

PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

Committee Date: 5th March 2019

Officers Present: Roy Sykes – Head of Planning, Heidi Lehane – Senior Legal Officer, Amber Torrington – Governance Officer
Mark Sewell – Principal Planning Officer, Dave Richards – Senior Planning Officer, Nicola Elliott – Principal Planning Officer

Agenda Item No. and Application Reference	Notes
ITEM 1 18/01748/OUTM	<p><u>Application Description</u></p> <p>Outline application for erection of up to 140 dwellings, including means of access.</p> <p><u>Location</u></p> <p>Land On The North Side Of Hayfield Lane Auckley Doncaster DN9 3GG</p> <p><u>Request to Speak</u></p> <p>Speaking in support - Ms Delyse Bailey – as the applicant</p> <p><u>Replacement condition</u></p> <p>17. No development shall take place until a scheme for offsite ecological mitigation and enhancement for reptiles (including future monitoring and management) has been designed and implemented following agreement in writing by the Local Planning Authority. The offsite mitigation will be no less than 0.7ha in size and connected to the proposed development site such that it serves the same population of reptiles. The scheme shall contain details of habitat creation, monitoring and the ongoing management works that will be undertaken. The scheme will also detail the trigger point at which development can start once the newly created reptile habitat has become sufficiently established so that it provides substantially better habitat for reptiles than that which will be lost and the methods that will be used to ensure no harm to reptiles during site clearance.</p> <p>REASON</p>

	<p>To ensure the ecological interests of the site and surroundings are protected and enhanced.</p> <p><u>Clarification</u></p> <p>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.</p> <p>Only matters of access are to be formally considered under this application – not scale as indicated by the application description.</p> <p>See also attached briefing note (circulated separately to Committee Members by email on 1st March 2019)</p>
<p>ITEM 2</p> <p>18/01974/FUL</p>	<p><u>Application description</u></p> <p>Erection of single storey aluminum framed marquee. (Retrospective).</p> <p><u>Location</u></p> <p>Harvey Arms Old Bawtry Road Finningley Doncaster DN9 3BY</p> <p><u>Request to Speak</u></p> <p>Speaking in opposition - Mr Stephen Paramore – Member of the Public</p> <p>Speaking in support – Mrs Angie Clegg and Mrs Sandra Kennedy – Events Manager and Applicant</p>
<p>ITEM 3</p> <p>17/01955/FUL</p>	<p><u>Application description</u></p> <p>Erection of 5 dwellings with garages and associated works</p> <p><u>Location</u></p> <p>Land To The Rear Of Field Cottage Main Street Hatfield Woodhouse Doncaster DN7 6NF</p>

	<p><u>Requests to Speak</u></p> <p>Speaking in support - Mr Jim Lomas – The planning agent & Mr Ken Knight – Public</p> <p>Speaking in support – Cllr Joe Blackham – Cabinet Member</p> <p>Speaking in support - Cllr Linda Curran – Ward Member</p> <p>Speaking in support - Cllr Derek Smith – Ward Member</p>
<p>AGENDA ITEM 6</p> <p>18/00717/DOV</p>	<p><u>Description</u></p> <p>Application to modify terms of Section 106 Agreement relating to the timing, details of works, implementation programme and safety measures associated with the Railway Crossing Improvement Scheme, in connection with planning application 01/1201/P (mixed use development at Manor Farm, Bessacarr) – application reference 18/00717/DOV.</p> <p><u>Requests to Speak</u></p> <p>Speaking in opposition - Mr Phil Midgely – Member of the Public</p> <p>Speaking in support - Mr Robin McGinn – Persimmon Homes (the applicant)</p> <p>Speaking in opposition - Cllr Neil Gethin – Ward Member (Bessacarr)</p>

