

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 25TH JUNE, 2019

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 25TH JUNE, 2019, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue McGuinness

Councillors Duncan Anderson, Iris Beech, Mick Cooper, George Derx, John Healy and Jonathan Wood.

APOLOGIES:

Apologies for absence were received from Councillors Eva Hughes, Mark Houlbrook and Andy Pickering.

9 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members Code of Conduct, the Chair, Councillor Susan Durant, declared an interest in Application Nos. 17/01021/FULM and 18/02761/FUL, Agenda Item 5(3 and 6), by virtue of being a Local Ward Member for Thorne and Moorends.

In accordance with the Members Code of Conduct, the Vice-Chair, Councillor Sue McGuinness, declared that she had received electronic correspondence from Mr Neil Martin in relation to Application No. 18/02761/FUL, Agenda Item 5(7) but had not given her opinion thereon.

In accordance with Members Code of Conduct, Councillor Iris Beech declared an interest in Application No. 18/02033/OUT, Agenda Item 5(5), by virtue of being the Local Ward Member for Norton and Askern.

10 MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 10TH AND 28TH MAY, 2019

RESOLVED that the minutes of the meetings held on 10th May and 28th May, 2019 be approved as a correct record and signed by the Chair.

11 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'.

12 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENT

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

Application No	Description and Location
18/02593/FULM	Erection of 14 dwellings on approximately 0.45ha of land following demolition of existing building at White and Carter, Station Road, Blaxton, Doncaster

13 APPEAL DECISIONS

RESOLVED that the following decision of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeal against the decision of the Council, be noted:-

Application No	Application Description & Location	Appeal Decision	Ward	Decision Type	Overtaken
17/02756/FUL	Renovation of Castle Cottage and conversion of the stables with single storey extension to form new dwelling at Castle Cottage, Lindrick, Tickhill, Doncaster	Appeal Allowed 14/05/2019	Tickhill and Wadworth	Committee	Yes
18/00638/FUL	Proposed detached 4 bed dwellings with detached garage (Being a re-submission of 17/01202/FUL) at San Lorenzo, Armthorpe Lane, Barnby Dun, Doncaster	Appeal Dismissed 14/05/2019	Stainforth and Barnby Dun	Committee	No
18/01324/FUL	Erection of 6 residential units to the rear of 112 Bentley Road following demolition of the	Appeal Dismissed 20/05/2019	Bentley	Delegated	No

	store building at 112 Bentley Road, Bentley, Doncaster DN5 9QW				
18/00055/COU	Change of use of domestic garage to car minor repair and servicing operation at 3 Alverley View, Springwell Lane, Alverley, Doncaster	Appeal Dismissed 30/05/2019	Tickhill and Wadworth	Delegated	No

14 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 3 of Schedule 12A to the Act, is likely to be disclosed.

15 PUBLICATION (REGULATION 19) OF THE DONCASTER LOCAL PLAN 2015-2035 (EXCLUSION PARAGRAPH 3)

The Committee received a further report, which briefly summarised the next stage of the Local Plan process. A copy of the draft Doncaster Local Plan 2015-2035 was appended to the report for reference and further information as to its detailed content. Key site allocations for housing, employment and minerals were set out in Appendix 2 of the report.

It was noted that the Local Plan Publication version was now progressing through the Council's internal approvals processes. The report set out a timetable to see the Local Plan through to Full Council approval in July where a full resolution was required before the Publication version can be published for the statutory stage.

Scott Cardwell, Assistant Director of Development briefly summarised the changes made to the content of the plan in response to the comments received from the consultation exercise with Members and it was noted that these were summarised in the table set out in Appendix 3 of the plan.

Following a number of comments in support of the changes made to the Plan, it was unanimously

RESOLVED to note the contents of the report and the Doncaster Local Plan 2015-2035 (Regulation 19 Publication Version).

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 25th June, 2019

Application	1		
Application Number:	17/02585/FULM	Application Expiry Date:	18th January 2018
Application Type:	Planning FULL Major		
Proposal Description:	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.		
At:	Manor Farm, Barnsley Road, Marr, Doncaster		
For:	Mr Atkinson – A.J. Atkinson and Sons		
Third Party Reps:	6	Parish:	Marr Parish Meeting
		Ward:	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).

Application	2
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Application Number:	17/02586/LBCM	Application Expiry Date:	17th January, 2018
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Application Type:	Listed Building Consent Major
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Proposal Description:	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.
At:	Manor Farm, Barnsley Road, Marr, Doncaster

For:	Mr Atkinson – A.J. Atkinson and Sons
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Third Party Reps:	6	Parish:	Marr Parish Meeting
		Ward:	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.

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

For:	Mr Haydar Ulus
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Third Party Reps:	42	Parish:	Thorne Town Council
		Ward:	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).

Application	4
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Application Number:	18/02593/FULM	Application Expiry Date:	21st January 2019
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 14 dwellings on approximately 0.45ha of land following demolition of existing building
At:	White and Carter, Station Road, Blaxton, Doncaster

For:	White and Carter – Andy Martin
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Third Party Reps:	0	Parish:	Blaxton Parish Council
		Ward:	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.

Application	5
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Application Number:	18/02033/OUT	Application Expiry Date:	23rd October 2018
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Application Type:	Outline Application
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Proposal Description:	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)
At:	Chateau Renee, Sutton Road, Campsall, Doncaster

For:	Mr Arjun Patel – QFM Group
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Third Party Reps:	6	Parish:	Thorne Town Council
		Ward:	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).

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

For:	Mr David Blackburn
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Third Party Reps:	13	Parish:	Sprotbrough and Cusworth Parish Council
		Ward:	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.

Application	7
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Application Number:	18/02761/FUL	Application Expiry Date:	Extended until 30th June 2019
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Application Type:	Section 73 Application
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Proposal Description:	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)
At:	1 Thorne Hall Court, Ellison Street, Thorne DN8 5LE

For:	Mr Alex Cutts
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Third Party Reps:	26	Parish:	Thorne
		Ward:	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.