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<b>Application Number:</b>	19/01965/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Demolition of existing building and erection of new restaurant/cafe with associated parking.
<b>At:</b>	Sandall Park Café, Thorne Road, Wheatley Hills, Doncaster, DN2 5DZ

<b>For:</b>	Mrs J Silkcock – Sandall Park Leisure Ltd.
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<b>Third Party Reps:</b>	13 in support 1 letter in opposition Additional consultation by the applicants	<b>Parish:</b>	
		<b>Ward:</b>	Wheatley Hills and Intake

<b>Author of Report:</b>	Hannah Wilson
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## SUMMARY

The proposal seeks permission for the demolition of an existing building and erection of a new restaurant/cafe with associated parking. The proposal is considered to be acceptable in policy terms being a justified ancillary facility that enhances the park and does not harm the vitality and viability of local centres nearby and is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, trees, local centres, the highway network or the wider character of the area.

The application has returned to planning committee after a deferral for a site visit and to provide extra clarity regarding viability, public consultation, amount of open space to be lost and justification on the size and position of the proposed building

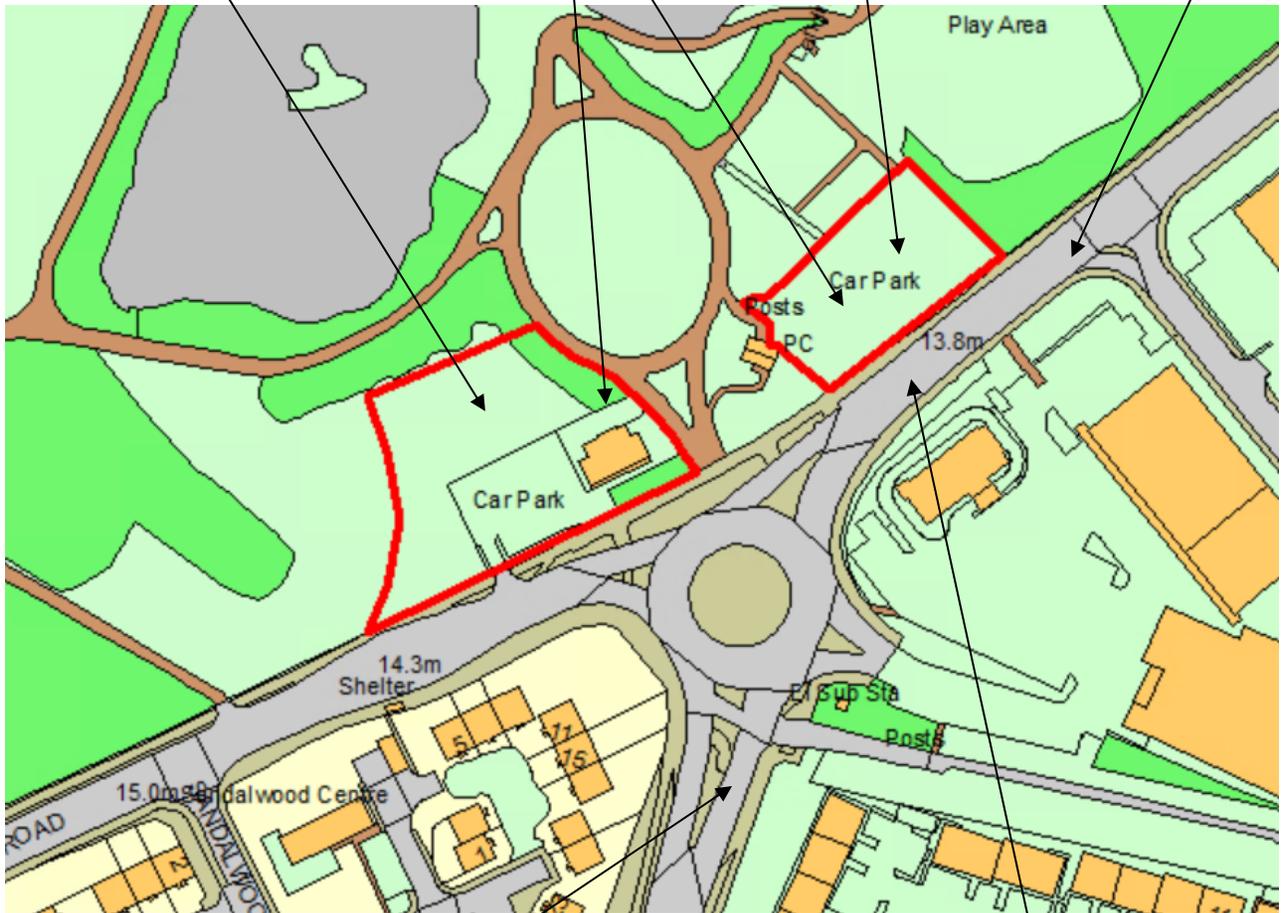
**RECOMMENDATION: GRANT planning permission subject to conditions.**

New building on this part of the site, including demolition of existing building

Application Site

Existing car park to be re-arranged

Thorne Road



Leger Way

Crossing proposed between Park and retail centre along Thorne Road.

## 1.0 Reason for Report

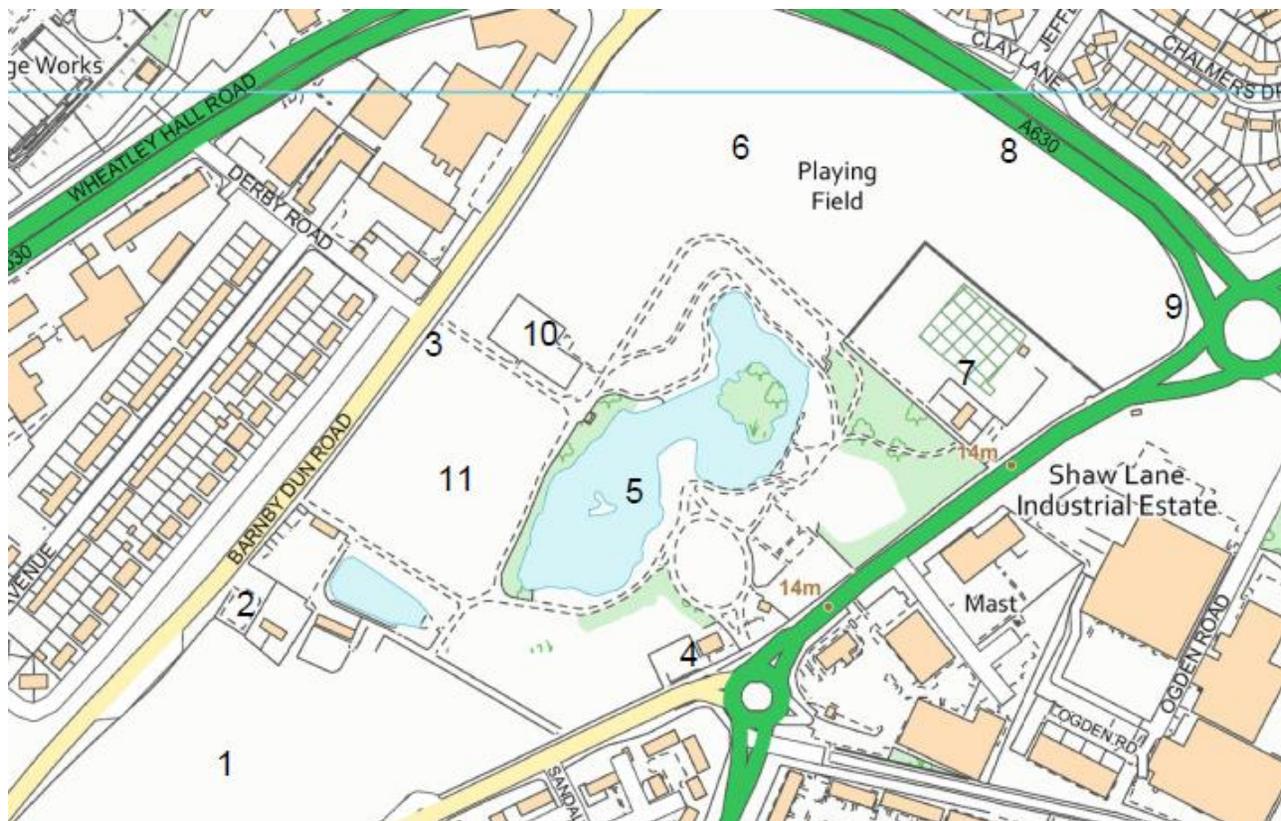
- 1.1 This application is being presented to Planning Committee as the application site is owned by Doncaster MBC.

### Updated Assessment:

- 1.2 Updated information has been provided by the applicant's agent to address the questions raised at the last planning committee and these are supplied below. Additional consultation has been undertaken with the council's Open Space Policy Officer. The below will provide extra clarity regarding viability, public consultation, amount of open space to be lost and justification on the size and position of the proposed building. The body of the report remains the same for further consideration of the planning committee. The Open Space Officer, Highways Officer, Tree Officer and Transportation Officer will be attending Planning Committee.
- 1.3 **Viability:** The applicant has agreed to publish the viability assessment and this is now available online for members of the public and Committee Members to review. This information is not required by policy but has been provided by the applicants to show how they have come to this scheme, showing the funding and costing of the proposal. This shows a prospect of the development coming forward and that is achievable with funding.
- 1.4 The applicants has gone back to their viability assessor who has confirmed:
- In Viability Assessments a Developers Profit is an allowable cost. However, on this scheme, no developer profit has been included (Section 3.0/Page 7).
  - They also confirm that the proposed 9,000 sq ft facility is the minimum size to allow the scheme to be viable. (Section 4.0 of the report). Based on this size (and therefore revenue) the scheme is fundable over a 15 year period. Any smaller and it will take longer, which wouldn't be acceptable to any funders
  - Consent to the publishing of the Viability Report
- 1.5 **Licence:** Committee raised questions regarding the sale of alcohol. The applicant has confirmed they have an alcohol licence (LM200400895JSILCOCK) for the existing café that allows them to serve alcohol until midnight. This is not a planning matter but is provided for clarity. There are no restrictions on the opening hours of the existing café, however conditions have now been recommended restricting the hours of opening for the new proposal.