Briefing Note for Item 1

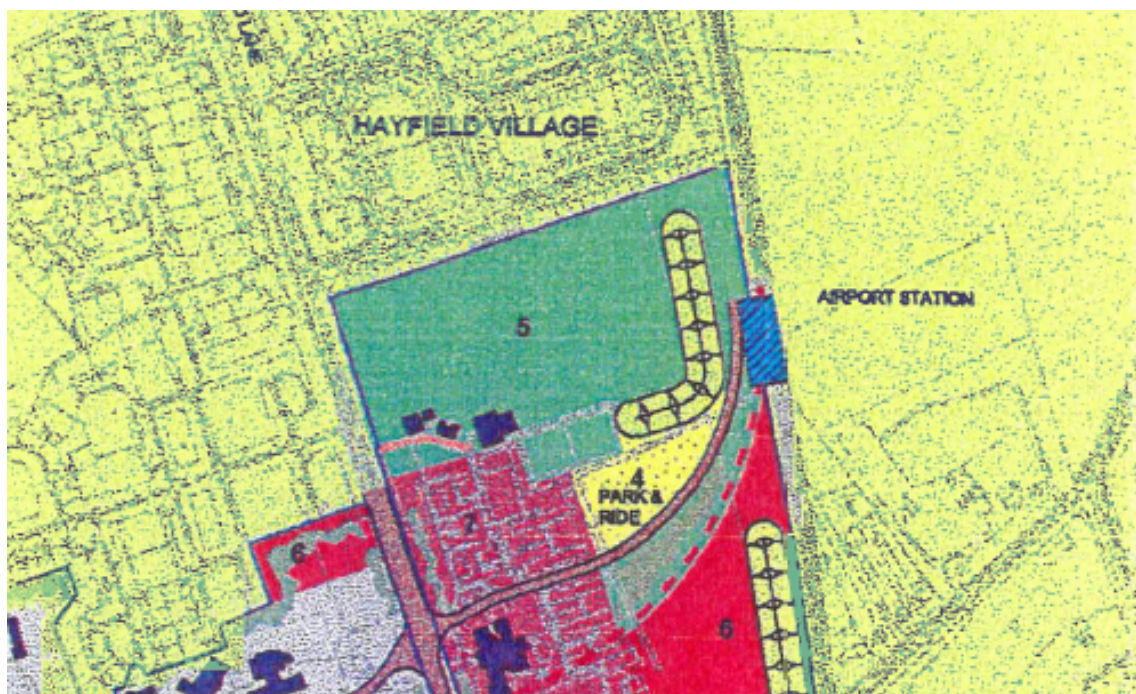
Application 18/01748/OUTM - Land On The North Side Of Hayfield Lane Auckley Doncaster - Outline application for erection of up to 140 dwellings, including means of access.

The above application was presented to Planning Committee on the 5th February, where Members decided to defer to allow a site visit to assess the impact of the proposals on residential amenity and the highway. It became apparent at Committee that Members would benefit from knowing the full site history in detail, and in particular the section 106 legal agreement and conditions attached to the original planning permission for the airport related to the application site.

Planning permission was originally granted for the redevelopment of the airfield (including use of existing infrastructure and buildings) for the purposes of:

- 1) a commercial airport together with airport related business, leisure and associated facilities; and
- 2) residential development of former barracks in April 2003 under planning permission 99/4333/P.

Condition 61 of the permission stated that “Area 5 as shown on the approved Master Plan shall not be used other than for playing fields and for the provision of sports facilities.”



