

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 5TH FEBRUARY, 2019

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 5TH FEBRUARY, 2019, at 2.00 pm.

PRESENT:

Chair - Councillor Iris Beech
Vice-Chair - Councillor Sue McGuinness

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

63 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members Code of Conduct, Councillor Eva Hughes, declared that whilst she had not been present at the last meeting or at the site visit she had stated that she would not take part in the discussion or the vote, in relation to Application No. 18/01912/FUL, Agenda Item 5(1).

64 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH JANUARY, 2019

RESOLVED that the minutes of the meeting held on 8th January, 2019 be approved as a correct record and signed by the Chair.

65 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'.

66 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.45 p.m. to be reconvened on this day at 2.55 p.m.

67 RECONVENING OF MEETING.

The meeting reconvened at 2.55 p.m.

68 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.20 p.m. to be reconvened on this day at 4.25 p.m.

69 RECONVENING OF MEETING.

The meeting reconvened at 4.25 p.m.

70 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 5,6 and 7 of Schedule 12A to the Act, is likely to be disclosed.

71 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 18TH DECEMBER 2018 TO 22ND JANUARY 2019 (EXCLUSION PARAGRAPH 6).

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during 18th December, 2018 to 22nd January, 2019.

In response to Councillor John Healy seeking further clarification with regard Enforcement Case 19/00015/M, the Planning Manager (Development), Roy Sykes, undertook to provide Councillor Healy 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 18th December 2018 to 22nd January, 2019, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 5th February, 2018

Application	1
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Application Number:	18/01912/FUL	Application Expiry Date:	26th September, 2018
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Application Type:	Full Application
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Proposal Description:	Erection of detached dwelling to rear of host dwelling, construction of access road and demolition of single garage
At:	4 Plantation Avenue, Bessacarr, Doncaster DN4 6SR

For:	Mr Richard Cooper
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Third Party Reps:	7	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to grant the application

Proposed by: Councillor John Healy

Seconded by: Councillor Sue McGuinness

For: 6 Against: 5 Abstain: 1

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Iris Beech, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

Decision: Planning permission granted subject to the amendment of Condition 2 to read as follows and the addition of the following conditions:-

- 02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows 170701 01 A received 31.7.18, 170701 03 C received**

04.02.19, 170701 02 G received 04.02.19, and 170707 04 D received 04.02.19.

REASON

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

10. Four replacement trees shall be planted on the site. The replacement trees shall be container grown or root balled and of a species to be agreed in writing by the Local Planning Authority, and of minimum Extra Heavy Standard (14-16cm) size in accordance with table 1 of British Standard 3936-1: 1992 Nursery Stock. The pots of containerised trees must be proportionate to the size of the tree in accordance with table D4 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape – Recommendations (BS8545) and the rootball of rootballed trees in accordance with table D5 of British Standard 8545. The trees shall be handled in accordance with ‘Handling and Establishing Landscape Plants’ by the Committee of Plant Supply & Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 handling and Storage and Annexe E of BS8545. The replacement trees shall be planted at a location to be agreed by the Local Planning Authority during the first planting season following completion of the development hereby approved. The Local Planning Authority shall be notified in writing within 7 days of the planting of the tree.

REASON

In the interests of amenity and in compliance with core strategy policy CS16: Valuing our Natural Environment.

11. Should any of the replacement trees planted in compliance with Condition 10 die or become damaged, diseased or be removed within five years of planting, it/they shall be replaced with another tree(s) as previously specified in condition 10, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of amenity and in compliance with core strategy policy CS16: Valuing our Natural Environment.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’ Mr John Frankish 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 Neil Cook (Agent) spoke in support of the application for the duration of up to 5 minutes.

(The receipt of Amended Plans since the agenda publication to increase the height of the fencing to 2.5m with the boundary of No.6 and the proposed elevation plans stipulates non-mirrored glass; at the request of the neighbouring property no.6 was reported at the meeting).