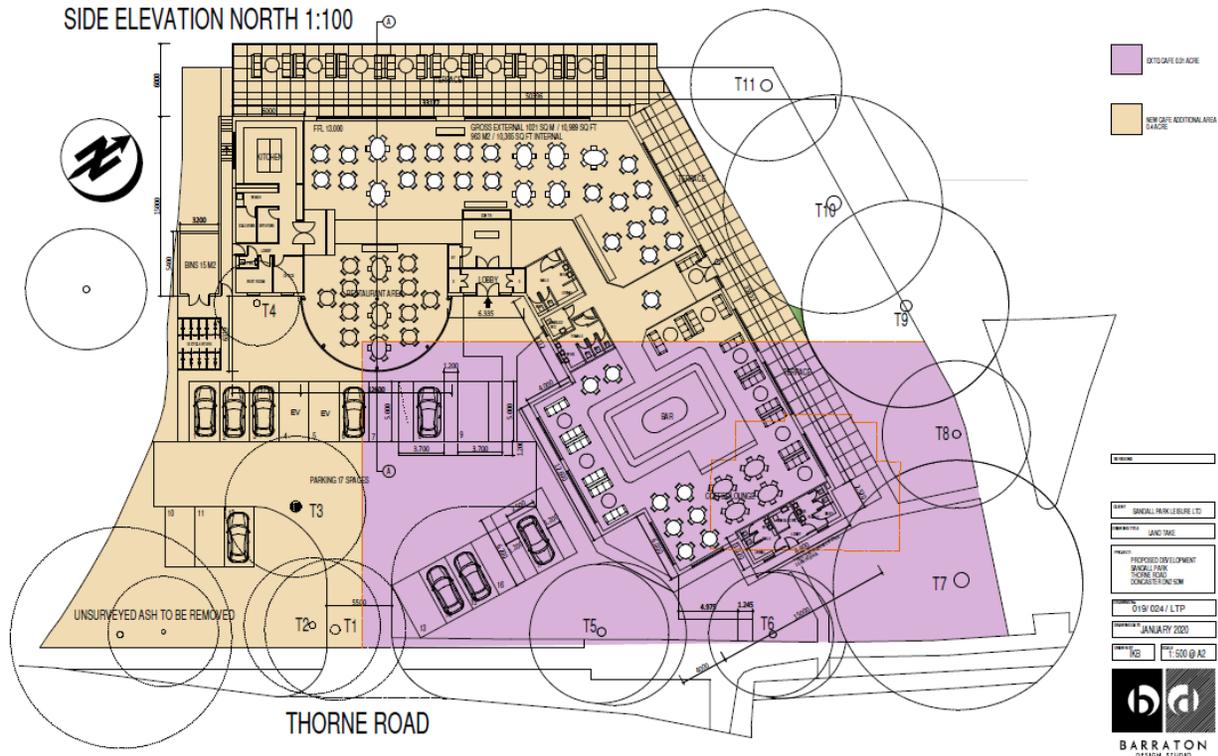
1.6 **Food:** Questions were asked about the type of food provision and size of the floor area. A3 use includes Restaurant and Café within it although conditions have been imposed to restrict any changes of use including other uses within that use class. The applicant states that a wide range of fresh food will be available and will cater for specific dietary requirements such a gluten free, vegan and vegetarian. It states this will be a healthier provision than the nearby hot food takeaways. It also states that the menu will be varied and offer something different to the food establishments available nearby. This menu will be finalised nearer the opening. The floor area is one large floor area providing food and the 'restaurant' is only described as this because alcohol could be served after 11am. This is not a separate area.

1.7 **Location:** The applicants have looked at the existing park and detailed why they feel the new building cannot be located elsewhere. . This has been done by marking the points on the site plan below:



- 1 EXISTING GREEN SPACE FORMERLY USED AS A PITCH & PUTT
- 2 EXISTING ANCILLARY CAR TO SANDALL PARK FROM BARNBY DUN ROAD
- 3 LAY BY PARKING ALONG BARNBY DUN ROAD USED FOR SANDALL PARK
- 4 SITE OF EXISTNG CAFEAND NEW RESTAURANT CAFE CREATING A LAND MARK BUILDING IN THE OPTIMUM LOCATION FOR ACCESS AND USING TOPOGRAPHY BEST LOCATION FOR VIEWS OVER THE LAKE
- 5 EXISTING LAKE WITH DESIGNATED WALKWAYS NATURE TRIALS AND PICNIC AREA
- 6 EXISTING FOOTBALL PITCHES PLAYING FIELD
- 7 FORMER DMBC NURSERY NOW OUT OF USE PLANS ARE TO CREATE A DOG PARK ON THIS AREA ACCESS CONSIDERED UNSUITABLE FOR REDEVELOPMENT
- 8 ANY ACCESS FROM THE A630 WOULD CREATE MAJOR HIGHWAY FOR REDEVELOPMENT ISSUES
- 9 BUSY ROUNDABOUT NOT SUITABLE FOR ACCESS
- 10 EXISTING CHILDRENS PLAY AREA
- 11 EXISTING CRICKET PITCH

- 1.8 **Size:** The applicants have provided a land take plan to show the difference in size between the proposal and existing café.



- 1.9 The size has been carefully considered and has been significantly reduced as a result of discussions with officers during the pre-application stage. It is felt that the building is ancillary to the park which is considered further in the body of this report. The size also reflects the viability of the proposal and aims to provide a 'gateway building' for a substantial borough park and should have facilities to meet the needs and represent one of the larger parks in the Borough.

- 1.10 **Open Space:** The total loss of open space amounts to 0.05% of the total area of the park.

- 1.11 To help demonstrate that the loss of open space is not considered detrimental by the community that use this open space, consultation is required. This was previously undertaken across 2 days however the applicants have since undertaken further consultation across a week. This has resulted in a total of 507 signatures in support of the loss of this open space. This is shown in the below public consultation section.

- 1.12 The Open Space Officer has been re-consulted and provided the following information on the loss of the Open Space:

*“Although open space will be lost the space is being lost for a purpose ancillary to the park. It is a replacement of an existing café in this location, which is dated and reportedly in a poor state, which requires adjacent open space to be utilised. The applicants argue this is both necessary and will improve the provision, providing an attractive venue for park users existing and new. Obviously, if open space was to be lost for a use that was not ancillary to the park – such as housing or a pub that was entirely independent of the park, then this would be viewed differently and treated differently and would be far more problematic, but in this case there has to be some differentiation given the purpose of the application, what it is for, and that the aim that this will improve the park experience. Numerous respondents highlighted that it was important that it was ensured that the use is for a park café.*

*The space proposed to be lost is a relatively small part of the overall open space. It is not the case that we are seeing widespread re-development of the whole open space – although it is accepted that there is unfortunately a loss. It is also notable that the proposals were scaled back through pre-applications given fears about the impact on the park.*

*The space proposed to be lost is not a demarked playing pitch, nor is it a sports pitch etc., nor is it flat (therefore it is not the most obvious area to walk or play on in this park). That is not to say it doesn't have value as an open space or isn't used recreationally or doesn't have aesthetic value, but in the scheme of this park it could be argued that there are more important, accessible, or harder to replace areas that could be lost. This area functions more as an amenity area which allows transition into the park.”*

1.13 Therefore it is considered, for the above reasoning, the loss of this small part of the open space of the park for a replacement ancillary provision of an A3 use, will benefit the park and its users and the loss is balanced against the benefits the proposal will provide to this borough park and has substantial support.

1.14 **Public Consultation:** For clarity the consultation associated with this application is expressed below. It is a requirement that the applicants undertake their own consultation on the loss of the open space to accord with policy RL1.

<b>What consultation</b>	<b>How undertaken</b>	<b>No. of responses</b>	<b>Additional comments</b>
LPA statutory consultation <b>Site Notices</b>	4.9.19: 7 site notices posted around the edge of the park  4.12.19: redline boundary changed to include reconfiguration of existing car park and news site notices were again posted	13 in support 1 letter in opposition	This was the statutory consultation undertaken as part of the application.

