

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 25th June, 2019

<b>Application</b>	<b>1</b>
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<b>Application Number:</b>	17/02585/FULM	<b>Application Expiry Date:</b>	18th January 2018
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.
<b>At:</b>	Manor Farm, Barnsley Road, Marr, Doncaster

<b>For:</b>	Mr Atkinson – A.J. Atkinson and Sons
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Marr Parish Meeting
		<b>Ward:</b>	Sprotborough

**A proposal was made to defer the application in order for a full traffic survey to be carried out and to ensure all parties receive the correct information.**

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Mick Cooper**

**For: 2    Against: 4    Abstain: 2**

**The Motion to defer the application FELL**

**A proposal was made to grant the application subject to referral to the National Case Work Unit**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor John Healy**

**For: 6      Against: 2      Abstain: 0**

**Decision:      Planning permission granted subject to referral to the National Case Work Unit.**

**With the agreement of the Chair and Planning Committee and in accordance with Planning Guidance 'Having Your Say at Planning Committee', Rhonda Job, Chair of Marr Parish Meeting spoke in opposition applications 1 and 2 on the agenda for the duration of up to 10 minutes as the applications were linked.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Roland Bolton (Agent) spoke in support of the application for the duration of up to 5 minutes.**

**(Additional information to justify crossings in the Borough was reported at the meeting).**

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	17/02586/LBCM	<b>Application Expiry Date:</b>	17th January, 2018
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<b>Application Type:</b>	Listed Building Consent Major
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<b>Proposal Description:</b>	Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.
<b>At:</b>	Manor Farm, Barnsley Road, Marr, Doncaster

<b>For:</b>	Mr Atkinson – A.J. Atkinson and Sons
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Marr Parish Meeting
		<b>Ward:</b>	Sprotbrough

**A proposal was made to grant the application**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor George Derx**

**For: 6 Against: 2 Abstain: 0**

**Decision: Listed Building Consent granted.**

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	17/01021/FULM	<b>Application Expiry Date:</b>	17 <sup>th</sup> October, 2017
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Proposed erection of 57 apartments with associated ancillary and parking following the demolition of the former NHS clinic
<b>At:</b>	Glebe House, Haynes Road, Thorne, Doncaster

<b>For:</b>	Mr Haydar Ulus
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<b>Third Party Reps:</b>	42	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne and Moorends

**A proposal was made to grant the application subject to the amendment of condition 9 concerning root protection zone.**

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor John Healy**

**For: 7 Against: 0 Abstain: 1**

**Decision: Planning permission granted subject to the amendment of condition 9 to read as follows:-**

- 09. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority, including a method statement for the construction of parking spaces. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. 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 all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee, Mr Dale Gill (Agent) spoke in support of the application for the duration of up to 5 minutes.**

**(One additional representation received by a resident in relation to paragraphs 5.3 and 5.4 of the report was reported at the meeting).**

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	18/02593/FULM	<b>Application Expiry Date:</b>	21st January 2019
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 14 dwellings on approximately 0.45ha of land following demolition of existing building
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<b>At:</b>	White and Carter, Station Road, Blaxton, Doncaster
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<b>For:</b>	White and Carter – Andy Martin
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	Blaxton Parish Council
		<b>Ward:</b>	Finningley

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

**Proposed by: Councillor Duncan Anderson**

**Seconded by: Councillor George Derx**

**For: 8 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, and the Head of Planning be authorised to issue the Decision Notice upon completion of the Agreement:-**

- A) Education contribution for 54,891 towards providing 3 additional secondary school places at Hayfield School.**
- B) £169,000 towards affordable housing contribution equating to two affordable houses; and**
- C) £30,109 towards public open space contribution.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee, Miss Susan Chan (Planning Agent) spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	18/02033/OUT	<b>Application Expiry Date:</b>	23rd October 2018
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<b>Application Type:</b>	Outline Application
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<b>Proposal Description:</b>	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)
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<b>At:</b>	Chateau Renee, Sutton Road, Campsall, Doncaster
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<b>For:</b>	Mr Arjun Patel – QFM Group
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne and Moorends

**A proposal was made to defer the application for a site visit to assess the tree species on the site, building line of existing properties, validity of the tree survey and the impact on highways as set out in paragraphs 8.13 and 8.14 of the report.**

**Proposed by: Councillor Mick Cooper**

**Seconded by: Councillor John Healy**

**For: 8 Against: 0 Abstain: 0**

**Decision: The application be deferred for a site visit to assess the tree species on the site, building line of existing properties, validity of the tree survey and the impact on highways as set out in paragraphs 8.13 and 8.14 of the report.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Mr Ron Firth (Neighbour) spoke in opposition to the application for the duration of up to 5 minutes.**

**(The receipt of an additional consultation reply from Norton Parish Council requesting a site visit was reported at the meeting).**

<b>Application</b>	<b>6</b>
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<b>Application Number:</b>	19/00431/FUL	<b>Application Expiry Date:</b>	22nd April 2019
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of detached house following demolition of existing bungalow and temporary siting of static caravan for 1 year.
<b>At:</b>	143 Melton Road, Sprotbrough, Doncaster DN5 7NS

<b>For:</b>	Mr David Blackburn
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<b>Third Party Reps:</b>	13	<b>Parish:</b>	Sprotbrough and Cusworth Parish Council
		<b>Ward:</b>	Sprotbrough

**A proposal was made to grant the application.**

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Iris Beech**

**For: 6    Against: 0    Abstain: 0**

**Decision: Planning permission granted.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Katherine Hauser spoke in opposition to the application for the duration of up to 5 minutes.**



<b>Application</b>	7
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<b>Application Number:</b>	18/02761/FUL	<b>Application Expiry Date:</b>	Extended until 30th June 2019
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<b>Application Type:</b>	Section 73 Application
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<b>Proposal Description:</b>	Section 73 Application to vary conditions 2 and 11 of Planning Permission 16/02725/FUL (as altered from 15/02286/FUL) 1. Alterations to boundary wall to reduce in height from 3.3m to 2.2m, to be repaired and repointed (amended description)
<b>At:</b>	1 Thorne Hall Court, Ellison Street, Thorne DN8 5LE

<b>For:</b>	Mr Alex Cutts
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<b>Third Party Reps:</b>	26	<b>Parish:</b>	Thorne
		<b>Ward:</b>	Thorne and Moorends

**A proposal was made to refuse the application.**

**Proposed by: Councillor John Healy**

**Seconded by: Councillor George Derx**

**For: 8    Against: 0    Abstain: 0**

**Decision: Planning permission refused for the following reason:-**

- 01.        The proposal to reduce the height of the wall would harm the historic fabric and significance of a heritage asset and the character and appearance of the Thorne Conservation Area, which would be neither preserved nor enhanced. The proposal would therefore conflict with Policy CS15 of the Core Strategy, Policies ENV25 and ENV34 of the UDP and Policy DDH1 of the Thorne and Moorends Neighbourhood Plan. It would also conflict with one of the core principles of the NPPF to conserve heritage assets in a manner appropriate to their significance.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Neil Martin spoke in opposition to the application for the duration of up to 5 minutes.**