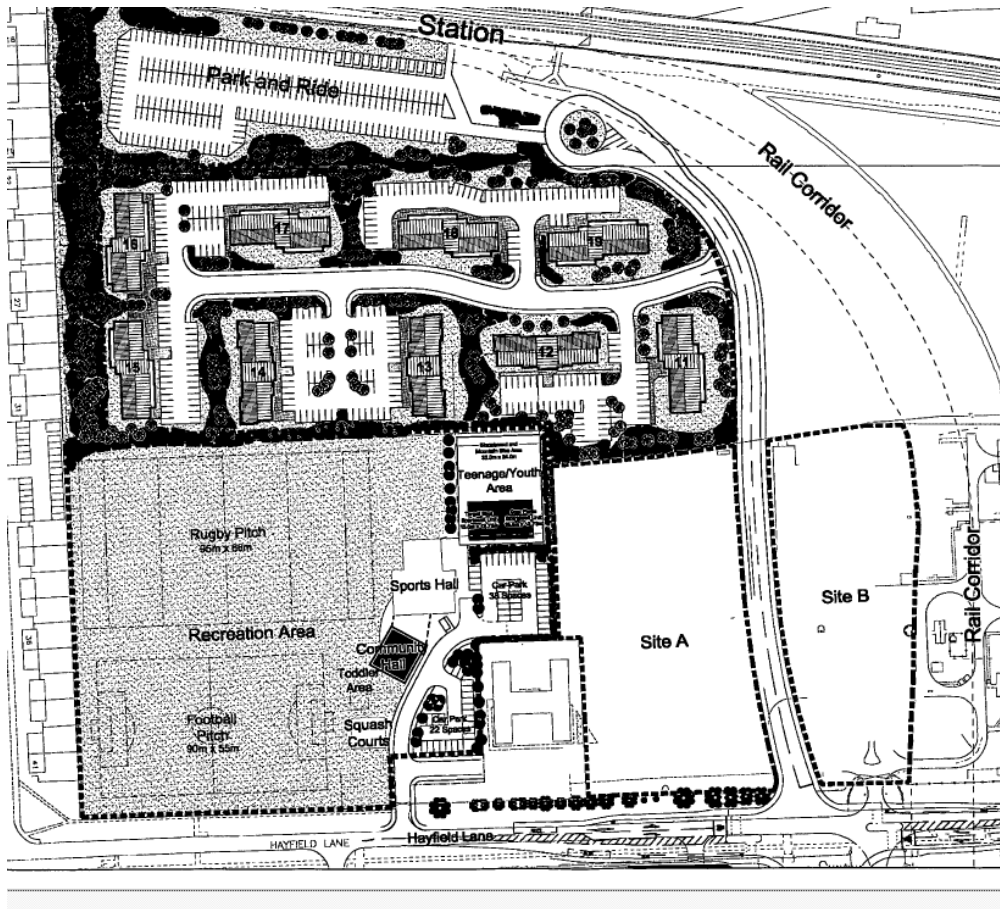
(Extract from Airport Masterplan 2014 showing Area 5 coloured green)

The area is also included within the section 106 legal agreement, which stated:

- “4.7.1 Prior to the opening of the airport a scheme shall be submitted to and approved in writing by the Council for the restoration of the playing fields and sports facilities within Area 5 on the Master Plan which shall provide for the laying out of playing pitches, their management and use by the public and/or sports organisations at reasonable cost.*
- 4.7.2 Within 12 months of the opening of the airport the playing fields and sports facilities shall be provided in accordance with the scheme approved pursuant to clause 4.7.1 of this agreement.*
- 4.7.3 Not to use the playing fields and sports facilities otherwise than in accordance with the scheme approved pursuant to clause 4.7.1 of this agreement.”*

2006 Permission

In September 2006, outline planning permission was granted for the erection of Business Development (Class B1), Community Hall, Community Recreational Area and improvements to footpath access to Marr Flats Plantation within Area 5.



This plan shows the approved layout, with business uses located in the northern part of Area 5, where the current housing application is proposed. Reserved matters consent was granted for both the railway access road (07/00286/REM), and the internal access road (07/00288/REM), which are both proposed to serve this proposal.

Therefore, whilst the original airport legal agreement and planning condition stated that the site would be used for playing fields and sports provision, the 2006 planning permission assessed the principle of developing the northern part of the Area 5 for alternative uses, and this was considered to be acceptable. In addition, further reserved matters applications were granted and implemented providing the access road into the application site.