<p><b>Newspaper</b></p> <p><b>Neighbour Letters</b></p>	<p>This was put in the newspaper on the 05.09.2019</p> <p>121 Neighbour Letters were sent to neighbouring properties around the park on the 30.08.2019.</p> <p>These were re-consulted on the 27.11.2019 due to the boundary change</p>		
<p>Applicants Consultation</p> <p><b>Loss of Open Space Survey undertaken around the park</b></p>	<p>19.10.19: Survey resulted in signatures to say they did not feel the loss of this open space would have a detrimental effect.</p> <p>19.10.19: Survey repeated in the PM</p> <p>23.10.19: Survey repeated in the AM</p> <p>23.10.19: Survey repeated in the PM</p>	<p>22</p> <p>31</p> <p>19</p> <p>9</p>	
<p>Applicants Consultation</p> <p><b>Loss of Open Space Survey undertaken around the park</b></p>	<p>After Planning Committee additional consultations were undertaken on 7 days, in various places around the Park before this report was finalised</p> <p>13.1.2020: 9am-3pm</p>	<p>60</p> <p>58</p>	<p>Additional comments were received from some of those consulted, and are summarised below:</p> <ul style="list-style-type: none"> <li>Loss of Open Space: <i>"It won't affect the greenspace". "The park is massive, that amount of park is negligible", "vast improvement and no detriment to the environment", "loss of that amount of grass is hardly losing greenspace", "well worth the loss of open space/greenspace", "well needed and good use of green space", "the grass is derelict."</i></li> </ul>

14.1.2020: 9am-3pm	60	<ul style="list-style-type: none"> <li>Visual Comments: <i>“Nice to overlook lake and not the road”, “look forward to new building”, “more modern moving with the times”, “upgrade fantastic for Doncaster”, “fabulous plan, totally support this”, “falling down and needs rebuilding”, “enhance the area”.</i></li> <li>Health: <i>“much needed healthy food and fresh”, “not fast food”, “kids can eat homemade”</i></li> <li>Other comments: <i>“cannot believe the Council are blocking this”, “can’t see why the Council are objecting”, “a tragedy that the Friends group are folding”, “we need this, we totally support the new venture”, “facilities are required for the park”</i></li> </ul>
15.01.2020:9am-3pm	20	
16.1.2020: 9am-3pm	57	
17.1.2020: 9am-3pm	136	
18.1.2020: 9am-3pm	35	
19.1.2020: 9am-3pm		
	Total in <b>support:507</b>	
	Total <b>neither</b> in support or against: 7	
	Total <b>not in support: 0</b>	

## Main Assessment

### 2.0 Proposal

2.1 Planning permission is sought for the demolition of existing building and erection of new restaurant/café with associated parking. The permission includes the re-arrangement of the existing car park and inclusion of a new toilet block attached to the new building.

### 3.0 Site Description

3.1 The application site is located within the area of Wheatley Hills and surrounded by residential properties, a retail park to the south and car sales to the North. Sandall Park Doncaster which is approximately 2 miles from Doncaster town centre and is currently accessed for vehicles from Thorne Road. The overall park covers around 70 acres with a lake and several play areas.

3.2 The site has two existing car parks, one adjacent to the toilet block and one adjacent to the café. These are accessed off Thorne Road and sit either side of the roundabout junction.

3.3 An existing café sits on the frontage and is in a poor external condition. The current café is small and single storey with a white and black façade with a large expanse of glazing facing the road.

#### 4.0 Relevant Planning History

4.1 Application site;

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
85/1214/P	Erection of Greenhouse and Nursery facilities (45M x 60.3M overall)	Granted
08/00107/FUL	Change of use from grassed area to form retail sales area with shop/office, erection of security fencing, and formation of pond	Refused
13/01986/FUL	Siting of portable building (9.75m x 2.7m) for use as changing rooms on playing fields	Granted temporary 3 year consent
17/00339/3FUL	Installation of a play park scheme (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)	Granted
17/00417/PREAPP	Proposed erection of two storey building to incorporate cafe, 4 retail units and leisure facilities.	Closed
17/01800/3FUL	Erection of 6m Flag pole in the grounds of Sandall Park (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992) (Retrospective)	Granted
18/01053/3FUL	Installation of a woodland adventure park to extend current provision (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)	Granted
18/01107/PREAPP	Erection of single storey building on the site of Sandall Park Cafe to incorporate a A1/A3 use, 4 retail units and public toilet facilities.	Closed

#### 5.0 Site Allocation

5.1 The site is designated as Open Space Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). This is not in a high risk flood zone.

## **5.2 National Planning Policy Framework (NPPF 2019)**

- 5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.5 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.6 Paragraph 86 states a sequential test to out of town uses should be used.
- 5.7 Paragraph 92 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
  - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
  - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

5.8 Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

5.9 Paragraph 109 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.10 Paragraph 127 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.

### **5.11 Core Strategy 2011 - 2028**

5.12 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.13 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

5.14 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives and which in particular provide opportunities for people to get jobs and protect local amenity and are well designed.

5.15 Policy CS7 states that town centre uses will be located according to the Retail Hierarchy as set out below, in order to promote choice, competition and innovation:

- Sub regional centre, Doncaster Town Centre
- Town Centres: Thorne, Mexborough
- District Centres: Adwick, Armthorpe, Askern, Bawtry, Conisbrough, Tickhill
- Local Centres: Woodfield Planation, Rossington, Carcroft, Skellow, Bentley, Hatfield, Duncroft, Intake, Balby, Moorends, Edlington, Stainforth, Edenthorpe, Denaby Main
- Neighbourhood Shopping Parades

- 5.16 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.17 Policy CS16 of the Core Strategy seeks to protect and enhance Doncaster's natural environment.

Doncaster's natural environment will be protected and enhanced, in accordance with the principles set out below.

A) Proposals will be supported which enhance the borough's Ecological Networks;

D) Proposals will be supported which enhance the borough's landscape and trees by:

1. being appropriate to the landscape's character, sensitivity and capacity;
2. including measures to mitigate any negative impacts on the landscape;
3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;
4. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

- 5.18 Policy CS17 states that Doncaster's green infrastructure network (including key green wedges) will be protected, maintained, enhanced and, where possible, extended.

**5.19 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)**

- 5.20 Policy RL1 of the UDP relates to Open Space Policy Areas

Within open space policy areas, as defined on the proposals map, development will not be permitted, except in exceptional circumstances, for purposes other than outdoor recreation and ancillary indoor facilities; allotments; nature conservation or cemetery uses. Such development as is permitted, including ancillary built facilities, will only be acceptable where;

- a) there is no significant loss of outdoor playspace, and
- b) the visual amenity of the space is retained and where possible enhanced through the protection of important areas, vista and frontages and careful attention to detailed design and layout, and
- c) the environmental/ecological value of the open space is retained and where possible enhanced through the retention of existing trees and other important habitats and through appropriate landscaping

## **5.21 Local Plan**

5.22 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The emerging Local Plan was “Published” for Regulation 19 consultation on 12th August 2019 for 7 weeks, ending on 30 September. The Council is aiming to adopt the Local Plan by the end of 2020. The Local Plan therefore is at a relatively advanced stage of preparation. The document carries limited weight at this stage, although the following emerging policies are applicable:

5.23 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.

5.24 Policy 23 looks at a hierarchy of town centres uses in a sequential approach. Out of centre uses such as small scale shops and other ancillary uses which would complement the function and role of existing or proposed employment, housing or mixed-use sites where they serve a local need would be supported.

5.25 Policy 25 states that food and drink uses will be supported as long as

- A) satisfy the requirements of the sequential approach set out in Policy 23 above;
- B) do not have a negative impact upon the amenity and safety of residents and other businesses in the area; to include highway safety and parking, hours of operation, control of odours and cooking smells and litter and waste disposal; and
- C) do not lead to clustering or proliferation of such uses where they undermine objectives to promote healthy living and the vitality and viability of the centre.

5.26 Policy 28 aims to protect open space and non-designated open space. It states:

- D) Proposals involving the loss of open space policy areas, recreational buildings and non-designated open space, such as playing fields, will only be supported:
  1. in accordance with national policy, and
  2. where community support can be demonstrated through public consultation.

5.27 Policy 58 sets out the Boroughs strategy in respect of Flood Risk and Drainage Management.

## **5.28 Other material planning considerations**

- Community Infrastructure Levy (CIL) Regulations (2010)
- Town and Country Planning (Environmental Impact Assessment) Regulations (2017)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SPD) (2015)
- National Planning Policy Guidance

## 6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification.

6.2 14 public representations have been received. 13 are in support and 1 objector. Within this the Friends of Sandall Park (FoSP) volunteering group have made the following comments in support of the application:

- The FoSP have responded and they have stated that they 'have worked tirelessly and with great energy for the last 15 years turning the park around from a derelict crime ridden den of anti-social behaviour, to the popular and well attended family park that it is today.
- The group have battled to keep the public toilets open and fit for purpose. They are nearing the end of their lifespan. The toilets are opened by the council staff; cleaned on a daily basis and kept stocked up by our volunteers; and closed in an afternoon by the cafe staff as the council can't afford the staff to close them. This arrangement is not sustainable.
- The existing cafe building is a disgrace and an eyesore. Visitors coming in from the motorway pass it on their way into Doncaster, it is not a good advert for the town.
- The park's future, and that of the volunteer group FoSP relies totally on a new build cafe with public toilets provided for by the new facility. The group totally supports this application.'

6.3 The 13 letters of support are in regard to:

- The proposal will be fit for purpose and really improve the provision.
- The outdoor seating space is welcomed facing the park rather than the road.
- Support for the new toilets.
- Support for the design of the building to be overlooking the park.
- Provide a meeting place for the community.
- Enhancing facilities and encouraging people to come back and use the park.

6.4 The objector felt that the design is dated, poor quality and inappropriate. They feel the elevation treatment and built form need a radical rethink to satisfy this and to be appropriate for its setting.

6.5 A concern was raised that the use as a hot food takeaway would not be welcomed. However this is another use class and is not what is being applied for here.

6.6 The application was amended to include the existing car park in the redline boundary of the application because it is to be re-arranged. This change required full re-advertising (21 days, including newspaper, site notice and neighbour notifications) as it was a change to the redline site area. This expires on the 10.01.20, shortly after the planning committee is held. As this is only a change to the boundary and not to the scheme itself, it is a procedural matter. Therefore the application is presented to committee with the recommendation that if committee are minded to approve the application, authority would be delegated to the head of planning to GRANT planning permission subject to conditions and (i) the advertising of the amended redline boundary plan (to include the existing parking area) for the statutory 21 days and ii) no new issues having been raised as a result of step (i) above.

## **7.0 Parish Council**

7.1 There is no Parish Council.

## **8.0 Relevant Consultations**

8.1 **Conservation** - Sandall Park was assessed as a potential Park and Garden of Local Historic Interest but was not considered currently to have enough merit to be included. Thus no objections raised.

8.2 **Sport England** - Proposed development does not fall within their statutory remit.

