

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 21ST JULY, 2020

A MEETING of the PLANNING COMMITTEE was held VIRTUALLY VIA MS TEAMS on TUESDAY, 21ST JULY, 2020, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Sue McGuinness (in the Chair)

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

APOLOGIES:

Apologies for absence were received from the Chair, Councillor Susan Durant and Andy Pickering.

91 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Member Code of Conduct, Councillor Eva Hughes declared an interest in Application No. 19/03058/FULM by virtue of knowing the applicant, but stated that she had not talked to the applicant about the application and had not given her opinion thereon.

92 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23RD JUNE, 2020

RESOLVED that the minutes of the meeting held on the 23rd June, 2020 be approved as a correct record and signed by the Chair.

93 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.25 p.m. to be reconvened on this day at 2.30 p.m.

94 RECOVERING OF MEETING.

The meeting reconvened at 2.30 p.m.

95 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.53 p.m. to be reconvened on this day at 3.58 p.m.

96 RECONVENING OF MEETING.

The meeting reconvened at 3.58 p.m.

97 Adjournment of meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 5.09 p.m. to be reconvened on this day at 5.15p.m.

98 RECONVENING OF MEETING.

The meeting reconvened at 5.15 p.m.

99 SCHEDULE OF APPLICATIONS

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

100 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENTS

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

<b>Application No</b>	<b>Description and Location</b>
19/03058/FULM	Erection of 41 affordable dwellings; formation of a new access road off Broadwater Drive; extension of the existing highway off Broadlands Close; associated parking and visitor parking; construction of a dual (foul and surface water) pumping station, new boundary treatments; external works; tree removals and replacements; and landscaping proposals including new path through linked area ("the linked area") and connecting to playing fields at land off Broadwater Drive And Broadlands Close, Dunscroft.

101 PLANNING ENFORCEMENT QUARTERLY REPORT JUNE 2020

The Committee considered a report which detailed all Planning Enforcement performance in the fourth Quarter, 2019/20 and first Quarter 2020/21.

Councillor Hogarth requested further information with regard to a case within his ward. In response, Scott Forbes, Enforcement Manager would respond to the request following the meeting.

Whilst there were no further questions with regard to the report, Members commented that the report was comprehensive and well presented.

RESOLVED that, all Planning Enforcement Cases received and closed for the period for 1st January to 30th June, 2020, be noted.

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 21st July, 2020

<b>Application</b>	1
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<b>Application Number:</b>	19/03058/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 41 affordable dwellings; formation of a new access road off Broadwater Drive; extension of the existing highway off Broadlands Close; associated parking and visitor parking; construction of a dual (foul and surface water) pumping station, new boundary treatments; external works; tree removals and replacements; and landscaping proposals including new path through linked area (“the linked area”) and connecting to playing fields.
<b>At:</b>	Land Off Broadwater Drive And Broadlands Close, Dunscroft

<b>For:</b>	Mr Martin Phillips - Ongo Developments
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<b>Third Party Reps</b>	12 representations in opposition.	<b>Parish</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

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

**Proposed by: Councillor John Healy**

**Seconded by: Councillor George Derx**

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

**Decision: Planning permission granted subject to the completion of a section 106 agreement that secures the affordable housing provision; the amendment of Conditions 2, 6 and 16, and the addition of conditions 18,19 and 20 to read as follows:-**