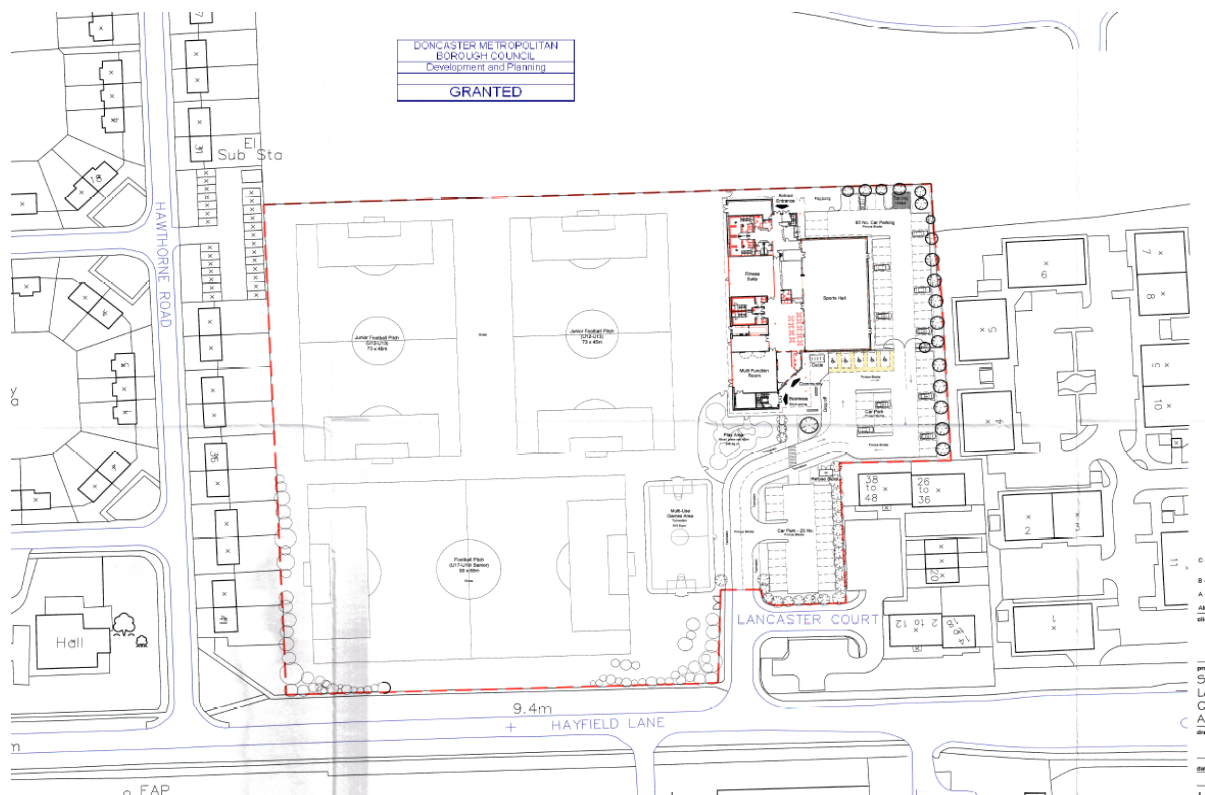
The principle concern in dealing with the 2006 outline planning permission was that the former RAF playing fields provided a community facility for the area and the Airport Planning Brief of the time (adopted as Supplementary Planning Guidance) proposed that 5.97ha of land to be provided for open space purposes. The uses proposed in the application were considered to fall within the uses approved by the Supplementary Planning Guidance. The main issue was that the use of a portion of the former playing fields for development as business uses which the airport master plan proposed for recreation/landscape. The 2006 planning application continued to provide in excess of the 5.97ha of open space (required by the Supplementary Planning Guidance of the time), although not all located on the space occupied by the former playing fields as part of a package of proposals that provided;

- a. Recreation use
- b. Refurbishment of sports buildings
- c. Public access to woodlands and their maintenance linked to network of public footpaths being developed in conjunction with the access road to the airport.