8.3 **Environmental Health** - There are residential properties some 50m away, across a main road, and the main "open" area of the development will face the lake, away from the properties, so the officer would not expect noise from the development to cause adverse impact to the residents. The proposals include an area for storage of waste. There is still potential for loss of amenity to the locality from cooking odours, however, and recommend a condition for further details.

8.4 **Pollution Control (Air Quality)** - A request was made for a screening assessment. This was provided on the 25<sup>th</sup> November from Wardell Armstrong. It was agreed that the conclusions show that the proposal will not be an issue with respect to extant regulations and therefore the officer has no objections. The letter also acknowledges the requirement for an electric vehicle charging point in accordance with the Council's Guidance and Requirements: Supplementary Planning Document (July 2015). Therefore there are no objections subject to a condition requiring the provision of one charging point of a suitable recharge speed for the anticipated dwell time of the vehicle.

8.5 **South Yorkshire Fire and Rescue Service** - Access is to conform to Approved Document B Volume 2 Part B5 Section 16.3 16.11 and Table 20. Water supplies are to be provided in accordance with Approved Document B Volume 2 Part B5 Section 15. South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.

- 8.6 **Natural England-** Have no comments to make.
- 8.7 **Local Plans Team (Retail)** - No objections to the proposal as submitted as the retail element has now been removed from the scheme, which was originally in pre-application discussions and was not ancillary to the park. Although the proposed use a restaurant/café (Class A3 use) is listed as a town centre use in the NPPF and should be located within town centres listed in the retail hierarchy in Policy CS7, the proposed building it is a replacement and acknowledged that the use is complimentary and ancillary to the park and leisure activities. There is some concern on the generalisation of the Class A3 use category and what the future may hold. The building and the use should be protected for the intended use of being an ancillary; additional use to the Park, not something that could become a Hot Food Takeaway/Bar/Restaurant etc. As we know some hot food takeaways do operate under the Class A3 use with Class A5 been ancillary. There are other material considerations which would need to be fully considered for an A5 use (mixed A3/A5 use). Recommend a condition for use only as a restaurant/café, associated toilets and car parking falling within class A3 only and for no other purpose.
- 8.8 **Ecologist Planning Officer** - The ecological survey was carried out by an experienced and suitably qualified ecologist using current best practice methods and reporting formats hence the officer has no concerns about the appraisal or the conclusions. The appraisal of the potential for protected species concluded that there were no habitats or features that could support such species, therefore no measures or additional species surveys are required. The habitats to be lost are as stated in the ecological report, are of low value at a site level and there loss will have negligible impact at a site level. Therefore it is not considered that any specific ecological enhancements are required other than the installation of artificial bat boxes on the new building. The ecological report mentions at 5.2.20 that the surrounding habitat of the park provides good foraging habitat for bats so providing roost potential with the bat boxes can enhance the biodiversity of the site in line with national and local planning policy. This also suggests that a biodiversity sensitive lighting scheme should be installed to prevent unnecessary light spillage into the habitats of the park used by wildlife. No objections on ecological grounds subject to conditions for a lighting strategy and bat boxes.
- 8.9 **South Yorkshire Police** – The police feel that the site has little natural surveillance with residential properties some distance away. A public park by its very nature is a meeting place for people of all ages and as such will attract groups of people to the area, some of whom may wish to attack the premises. Behaviour which may well be classed as suspicious in less public areas will not be considered unusual in a public park. A number of food outlets have recently been targeted in the Doncaster area with attacks made to steal food and catering equipment. Recommendations have been made and an informative imposed to recommend measures for the applicants to help protect the building.
- 8.10 **Local Plans Team (Open Space)** - Two main concerns were raised from an open space perspective: the impact on the visual amenity and resultant loss of open space.

Firstly, the officer was pleased that the massing of the building had been reduced from previous designs at pre-application stage. They feel this design is less impactful on the overall visual amenity of the park and seems to provide a far less intrusive design that is both smaller in height and feels more open due to the use of glass, particularly on the side fronting the park.

The applicant or the open space officer are not the best placed people to state with confidence that this site has no value as an open space to the park users, or that this is an acceptable loss when balanced against the gains.

The applicants were requested to carry out an onsite consultation with users of the park, in order to ascertain whether they believe the space being lost is of any particular open space significance to them, and whether, in the opinion of the park visitors the loss of the open space is justified when considering the benefits that the improved café may bring to the park. Given this is one of the boroughs largest and most prominent parks, the consultation had to capture a significant number of respondents. The application has the backing of the FoSP, but the consultation needed to also capture more general park visitors.

There would also need to be a restoration condition to ensure any works undertaken in construction which damage the park are remediated.

The survey was carried out by a team of three people from the FoSP, the survey was taken over approximately 2 hours on the morning and afternoon on the dates submitted. The public were shown a plan indicating the proposed siting of the new café / restaurant and the land required for this building. The plan also indicated the loss of public open space taken up by the new proposal, the feedback was positive no one had any issue with the loss of public open space and were all very supportive. The survey was undertaken on two days. On the 19.10.19 in the morning 22 respondents and in the afternoon 31 respondents signed a petition to say they did not feel the loss of this open space would have a detrimental effect. It also was undertaken on the 23.10.19 and had 19 in the morning and 9 signatures on the afternoon on the petition on this day.

The officer felt that this survey work demonstrated that there are no objections to the loss of open space. It should also be noted that the proposed provision would be an improvement on the existing provision and could be beneficial as a facility to the park and its users.

Possible future amendments to increase the massing and size would not be welcome. It is also important that this building is used for the purposes stated, that it is ancillary to the park, and that no unwelcome uses could locate here in the future (pub, takeaway, drive thru etc.).

8.11 **Yorkshire Water** - No comments

8.12 **Internal Drainage** – No objections subject to a standard condition.

- 8.13 **Public Health** – A Health Impact Assessment was requested. The applicants undertook this assessment and Public Health do not condone a loss of green space, in this case there are clear benefits; the new facility should attract more people to the park and the response to the public consultation carried out with park users demonstrates they are keen to have a modern and much improved building and facilities.
- 8.14 **Transportation** - A Transport Statement has been submitted in support of this application.

#### Parking Provision

The Transport Statement refers to maintaining the 'status quo'. Some historic car park occupancy surveys and the car park adjacent to this development is shown to be almost at capacity from around 0900 and 1500 hours. A development of this type will no doubt attract more visitors to the park, not just to the café/restaurant, and this uplift in visitors does not appear to have been allowed for. The proposed number of spaces will cater for the forecast visitors to the café but it does not allow for the visitors who are already utilising the park. If no extra spaces are to be provided then it must be assumed that visitors are expected to arrive by sustainable means. In view of this, improvements for pedestrian access to the park is required and have been secured in the form of a 'Grampian Condition' requiring a S106 Agreement to be entered into to secure a financial contribution of £15,000 towards the provision of a new crossing facility on the A18, between the park entrance and Shaw Lane Roundabout.

#### Traffic Impact

The traffic impact from the development is not considered severe. The peaks associated with a restaurant development do not correspond with the traditional highway network peak hours. The premises will operate as a café from 8am which is in line with the existing operation, therefore, the trips associated with the café are already on the network.

No objections from a Transportation perspective subject to the above requirements.

- 8.15 **Highways** – The highways team agree with the transportation officer on the need for the contribution. Whilst the front car park shows a reduction in spaces, the existing larger car park is to be reconfigured to provide 57 spaces giving a total of 74 spaces in total thereby maintaining the status quo in terms of numbers. In addition amendments were made to show disabled parking bays. These amendments were made and no objections are now raised by the highways team subject to conditions.
- 8.16 **Trees and Hedgerows Officer-** The toilet block breached the Lime tree and London Plane tree's root protection areas (RPA). The design was subsequently amended to address this and no longer breaches this.

Tree protection details were required but have been left to condition.

The trees shown for removal on the above site plan are the ash (T1) for the widened access, the adjacent ash (T3) and the walnut (T4). There are no objections to the loss of these trees as the ash are of poor quality with much dieback and dead wood and the walnut having numerous girdling roots (which has implications for future stability). Ash (T2) is in similarly poor condition as its neighbouring ash (T2) and should be shown for removal. One of the un-surveyed ash to the west of T1 and T2 (the westernmost tree) is infected with ash heart root fungus and should be shown for removal in the interests of safety; the removal of this tree will leave a poor, unbalanced second tree – this tree should also be shown for removal. The important landscape function of these mature frontage ash trees requires that they be replaced, with the landscaping scheme amended to reflect this.

Replacement trees will be required and the Development Guidance and Requirements SPD requires the following replacement trees:

Tree to be removed	Trunk diameter (mm)	Number of replacement trees
Unsurveyed ash (i)	500	5
Unsurveyed ash (i)	400	4
Ash (T1)	500	5
Ash (T2)	600	6
Ash (T3)	680	6
Black walnut (T4)	370	3
		<b>29</b>

The FoSP outlined the extent of tree planting at Sandall Park since 2010 to 2019. The applicants feel it is a little excessive to plant a further 29 trees. When an extensive tree planting programme is already in place. However the tree officer has assessed this and trees will need to be removed and thus trees to replace these are required. The landscaping scheme is yet to be agreed and the tree officer has made it clear in their comments that it may be difficult to accommodate the 29 trees (the number of which, it is also pointed out, can be reduced with larger nursery stock). Certainly, and at the very least, we will need the ash that are to be shown for removal along the frontage replaced with large nursery stock. The officer is happy to leave the landscaping scheme to condition as the landscaping plan provided is not sufficient and includes an arboricultural method statement condition.

- 8.17 **Pollution-** Historic maps show the application is located within close proximity of a closed Ledger Way/Thorne Road landfill. The decomposition of wastes can result in harmful ground gases which may pose a risk to human health if inhaled, and can be explosive if allowed to accumulate within properties. The risk assessment of landfills and associated ground gas can be complex and should consider all potential sources and pathways relevant to the site in question. Thus a condition was recommended.

