 506 506 for pre-permit application discussions. Further guidance can be found at: <https://www.gov.uk/government/collections/ground-source-heating-and-cooling-forms-and-guidance-notes>.

The Environment Agency Good Practice Guide relating to the installation and operation of open and closed loop ground source heating and cooling systems can be found on the Ground Source Heat Pump Association website at: http://www.gshp.org.uk/pdf/EA_GSHC_Good_Practice_Guide.pdf.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Jonathan Standen (Lichfields) spoke in support of the application for the duration of up to 5 minutes each.

(The receipt of a correction to paragraph 8.32 of the report to read as follows '.....a restaurant of 120 covers was reported at the meeting).

Application	4
--------------------	----------

Application Number:	16/02386/COUM	Application Expiry Date:	28th November 2016
----------------------------	---------------	---------------------------------	--------------------

Application Type:	Minor application
--------------------------	-------------------

Proposal Description:	Temporary change of use from former factory and factory outlet to HGV parking for a period of 8 months (Retrospective)
At:	Bankwood Lane, Rossington, Doncaster DN11 0PS

For:	Attero Recycling Ltd – FAO Mr D Colakovic
-------------	---

Third Party Reps:	26 Representations	Parish:	Rossington
		Ward:	Rossington and Bawtry

A proposal was made to grant the application

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Dave Shaw**

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted for a temporary permission subject to the amendment of condition 1 to read as follows:-

- 01. The development hereby permitted shall be for a limited period being the period of 6 months from the date of this decision. At the end of this period, the development hereby permitted shall cease and the land restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.**

REASON

The development hereby permitted is allowed on a temporary basis only in order to assess the impact of the proposal upon local amenity and in light of material considerations pertinent to this permission.

(The receipt off additional representations from the Parish Council and Councillor Rachel Blake were reported at the meeting).

Application	5
--------------------	----------

Application Number:	18/01482/FULM	Application Expiry Date:	13th September, 2018
----------------------------	----------------------	---------------------------------	-----------------------------

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

Proposal Description:	Change of use of remaining ground floor of Public House to 6 bedroom house of multiple occupation
At:	Horse and Jockey, 154 St Sepulchre Gate West, Doncaster DN1 3AQ

For:	SKS Properties
-------------	-----------------------

Third Party Reps:	4	Parish:	
		Ward:	Town

A proposal was made to defer the application for a site visit to assess the impact on neighbouring properties of overlooking from windows (CS 1 and CS 14 – amenity)

Proposed by: Councillor Dave Shaw

Seconded by: Councillor Jonathan Wood

For: 7 Against: 0 Abstain: 0

Decision: Deferred for a Site Visit to assess the impact on neighbouring properties of overlooking from windows (CS 1 and CS 14 – amenity).

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

Application	6
--------------------	----------

Application Number:	18/02556/FUL	Application Expiry Date:	6th December, 2018
----------------------------	--------------	---------------------------------	--------------------

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

Proposal Description:	Change of use of units 2 and 3 to include A5 (hot food takeaway); in addition to A1 (unit 1), A2 and B1 uses (being an amendment to 18/01793/FUL).
At:	Adam and Eve Hotel, Amersall Road, Scawthorpe, Doncaster

For:	Mr Michael Artemis
-------------	--------------------

Third Party Reps:	2	Parish:	
		Ward:	Roman Ridge

A proposal was made to grant the application

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Duncan Anderson**

For: 4 Against: 1 Abstain: 0

Decision: Planning permission granted

(The receipt of additional information from the agent was reported at the meeting).