(The receipt of Amended Plans for the third time, following the Planning Committee Site Visit, which reduces the building to the southern elevation to increase the separation distance to no.2b's boundary and increase the rear elevation to be in line with the rear elevation of no.2b's; at the request of Members and the neighbouring resident at no.2b was reported at the meeting).

(The receipt of an additional representation of support from No.1 Plantation Avenue and two additional objections from No. 2b and No.8 Plantation Avenue were reported at the meeting).

(The receipt of consultation responses from Highways and Conservation were reported at the meeting).

(The receipt of clarification to paragraphs 7.3, 7.6 and 8.1 of the report were reported at the meeting).

Application	2
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Application Number:	18/01748/OUTM	Application Expiry Date:	17th October, 2018
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Application Type:	Outline Planning Major
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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
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Third Party Reps:	12	Parish:	Auckley Parish Council
		Ward:	Finningley

A proposal was made to defer the application for a site visit to assess the loss of amenity and traffic issues associated with the proposal.

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Dave Shaw**

For: 7 Against: 3 Abstain: 1

Decision: Defer the application for a Site Visit to assess the loss of amenity and traffic issues associated with the proposal.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Dean Merriman 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 Mike Sidebottom and Ms Delyse Bailey 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 Richard Allan Jones and Steve Cox (Ward Members) spoke in opposition to the application for the duration of up to 5 minutes

(The receipt of a clarification to the report which made reference to the S106 education contribution would be £384,237.00 if 140 dwellings were provided on the site. This amount would reduce accordingly if less dwellings were provided. The contribution is required to provide additional secondary school places at the Hayfield School was reported at the meeting).

Application	3
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Application Number:	18/03139/FUL	Application Expiry Date:	13th February, 2019
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Application Type:	Full Application
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Proposal Description:	Change of use from shop (Class A1) to hot food Indian Takeaway (Class A5) on ground floor and erection of extraction and ventilation system including a flue.
At:	9 High Street, Carcroft, Doncaster DN6 8DN

For:	Mr Powar & Mrs Kaur
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Third Party Reps:	14 signature petition 3 representations	Parish:	
		Ward:	Adwick Le Street and Carcroft

A proposal was made to grant the application.

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Iris Beech**

For: 6 Against: 5 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Iris Beech, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

Decision: Planning Permission granted subject to the addition of the following conditions:-

06. Prior to the installation of any kitchen extraction system on the party wall and/or ceiling of the above residential unit of the proposed development, sound insulation details shall be submitted to and approved in writing by the Local Planning Authority. Such information shall detail the measures required to be incorporated to ensure noise flanking transmission from the kitchen extraction system (during full operational rate) is isolated and insulated.

REASON

The soundproofing scheme shall have a minimum airborne sound insulation value, DnT, w, of at least 60Db to all separating floors/ceilings between the premises and the commercial premises below.

- 07. Before any ventilation, filtration and fume extraction equipment and/or any externally mounted equipment is installed, plans detailing its installation shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall address odour control measures (including velocity rate, odour removal efficiency of each stage of the abatement system), discharge height of any flues and noise attenuation measures (including vibration).
REASON
To ensure that odour and noise do not adversely affect the residential amenities of the locality.**
- 08. Any approved equipment shall be used at all times when hot food is being prepared on the premises and shall be cleaned and maintained in accordance with the manufacturer's instructions, a copy of which shall be supplied to the Local Planning Authority before the use commences.
REASON
To ensure that odour and noise do not adversely affect the residential amenities of the locality.**
- 09. A suitable grease trap shall be installed to intercept all effluent from the kitchen/food preparation area before it is discharged to the drainage system.
REASON
To ensure that odour and noise do not adversely affect the residential amenities of the locality.**
- 10. Suitable closed storage facilities shall be provided for the accommodation of all waste generated by the individual units whilst awaiting collection for disposal.
REASON
To ensure that odour and noise do not adversely affect the residential amenities of the locality.**

(The receipt of consultation response from Environmental Health stating there were no objections subject to the additional conditions was reported at the meeting).