8.18 **Urban Design-** The proposal will help support the continued use and sustainability of this popular park. The building is generally well sited in relation to the park and existing landscape. The scale of the building is smaller than previous proposals and the form is befitting of a park pavilion. It will present active elevations on all the important sides and provide an attractive outlook over the water. The soft material palette- reconstituted timber effect- for the main elevations with a GPR stone eaves line should create a modern soft aesthetic befitting of the park context.

The officer is concerned by the green glazing and feels it should be a subdued grey to create a more contemporary appearance. These matters have been agreed to be left to condition. Likewise it would be useful at this stage for the architect to show on the elevations indicative signing zones as this can have a potentially negative effect on the buildings appearance if not carefully considered.

The development would benefit from some landscaping to the green areas around the building- low shrubs and ornamentals particularly to the front of the building, and the car park off Thorne Road should be landscaped with trees along the Thorne Road edge.

Security concerns were raised as the building will be relatively isolated and not in use at night. Shutters would need planning permission and would not be welcomed. Another area of concern from a security perspective is the area under the projecting deck to the rear overlooking the water. The deck creates a shelter which could be attractive to antisocial activity, youths gathering etc at quiet periods and out of hours. It may be better to enclose this area under the deck with fencing and lockable gates set back from the line of the columns slightly as these are nice architectural features.

Also these types of uses require significant plant and air extraction etc. The plans do not show this will be accommodated and the applicants need to consider this at this design stage as the plant if not correctly designed and located could result in unattractive additions to the building. A condition has been recommended as this information was not provided.

As the building is over 1000m<sup>2</sup> it is required to meet the sustainable construction requirements of CS policy CS14. This includes 10% of energy from renewable sources (or equal carbon savings through enhanced insulation). It is also more importantly required to meet BREEAM very good or an equal equivalent standard of sustainable construction. Both requirements need to be met and demonstrated and have been conditioned as this information was not provided.

8.19 **Viability-** The viability assessment produced by Bennel, was assessed internally. The proposed costs seem reasonable and their revenue income seems optimistic year on year and it was noted that 70% of their revenue will go towards operating costs (mainly staff expenses). It is presumed the revenue start amount in year 2 is a realistic comparison against their existing income stream at the current café. £1.6M is needed for the works and this is their risk and not really a planning concern.

5% seems a realistic interest percentage at the present time. The figures provided are from a Quantity Surveyor and are estimates based on his knowledge and experience, so are high but good enough for the viability assessment.

8.20 **Ward members-** Councillor Hughes has enquired as to what surveys were being required and why a pedestrian crossing was being requested.

## 9.0 **Assessment**

9.1 *The principle issues for consideration under this application are as follows:*

- Principle of development;
- Impact on Amenity
- Impact on the character and appearance of the area
- Trees and Landscaping
- Highway safety and traffic
- Drainage
- Ecology
- Energy efficiency
- S106 obligations
- Overall planning balance

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

9.3 The proposal is best dealt with in two parts. The assessment of the open space policy area and the impact of a town centre use in this out of town location.

### Open Space Policy Area

9.4 Firstly the proposal has been through extensive pre-applications over the last two years. This has significantly reduced the size of the scheme as it was felt to be too great to serve just the needs of the park. In addition the retail element has been removed because it was not associated with the Park but an independent standalone use that did not support the open space policy area.

9.5 To support the application and justify the need and size of the business, a viability assessment was produced. Policy RL1 allows for ancillary facilities and so the applicants needed to show this size of building was justified and as small as it could be, to serve the needs of the park. Substantial evidence of this was provided in the viability assessment and supporting planning statement. The viability assessment looked at providing a food provision and building for the needs of the park. The new building needed to address the inadequacies of the existing facility which were noted as follows:

- Subsidence that is affecting the structural integrity of the building.
- Very poor energy efficiency as a result of its construction, failing window units and inadequate insulation.
- The existing roofing is failing, resulting in serious water ingress in 2017 that led to the café being closed during a peak Summer period.
- Overcrowding at peak times with insufficient capacity to meet visitor demand and a poor customer experience.
- The lack of toilet facilities which means that patrons must use the public toilets contained within an external building approximately 20 metres from the café.
- Poor access for the disabled and mobility impaired.

9.6 The new building therefore would provide:

- New café building providing approximately 150 covers in a more spacious and attractive environment.
- New public toilets for users of the café and other visitors to Sandall Park.
- Significantly improved kitchen and food preparation facilities enabling the café to better serve customers and events within the park.
- The ability to accommodate groups that use the park such as the angling club and FoSP volunteers who work in the park on a daily basis.
- Improved disabled access and parking.

9.7 The assessment then considered if this could be provided through 4 different options. This was based on the fact that they have no available grants for any of the options and therefore the building needs to be economically viable to obtain the private sector funding that would be required for any of the options. The options were:

1. Do Nothing
2. Refurbish the existing facility
3. Develop a similar sized facility
4. Develop a larger facility

If they were to do nothing the building would continue to deteriorate and eventually would not be able to continue trading as existing.

The temporary nature of the building means any significant refurbishment of the building would not be economic and ongoing repairs would still be required. The lack of insulation, flat roof installation, floor construction etc. are all substandard and significant refurbishment would require the building to effectively be dismantled.

The applicants have had discussions with funders in order to attract the finance to develop a facility. These have established that any potential redevelopment would need to be viable within a 15 year period. This is the maximum that is possible and many funders require this period to be less. A full financial assessment of a smaller facility (4,500 sq ft) has been carried out and a cashflow of this option provided. Based on these figures, a smaller development would take around 24 years to become viable. This length of time is not fundable and a scheme of this size would not be able to be delivered.

A full financial assessment of a larger facility (circa 9,000 sq ft) has been carried out and a cashflow of this option has also been provided. The build cost (on a square footage basis) is more efficient as the increased size of the building improves the build cost rate. Based on these figures, a larger development of around 9,000 sq ft would take around 15 years to become viable. This length of time is fundable and the scheme would be able to be delivered

These figures were assessed internally and felt to be reasonable and justified and the best option would be a bigger building with better facilities for park users incorporating a restaurant use, toilets and meeting facilities.

- 9.8 The Cabinet Portfolio Holder for Regeneration and Transportation approved the surrender and renewal of the lease on the Sandall Park Café in 2015 to facilitate its redevelopment, noting that the Council would not be able to fund redevelopment of the site itself. As part of this decision, it was recognised by the Council that the existing café building was at the end of its economic lifespan and that the alternative would require very significant investment in the existing building to preserve its long- term economic viability. The renewal lease has not been granted to date. It is expected that, should planning committee be minded to grant planning permission, a new lease will be negotiated with the applicant.
- 9.9 Given the above assessment it is felt that the building is justified in size and felt to be required to be the viable ancillary indoor facilities for the park in accordance with policy RL1. Policy RL1 continues on to state that ancillary built form facilities will only be acceptable if they meet the 3 criteria it sets out.
- 9.10 The first part states that there should be no significant loss of outdoor playspace. This would not be significant in size as it would represent just 0.05 per cent of the total area of Sandall Park and would have no impact on the operation of existing recreational activities within the park.

The NPPF (para. 97) provides ways in which the open space may be justifiably built on, which is also in the Doncaster Development Requirements SPD (albeit related to the former NPPF). The applicant was therefore requested to undertake an assessment of the loss of the open space for the users of the Park. A survey was undertaken on two days. It was felt that the consultation demonstrates that there appears to be little in the way of public objection to the loss of the open space, and therefore this would be in accordance with NPPF para. 97(a).

- 9.11 The second part of RL1 ensures that visual amenity of the open space is protected through careful design and layout. This is considered further in this report. However the size and scale of the proposal is now justified above and the application has been conditioned to be in accordance with the detailed assessments provided and permitted changes of use have been removed by condition to ensure the use is as described.
- 9.12 Finally the last part of RL1 ensures that the ecological/environmental value of the site is protected. This will again be assessed further below.
- 9.13 Although the local plan carries limited weight policy 28 allows for proposals on open space that are in accordance with nation policy and where community support can be demonstrated through public consultation. In this case this has been shown and the proposal would be in accordance with this policy.
- 9.14 Therefore it is felt that the proposal can be viewed as in accordance with policy RL1 and the NPPF, and no objections are raised from the Open Space policy officer. Thus the principle is acceptable in regard to the open space allocation. Substantial weight is afforded to policy RL1 of the UDP and paragraph 97 of the NPPF.

#### Town Centre Uses

- 9.15 The other matter in regard to the principle was that the restaurant use (defined as a town centre use in the NPPF) is acceptable in this location.
- 9.16 Policy (CS7) states that where new retailing and other uses are proposed which are small scale and ancillary to other developments, that they can be supported. It is now acknowledged from the above that the use is linked to the Park's needs and is a replacement building that is complementary and ancillary to the park and leisure activities. Thus there is no objection from the Local Plans policy team subject to the use being solely as described in the application.
- 9.17 Furthermore Paragraph 86 of the NPPF requires proposals for main town centre uses (including Class A3 uses) not in an existing town centre to consider sequential approach however the accompanying guidance allows for locational circumstances. This proposal is clearly site specific and a site need has been shown. Thus the impact of the proposal has been considered in the viability assessment and planning statement and it will not detrimentally harm the vitality or viability of local centres as the size and scale is felt to be appropriate to the needs of the Park and as such a sequential test is not felt to be appropriate in this case. Therefore it is felt that the proposal meets the requirements of the NPPF.
- 9.18 The Local Plan Policy 23 states that out of centre uses can be appropriate where they serve a local need would be supported. Policy 25 states that food and drink uses will be supported as long as they do not negatively impact on amenity or cause a clustering or proliferation of uses. It is felt the proposal would accord with these policies.
- 9.19 Therefore in principle the use for a restaurant use (town centre use) is not felt to be unacceptable on this site. Substantial weight is afforded to policy CS7 of the Core strategy and paragraph 86 of the NPPF.

