

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 5th March, 2019

Application	1
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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 grant the application subject to a Section 106 Agreement.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Sue McGuinness

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 completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters marked at (A) to (c) below, the replacement of Condition 17 to read as

below and the Head of Planning be authorised to issue the Decision Notice upon completion of the Agreement:-

- (A) 26% Affordable Housing to be provided onsite.**
- (B) A Travel Plan Bond required to mitigate any traffic in the event that targets within the Travel Plan are not met, based upon the No. of dwellings x the current cost of a 28 day SY Connect+ticket (currently £107.50).**
- (C) An education contribution towards providing additional secondary school places at Hayfield.**

- 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 that that which will be lost and the methods that will be used to ensure no harm to reptiles during site clearance.**

REASON

To ensure the ecological interests of the site and surroundings are protected and enhanced.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Ms Delyse Bailey (applicant) 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 each.

(Clarification in relation to the S106 education contribution of £384,237.00 if 140 dwellings were provided on the site was reported at the meeting).

(To be noted that only matters of access are to be formally considered under this application – not scale as indicated by the application description was report at the meeting)

(A briefing note, which had been circulated separately to Committee Members by email on 1st March, 2019 was reported at the meeting).

Application	2
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Application Number:	18/01984/FUL	Application Expiry Date:	Extended until 5 March 2019
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Application Type:	Full Application
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Proposal Description:	Erection of single storey aluminium framed marquee. (Retrospective).
At:	Harvey Arms, Old Bawtry Road, Finningley, DN9 3BY

For:	Mrs Sandra Kennedy – The Harvey Arms
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Third Party Reps:	17 representations	Parish:	Finningley Parish Council
		Ward:	Finningley

A proposal was made to grant temporary Planning Permission in accordance with the Officer recommendation outlined within the report.

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor David Hughes**

For: 4 Against: 4 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal, the Motion to grant temporary Planning Permission FELL

Subsequently, an amendment to the proposal was made to grant temporary Planning Permission subject to an additional condition.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Iris Beech**

For: 7 Against: 2 Abstain: 1

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

- 09. The marquee shall not be used unless written notification has been given to Finningley Parish Council and advertisement via a Parish notice board no less than 2 weeks prior to the event taking place. A written record of the notice shall be made available for inspection by the local planning authority with seven days' notice.**

REASON

To protect the living conditions of adjacent residential occupiers from noise and disturbance in accordance with Policy PH12 of the UDP.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mrs Angie Clegg and Mrs Sandra Kennedy (Events Manager and Applicant) spoke in support for the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee' Mr Stephen Paramore 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' Councillor Steve Cox (Ward Member) spoke in opposition to the application for the duration of up to 5 minutes

Application	3
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Application Number:	17/01955/FUL	Application Expiry Date:	Extension until 12 March 2019
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Application Type:	Full Application
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Proposal Description:	Erection of 5 dwellings with garages and associated works
At:	Land at Field Cottage, Main Street, Hatfield Woodhouse, Doncaster

For:	Dantom Homes (Development) Ltd – Mr Pete Thompson
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Third Party Reps:	9 representations	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to refuse the application.

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Mick Cooper**

For: 6 Against: 4 Abstain: 0

Decision: Planning Permission refused.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’ Mr Ken Knight and Mr Jim Lomas (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’ Councillor Joe Blackham, Linda Curran and Derek Smith spoke in support of the application for the duration of up to 5 minutes each.