The increase in the open space provision and improved access to recreational pitches at the Hayfield School, was considered to release the necessity for the use of all the area of the former playing fields as envisaged by the Supplementary Planning Guidance and airport master plan. As the use proposed was considered to be accordance with the Supplementary Planning Guidance and surrounding land uses, it was considered acceptable to use part of the former playing fields for business uses – which is the same approximate area being considered under the current planning application.

2010 Permission

Planning permission was granted in 2010 (10/01444/FULM) for the erection of a new community sports facility with associated car parking, landscaping and outdoor community play areas with sports pitches.



The scheme was never implemented. It is noted that the application site excluded the northern part of the site however, the northern part of the site (which encompasses land in the current application) had outline permission in 2006 for business uses, and therefore the principle of development of the northern part of the site was accepted in 2006, despite the specific Area 5 condition and section 106 agreement being in place.

2013 Application

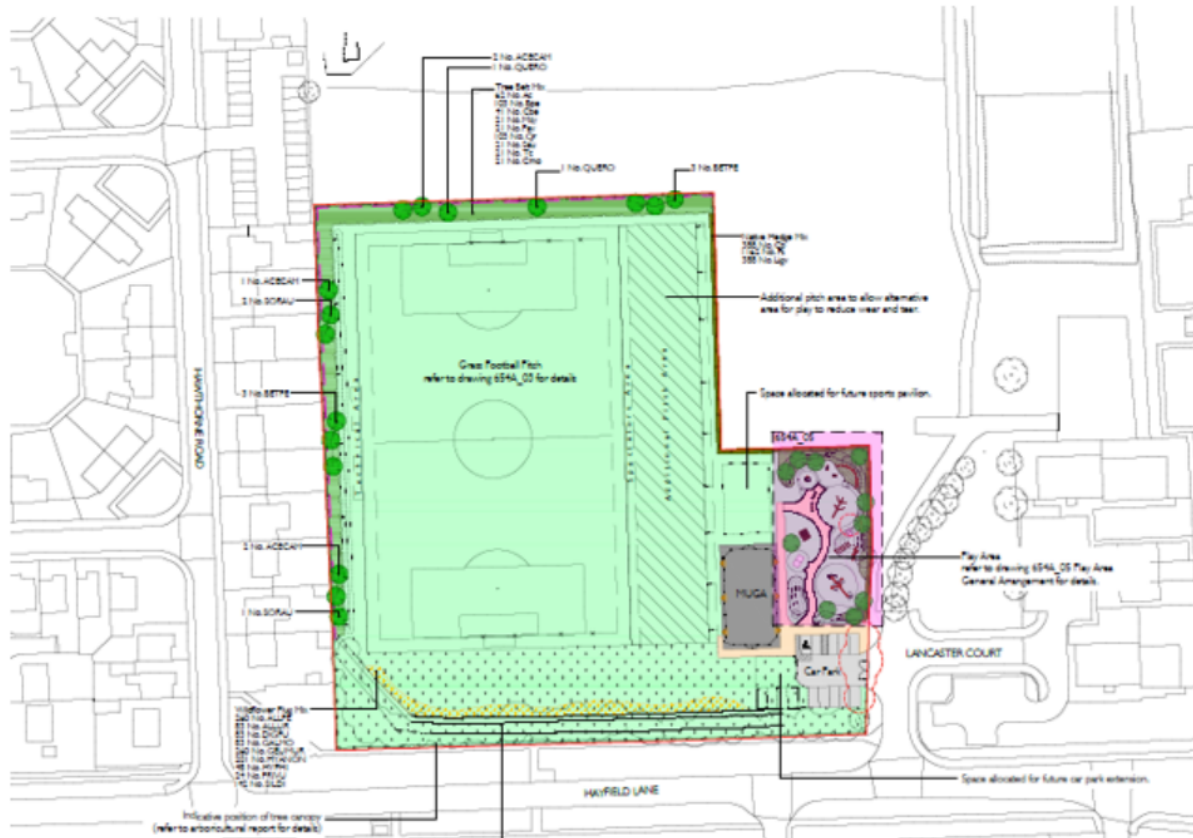
A further application was received in in 2013, which proposed 89 dwellings and a community hall and play area on the southern part of the current planning application site (shown below), and for a sports centre and all weather pitch on First Lane in the grounds of Hill House School.