## 9.20 Sustainability

The National Planning Policy Framework (NPPF 2019) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

### **SOCIAL SUSTAINABILITY**

#### 9.21 Impact on Residential Amenity

9.22 The proposal is a significant distance from neighbouring residential properties with the nearest being 50m away. This significant distance means that the proposal will not cause amenity concerns from overlooking or overshadowing.

9.23 The open seating area is shrouded from the nearest residential properties as it faces towards the lake. The environmental health officer feels there will not be substantial harm from noise disturbance because of this orientation.

9.24 The use will undoubtedly have some smells and external equipment. Details of these were requested however it is felt that these can be controlled by condition and are not a reason for refusal.

9.25 The public health team asked for a health impact assessment and the findings were acceptable and felt there were clear benefits to the improved facilities which would benefit and encourage the use of the Park as a community facility and the health benefits it provides.

9.26 Air pollution have also considered the proposal and requested a screening assessment. An Air Quality Assessment has been submitted with the application and has been assessed by the air quality officer. No objections have been raised and within the response, the Officer agrees that emissions from the proposed development would not result in any breach of an air quality objective or significant impact on human health, subject to an EV charging point being provided as some mitigation for the development.

9.27 Furthermore the proposal did raise some antisocial behaviour concerns with the glazing, equipment that would be left on site and undercroft area. These were raised with the applicants and an informative placed on the proposal to advise of secure by design measures that could be implemented. The applicants did not feel that a redesign would benefit the scheme and would instead be happier to impose mitigation measures such as CCTV.

## 9.28 Conclusion on Social Impacts.

9.29 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affect by the proposal in accordance with policy CS14, and significant weight should be attached to the provision of enhanced facilities for the park users. The noise and smells associated with equipment for the use can be mitigated and controlled by condition and the short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.

## 9.30 ENVIRONMENTAL SUSTAINABILITY

### 9.31 Impact upon the character of the area

9.32 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on the design of new development.

9.33 The building is well located in close proximity to the car parks and existing café facility. It takes away no land for recreational use, such as playing field, and overlooks the lake, being easily accessed off Thorne Road. Landscaping is proposed but conditions have been imposed to ensure these measures are adequate and provide some benefit to the softening of the scheme. This will be further addressed below.



3D visuals provided by the applicants

9.34 The elevations are simple with large glazing areas to fill the building with natural light and a storage area below the building is to be provided for Friends of Sandall Park volunteer group. The building takes advantage of topography to form a balcony that adds to the high quality well thought out design. The finer details of the materials is still under negotiation and so a condition has been imposed for further details of this.



3D visuals provided by the applicants

- 9.35 The scale of the building is carefully considered by virtue of the viability of the scheme but has been kept low in height to sit comfortably within the tree'd surroundings and not be over dominant.
- 9.36 Therefore it is felt that the design, scale and location of the building is of high quality and is carefully considered in the Park context. Thus is in accordance with the council's SPD's, policy RL1 of the UDP and CS14 of the Core Strategy.
- 9.37 The urban design officer did request details of the signage zones however if the signage requires advertisement consent this will be considered at that application stage and so has not been provided by the applicant.
- 9.38 Trees and Landscaping
- 9.39 A landscaping scheme was submitted with the application however this was not felt to be sufficient and discussions have been taking place between the Tree officer and applicant's agent. The urban design officer feels there should be soft landscaping around the building and car parking areas and the tree officer requires an arboricultural method statement for tree protection and works (conditioned) and more detailed landscaping plan (conditioned).
- 9.40 The plans have been amended to move the toilet block so as to not harmfully affect the RPA (root protection area) of the London Plane.
- 9.41 Six mature trees need to be removed and some replacement planting has been agreed. The need for the removal of these trees is expressed in the tree officer's response which can be read in paragraph 8.16. The table here shows the 6 to be removed and the replacement trees is worked out at 29. The applicants felt that the Friends of Sandall Park have done substantial planting and felt this offset the development, so new trees were not needed. However the loss of these trees and the built form proposed needs to have replacement planting and soft landscaping in accordance with the SPD to mitigate the harm of the new development. Thus the landscaping scheme was not acceptable and a landscaping condition will ensure tree's are provided.

The tree officer has made the applicants aware that the 29 trees are for smaller trees and if mature trees are used this number may be reduced. The key factor here is not just numbers but good quality landscaping of trees and softer planting areas. These matters are carefully considered, agreed by the applicants and are important that we get this planting, when the council has called a Climate Change emergency.

- 9.42 The applicants agreeing to these measures and conditions ensures the proposal is in accordance with policies CS17, CS16 of the Core Strategy.
- 9.43 Impact upon Highway Safety
- 9.44 'Quality, stability, safety and security of private property, public areas and the highway' and 'permeability - ease of pedestrian movement with good access to local facilities and public transport services' are listed as qualities of a successful place within policy CS 14 (A). The NPPF in para 109 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on road safety, or the residual cumulative impacts on the road network would be severe'.
- 9.45 TRICS data or the TRICS output information were missing from the transport statement. The transportation officer worked with the applicant's highways experts and the information was submitted in an amended transport statement. This was in turn assessed by the transportation officer and was felt to be acceptable.
- 9.46 The parking provision was amended to provide disabled parking and the amount of parking was shown to maintain the 'status quo'. As such the transport statement shows that the location is sustainable and visitors will also arrive by foot. To improve this accessibility due to the increased visitors that may arise from the better facilities in this proposal, a £15,000 contribution is required for a crossing in the form of an informal pedestrian refuge island. The applicants have agreed to this and a S106 for these monies has been conditioned as the applicants are not the owners of the land (council land) and have not yet entered into a lease with the council until a favourable planning decision is reached.
- 9.47 The traffic impact associated with a restaurant development does not correspond with the traditional highway network peak hours. The premises will operate as a café from 8am which is in line with the existing operation, therefore, the trips associated with the café are already on the network. Thus there are no transportation or highways objections to the proposal in accordance with policy CS14 of the Core Strategy and para 109 of the NPPF. This is subject to standard conditions including for a traffic management.

#### 9.48 Ecology

9.49 An ecological survey was carried out and assessed by the council's ecologist found the results acceptable. There are no high value habitats to be lost and the ecological report mentions that the surrounding habitat of the park provides good foraging habitat for bats so providing roost potential with the bat boxes can enhance the biodiversity of the site in line with national and local planning policy. This also suggests that a biodiversity sensitive lighting scheme should be installed to prevent unnecessary light spillage into the habitats of the park used by wildlife. As such, there are no objections on ecological grounds and the proposal is considered to accord with policy CS 16 subject to conditions.

#### 9.50 Flood Risk, Foul and Surface water drainage

9.51 The site is in flood zone 1 and has a low risk of flooding. The environment agency does not need to be consulted on the scale of this development and no objections to the proposals have been raised by Yorkshire Water or the Internal Drainage team subject to standard drainage conditions. No representations have been submitted raising any concerns to drainage matters in the locality.

#### 9.52 Energy Efficiency

9.53 Sustainable development is the core principle underpinning planning. The applicants were requested to provide details of how the O2 emissions from the development will be reduced by providing at least 10% of the development's energy through on-site renewable energy equipment or improvements to the fabric efficiency and a BREEAM pre-assessment, at the application stage. However they wish to leave this to condition. They have been made aware of the importance of this as it can affect the design of the building but they have re-assured the LPA (Local Planning authority) that this can be achieved. The application complies with Policies CS1 and CS14 of the Core Strategy by virtue of these conditions.

9.54 The applicants are also willing to provide the landscaping which will go towards helping to address the climate change emergency to a limited degree.

#### **9.55 Conclusion on Environmental Issues**

9.56 Para.8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.57 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition and a S106 contribution. As such, significant weight can be attached to this in favour of the development.

## **9.58 ECONOMIC SUSTAINABILITY**

- 9.59 The expansion of the business to could lead to job creation and numbers that have been stated by the applicants, are an increase from 10 to 30-40 jobs and this weighs in favour of the application. There will be savings on repairs to the existing café building and maintenance of the existing separate toilet block.
- 9.60 It is also anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.
- 9.61 On a wider level, the larger improved restaurant will increase spending within the borough which is of further economic benefit in the long term.
- 9.62 The impact on local centres has been considered which is mentioned above in the principle section. It is not felt that this site specific facility will harm the vitality or viability of neighbouring local/town centres.

## **9.63 Conclusion on Economy Issues**

- 9.64 Para 8 a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.65 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal will replace a building that is in disrepair and requires significant improvements. The proposal will provide enhanced facilities for Park users encouraging the use of the Park. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.
- 10.2 The proposal is subject to a Section 106 Agreement by condition which is considered to meet the requirements of the CIL tests.

## 11.0 RECOMMENDATION

- 11.1 DELEGATE AUTHORITY to the Head of Planning to **GRANT planning permission** subject to conditions and (i) the advertising of the amended redline boundary plan (to include the existing parking area) for the statutory 21 days and ii) no new issues having been raised as a result of step (i) above.

### Conditions / Reasons

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON  
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications:  
  
Topographical site plan dated 24.11.16 received 30.08.19  
Transport statement rev 1 sept received 20.09.19  
Arboricultural Survey dated 8.2.2017 received 15.08.19  
Site plan rev D 019/ 024 / SP / D amended 9.12.19  
Proposed plans rev H 019/ 024 /1H amended 9.12.19  
3D visuals received  
Planning Statement dated February 2019 received 15.08.19  
Open Space consultation survey received 24.10.19 and supporting statement dated 28 October 2019 received 1.11.19  
Location Plan rev A 019/ 024 /LP /A amended 25.11.19  
Health Impact assessment received 27.11.19  
Preliminary Ecological Assessment 27.06.19 received 30.08.19  
Design and Access Statement received 29.8.19  
Air Quality Assessment received 26.11.19  
Viability Assessment dated July 2019 received 15.08.19  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
03. Not development shall commence (including the carrying out of any demolition or excavation works) until a s106 agreement has been entered into requiring payment of a contribution towards the provision of a new crossing facility for pedestrian access to the site  
REASON  
In the interests of highway safety and improving the highway network.

04. No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall include full details of:

- the working methods to be employed to protect the root systems of the retained frontage trees during the demolition of the existing structures and the removal of the existing hard surfacing;
- the working methods to be employed as to how the frontage trees and root protection areas are to be physically barriered-off from development activities (to include details of a ground protection system);
- the working methods to be employed to protect the root systems of retained trees during the reinstatement of the ground and the installation of footpaths and utility services,
- preparatory works for landscaping within the minimum root protection areas of retained trees, and
- a schedule of tree works.

#### REASON

To minimise damage to the root systems of trees that are shown for retention on the Approved Plan in accordance with core strategy policy CS16: Valuing our Natural Environment.

05. Prior to the commencement of the development hereby approved full details of a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such landscape scheme shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a detailed specification for engineered tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within 3 months of completion of the development or alternative trigger to be agreed.

Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

These details have not been provided and are required prior to commencement of development to ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16.

06. Before the development commences, a BREEAM pre-assessment, or equivalent assessment, shall be submitted to the Local Planning Authority for approval demonstrating how BREEAM 'Very Good' will be met. Unless otherwise agreed, the development must take place in accordance with the approved assessment. Prior to the occupation of any building, a post construction review should be carried out by a licensed assessor and submitted for to the Local Planning Authority approval.

REASON

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

07. No development shall take place in implementation of this permission until a statement has been submitted to the local planning authority and approved in writing from them, explaining how CO2 emissions from the development will be reduced by providing at least 10% of the development's energy through on-site renewable energy equipment or improvements to the fabric efficiency of the building. The carbon savings, which result from this, will be above and beyond what is required to comply with Building Regulations. Unless otherwise agreed in writing by the local planning authority, the development shall then proceed in accordance with the approved report. Before any building is occupied or sold, the local planning authority shall be satisfied that the measures have been installed. This will enable the planning condition to be fully discharged.

REASON

In the interests of sustainability and to minimize the impact of the development on the effects of climate change.

08. The development shall only be used as a restaurant/cafe as detailed in this application, associated toilets and car parking, and for no other purpose including any permitted change of use or other purpose within Class A3 of the Town and Country Planning Use Classes (Amendment) Order 2005 (or any subsequent order or statutory provision revoking or re-enacting that order with or without modification).

REASON

The local planning authority wishes to retain control over any subsequent change of use of these premises, in the interests of safeguarding the amenities of the area.

09. The hours of opening shall be limited to:  
Mondays to Sundays inclusive 0800 hours to 2300 hours

REASON

To ensure that the development does not prejudice the local amenity.

10. Prior to the commencement of the relevant works, details of the proposed external materials (including windows) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

11. Within one month of commencement of the development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented and evidence provided prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- Three Schwegler woodcrete2F with double fronted panel (or similar) bat boxes shall be installed on site trees at least 3m above the ground in areas away from any light spill.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

12. Within one month of commencement of the development, a lighting design strategy for light-sensitive biodiversity in open habitats of the park shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include timescales for the installation of the lighting and detail how external lighting on the new restaurant/café will be installed (through the provision of external lighting contour plans and technical specifications) so that it can be clearly demonstrated that it will not disturb or adversely affect the use of the semi-natural areas of the park by bats and other species of wildlife.

The strategy shall be informed by the Institute of Lighting Professionals/Bat Conservation Trust, Guidance Note 08/18: Bats and Artificial Lighting in the UK.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy and maintained as such.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

13. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

14. Prior to the occupation of the development, details of any externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data shall be submitted to and approved by the local planning authority in writing. The approved scheme shall be installed and be fully operational prior to the use commencing. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions. The system shall be so designed as to ensure that noise from its operation does not cause noise disamenity to nearby residents. Once installed such plant or equipment should not be altered.

REASON

In the interests of the amenities of the locality and occupiers of adjoining property, and to ensure the satisfactory appearance of the development.

15. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The development shall not be brought into use until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

## REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

16. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and agreed in writing with the Local Planning Authority. Any such plant or equipment shall be installed in accordance with the approved details. Once installed such plant or equipment should not be altered.

## REASON

In the interests of the amenities of the locality and occupiers of adjoining property, and to ensure the satisfactory appearance of the development.

17. The application site is adjacent to a landfill that is known to be producing landfill gas, or has the potential to produce landfill gas and therefore the risk of landfill gas migration shall be fully investigated prior to the commencement of development on site.

a) The site investigation, including relevant ground gas monitoring shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice.

b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy, including a diagram of the installation and installation method statement shall be submitted in writing and approved by the Local Planning Authority prior to any remediation commencing on site.

c) The approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

d) Upon completion of the works, this condition shall not be discharged until a verification report has been submitted to and approved by the Local Planning Authority. The verification report shall include quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. The development shall not be brought into use until such time as all verification data has been approved by the Local Planning Authority

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to the National Planning Policy Framework.

18. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

19. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

20. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site.

21. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

22. The development hereby permitted shall not be commenced until a Demolition and Construction Traffic Management Plan (DCTMP) is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout both phases. The DCTMP shall contain information relating to:

- Volumes and types of vehicles
- Site access
- Parking of contractors vehicles
- identification of delivery routes;
- Contractors method for controlling construction traffic and adherence to routes
- Size, route and numbers of abnormal loads

- Swept path analysis (as required)
- Demolition / Construction Period
- Temporary signage
- Measures to be taken within the curtilage of the site to prevent the deposition of mud and debris on the public highway.

**REASON**

In the interests of highway safety.

23. Detailed engineering drawings for the proposed access arrangement shall be submitted for inspection and approval by the Local Highway Authority and Local Planning Authority before works commence on site. The construction of the access shall thereafter be carried out in accordance with the approved details and completed prior to first use of the access and associated parking by users of the development.

**REASON**

In the interests of road safety

24. Any works undertaken during construction which cause damage Sandall Park must be restored prior to first use of the Development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To ensure protection of the landscaping and visual character of the area.

**Informative**

01. **INFORMATIVE**  
South Yorkshire Police recommend that all doors and windows are fitted to comply with current Police Approved Specifications. All doors and windows should comply with either PAS 24:2016 or LPS 1175 SR2 (or equivalent) as a minimum.

The glazing units consist of a minimum of one pane of glass that achieves compliance under the BS EN356 P1A attack resistance standard.

Lighting needs to be considered at night but will be balanced with the ecology restrictions.

Waste bins should be located at a distance from the building itself. The containers should be secured in either a locked compound or securely fastened to prevent them being pushed up to the building and used as a climbing aid or to commit arson.

A suitably designed, fit for purpose, monitored intruder alarm system should be installed. For police response, the system must comply with the requirements of the Security Systems policy, which can be found at [www.securedbydesign.com](http://www.securedbydesign.com)

System designers may wish to specify component products certificated to the following standards:

- LPS 1602 Issue 1.0: 2005
- Requirements for LPCB Approval and Listing of Intruder Alarm Movement Detectors
- LPS 1603 Issue 1.0: 2005

Requirements for LPCB Approval and Listing of Alarm Control Indicating Equipment

02.

#### INFORMATIVE

South Yorkshire Fire and Rescue service wish to make the applicants aware that the access is to conform to Approved Document B Volume 2 Part B5 Section 16.3 16.11 and Table 20. Water supplies are to be provided in accordance with Approved Document B Volume 2 Part B5 Section 15. South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.

03.

#### INFORMATIVE

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The S278 agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: [p.evans@doncaster.gov.uk](mailto:p.evans@doncaster.gov.uk) or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

The surfacing of the car parking shall be a bound material in accordance with the Development Requirements and Guidance SPD.

04.

#### INFORMATIVE

Internal Drainage wish to make the applicant aware of the following information:

1. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

2. Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm + 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.

3. On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year + 30% CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Guidance on flood pathways can be found in BS EN 752.

4. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
- Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
- Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

5. A Flood Risk Assessment (FRA) should be provided for the proposed development site, in accordance with the NPPF (including Technical guidance and DMBC Supplementary Planning Guidance Document). Where the site is at risk of flooding (Fluvial and Pluvial), details of place of refuge/evacuation should be considered and also sign up to the Environment Agency Flood Warning Service.

6. The applicant shall submit for approval by the LPA prior to commencement of development, details indicating how additional surface water run-off from the site will be avoided during the construction works. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA before the commencement of any works leading to increased surface water run-off from site.

7. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable)

8. Any SuDS/Drainage system installed must not be at the detriment to the receiving watercourse or ground (infiltration), so managing the quality of the run-off to must be incorporated into any design in accordance with CIRIA 753 The SuDS Manual

The design of flow control devices should, wherever practicable, include the following features:

- a) Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);
- b) Controls should have a minimum opening size of 100 mm chamber, or equivalent;
- c) A bypass should be included with a surface operated penstock or valve; and
- d) Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.

9. The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

05.

#### INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

This Standing Advice is valid from 1st January 2019 until 31st December 2020

06.

#### INFORMATIVE

In relation to Planning Condition 6 - Advice should be sought from a licensed BREEAM assessor at an early stage to ensure that the required performance rating can be achieved. A list of licensed assessors can be found at [www.breeam.org](http://www.breeam.org).