The application sought to address the required sports provision of 2 separate sites, however the development of the southern part of the Hayfield Land (Area 5) for housing was not deemed to be acceptable as it was considered that this land needed to be developed solely for sports and recreation. Consequently, this element of the application was removed from the proposals. The Council had acknowledged that the northern part of the site had previous planning permissions for business development, however considered that playing fields and sports provision needed to be sited on the southern part of the site.

2018 Application

The Council, having however considered that playing fields and sports provision needed to be sited on the southern part of the site granted permission for playing field provision and a play area on the southern part of the site in 2018 (as below), with development due to start imminently



It is noted that the legal agreement and consent for the original airport development required this (can you be more specific that “this land” we’ve mentioned a lot of land...ie. the land coloured green above) to be restored and used for recreation and leisure purposes, and that the playing fields and sports facilities should have been provided within 12 months of the opening of the airport. The Authority has previously assessed and granted planning permission for non-recreational uses on the application site in 2006, in which it considered that the quantum of open space around the wider airport development site was in accordance with the planning guidance at the time. Part of that permission has

been implemented by way of the estate roads constructed on the site. The Authority has not enforced these obligations previously, as they have taken the approach of working with the local community and developer to ensure that a scheme is delivered that reflected residents views, and to allow for funding to come into place. The result of that process was the 2010 planning permission for the sports hall, which for a variety of reasons, was not implemented. It is noted that the sports hall permission excluded the current application site, as the 2006 planning permission for business uses had been partly implemented.

Officer Summary

Having taken into account the planning history of the site, the development plan and other material considerations the current application for residential development is considered to be acceptable.

Site History with Planning Officer comments in italics

Overarching Airport Consent

99/4333/P

Outline application for the redevelopment of the airfield (including use of existing infrastructure and buildings) for the purposes of 1). a commercial airport together with airport related business, leisure and associated facilities 2). residential development of former barracks.

Granted April 2003

Required a section 106 legal agreement, and a planning condition relating to Area 5.

06/00865/OUTM

Outline application for erection of Business Development (Class B1), Community Hall, Community Recreational Area and improvements to footpath access to Marr Flats Plantation.

Granted September 2006.

This application accepted the principle of developing the northern part of Area 5 for business uses, on the basis that the overall quantum of open space provision around the airport site was acceptable. Further reserved matters applications in 2007 under this consent for the internal access roads were granted, and the roads constructed.

10/01444/FULM

Erection of new community sports facility with associated car parking, landscaping and outdoor community play areas with sports pitches.

Granted September 2010

The permission sought to deliver paying fields, play areas and a new sports / community hall, on the southern part of Area 5. The northern part of the site forming the 2006 permission was excluded from this planning permission. The permission was never implemented.

13/00555/FULM

Development of land for a sports centre and floodlit all weather pitch and associated works at First Avenue on approximately 1.2ha of land.

Granted October 2014

The planning permission originally included within it the development of 89 houses and a community hall and play area on the southern part of Area 5, alongside the facilities on First Avenue. The authority did not consider it acceptable to develop the southern part of Area 5 in this way, insisting that this part of the site should be developed solely for sports and recreation, and therefore development of the southern area of Area 5 within the application was withdrawn.

18/00139/FUL

Development of existing playing fields to create a lit MUGA (Multi Use Games Area), grass games area laid out as a football pitch, play area, car park for up to 10 cars and landscaping with new access from Lancaster Court. Located immediately adjacent to the southern boundary of the site.

Granted May 2018

This is the most recent consent for sports and recreational facilities, due to start on site imminently

Mark Sewell, 28th February 2019