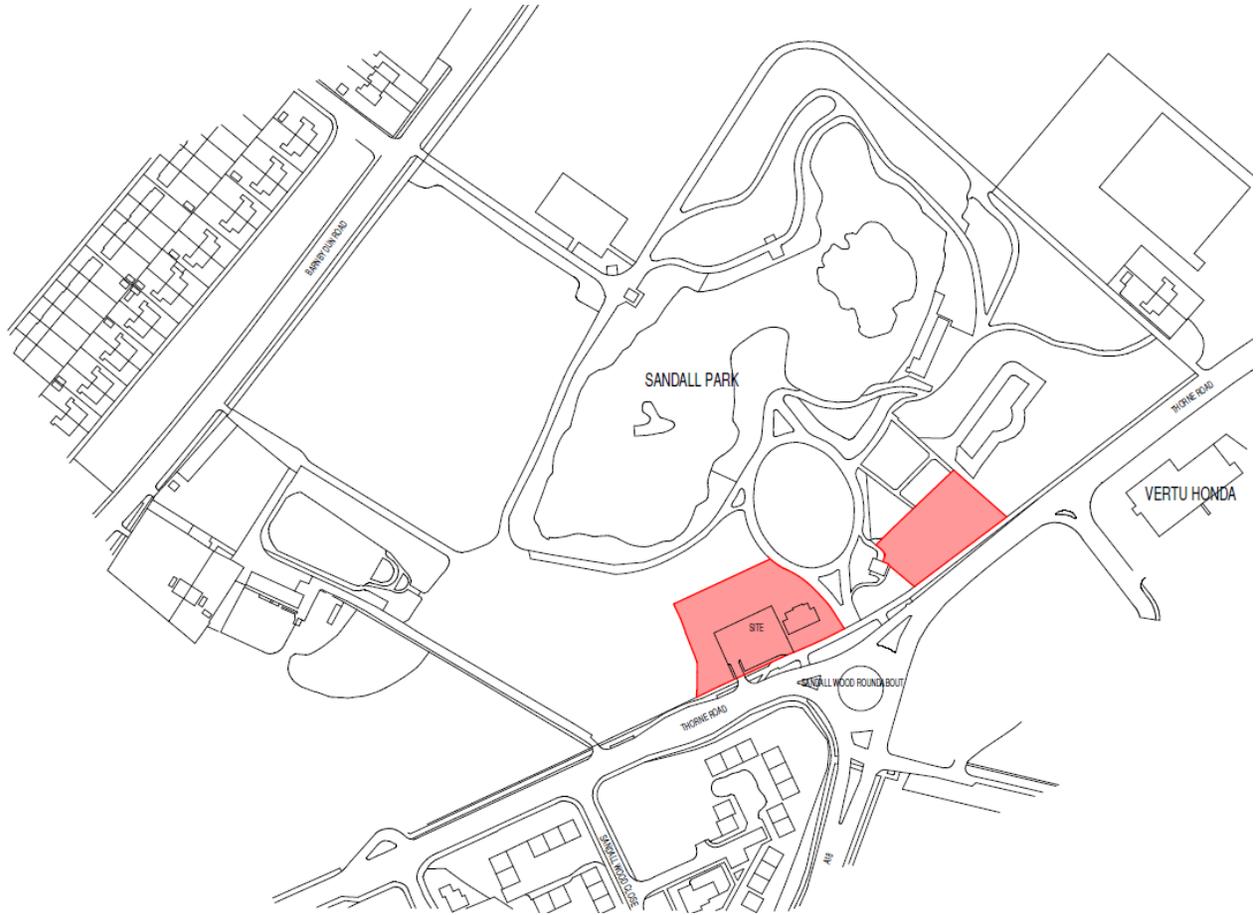
## STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Air quality screening assessment
- Loss of the open space assessed through a survey
- Health Impact assessment undertaken
- Transport assessment updated with technical information
- Disabled parking bays amended
- Move toilet block to protect trees RPA's

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence**

# Appendix 1: Location Plan



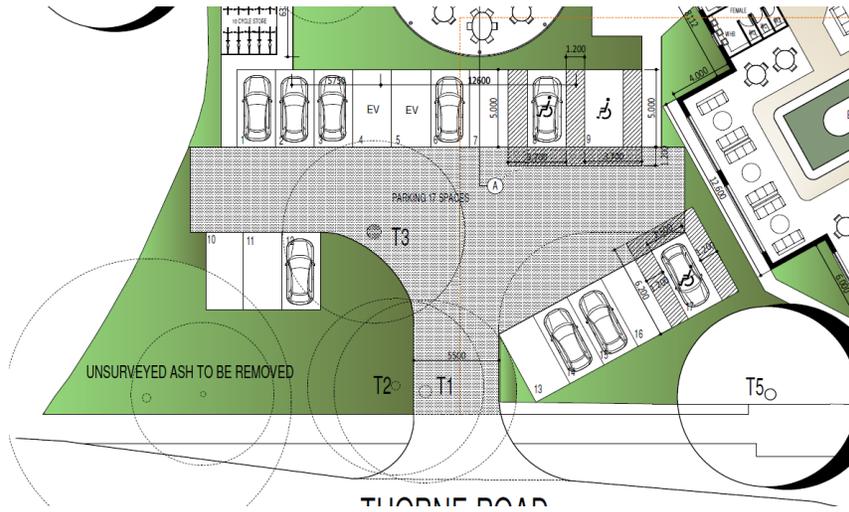
## Appendix 2: Site Plan



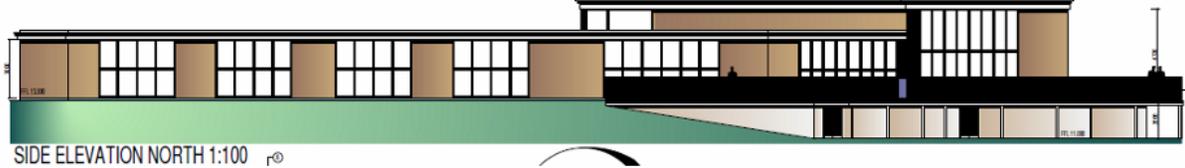
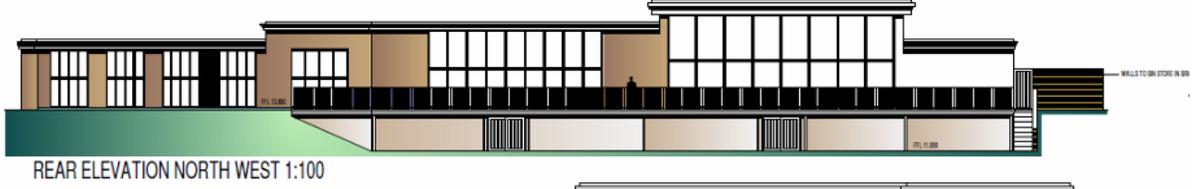
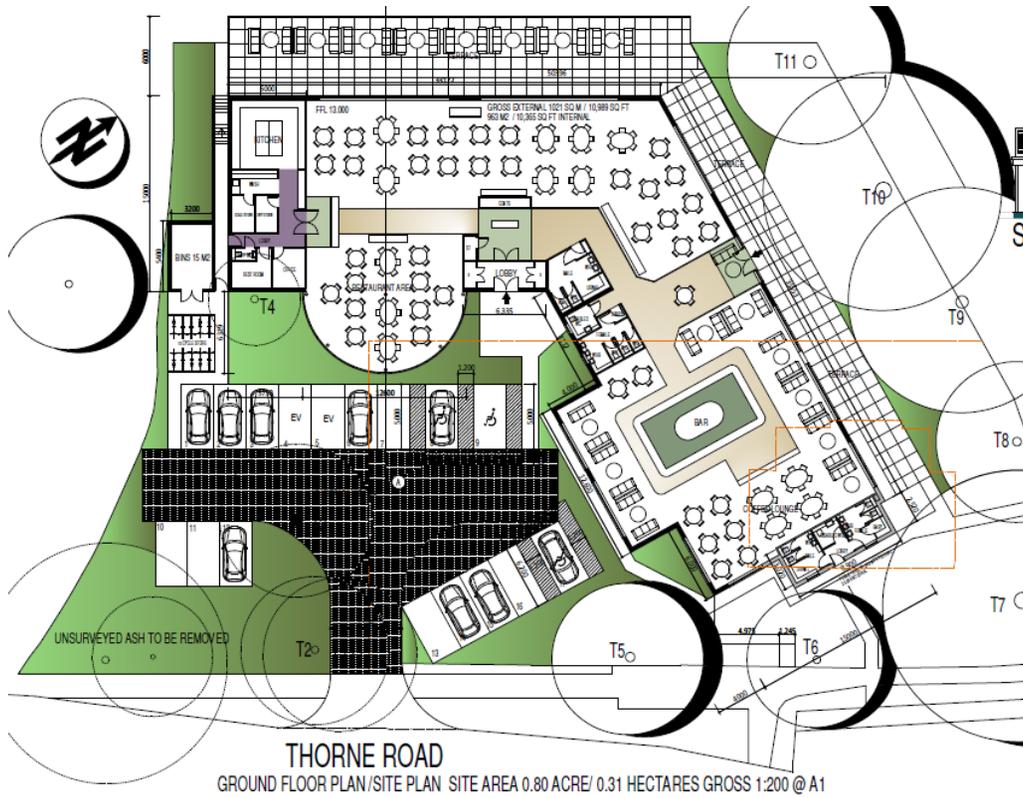
# Appendix 3: Car Park Arrangements



CAR PARKING TO NORTH LAYOUT 1:500 @A1

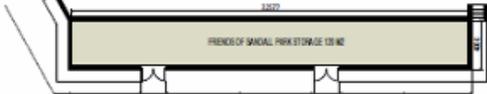


# Appendix 4: Floor Plans and Elevations





SIDE ELEVATION SOUTH 1:100



LOWER GROUND STORAGE AREA PLAN 1:200 @A1



SECTION AA