**02. Minor clarifications have been made to some plan numbers.**

- 06.** The condition listed in the report has been replaced by the following wording to reflect an updated assessment of contamination on the site:  
Remediation works shall be undertaken to ensure the safe removal and disposal or mitigation appropriate for the proposed end use of any made ground and asbestos containing materials and soils identified during previous site investigation. The works shall be undertaken in accordance with the approved remediation scheme as outlined in the Implementation Plan for Broadwater Drive, Dunscroft, Issue 2, by Eastwood & Partners Ltd. Upon completion of the works, a verification report shall be submitted to and approved by the *LPA*. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. The site shall not be brought into use until such time as all verification data has been approved by the *LPA*
- REASON**  
To secure the satisfactory development of the site in terms of human health and the wider environment pursuant to Policy CS18 of the Core Strategy.
- 16.** The condition listed in the report has been replaced by simpler wording:  
Any boundary treatment adjacent to each parking space shall be limited to a maximum of 900mm above the level of the near side channel line of the public highway.
- REASON**  
In the interests of road safety and to provide and maintain adequate visibility in accordance with Policy CS14 of the Core Strategy.
- 18.** Prior to the occupation of any dwelling hereby approved, details of a landscaping/planting scheme in relation to the retention or replacement of G2, T2, G4, G6, T7, G7, G8, T10 and T15 shall be agreed in writing with the Local Planning Authority. All planting material included in the scheme shall comply with British Standard 3936: 1992 Nursery Stock Part One . Planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.
- REASON**  
To enhance the landscaping quality of the site in accordance with Policy CS15 of the Core Strategy.
- 19.** The scheme of landscaping which has been agreed as part of this application shall be begun during the first available planting season following the commencement of the

development hereby granted. It shall thereafter be maintained by the site owner for a period of five years. Any tree or shrub planted in accordance with the scheme which becomes damaged or diseased, or dies or is removed within the five years shall be replaced during the next planting season.

**REASON**

To enhance the landscaping quality of the site in accordance with Policy CS15 of the Core Strategy.

20. All trees to be retained on site shall be protected in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction.

**REASON**

To ensure that all trees are protected from damage during construction

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- Ms Margaret Patrick spoke in opposition to the application;
- Mr Jon Mason, the Agent and Mr Martin Phillips, Applicant spoke in support of the application.

<b>Application</b>	2
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<b>Application Number:</b>	20/00580/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Change of use from dwelling house (C3) to house in multiple occupation (C4), and retrospective planning application for a single storey rear extension and single storey rear/side extension.
<b>At:</b>	13 Stanhope Road, Wheatley, Doncaster, DN1 2TZ

<b>For:</b>	Mr Jamie Knott
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<b>Third Party Reps:</b>	None	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

**A proposal was made to refuse the Application**

**Proposed by: Councillor Charlie Hogarth**

**Seconded by: Councillor George Derx**

**For: 9 Against: 0 Abstain: 0**

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

- 01. The proposed development would not provide satisfactory living conditions for its occupants due to the insufficient standards of space within the property and outside amenity space. As such, the proposal is contrary to Policies CS1 and CS14 (A) of the Core Strategy and the guidance set out in the Development Guidance and Requirements SPD. These policies seek to ensure that the development proposed is robustly designed, works functionally, is attractive, and will make a positive contribution to achieving the qualities of a successful place. The proposal is also considered to be contrary to emerging policy 10 of the Doncaster Local Plan which seeks to ensure adequate internal and communal areas, outlook, light and prevent the over concentration of HMO's within a community/locality/street or row.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-**

- **Councillor Tosh McDonald, Ward Member spoke in opposition to the application.**
- **Mr Andy Hollings, Agent on behalf of the Applicant spoke in support of the application.**

<b>Application</b>	3
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<b>Application Number:</b>	20/00620/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Proposed two storey infill front extension and single storey rear extension.
<b>At:</b>	11 Binbrook Court Bawtry Doncaster DN10 6XE

<b>For:</b>	Mr Keir Dawson
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	Bawtry Town Council
		<b>Ward:</b>	Rossington and Bawtry

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

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Iris Beech**

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

**Decision: Planning permission granted subject to the amendment of conditions 3 and 5 to read as follows:-**

**03. The erection of fencing and temporary ground protection for the protection of the retained trees shall be undertaken in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations, the approved plans and particulars (Tree Constraints Plan Map dated 02/03/2020 and Phase plan within Arboricultural Method Statement Tree Survey 0195 dated 02/03/2020) before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.  
**REASON:** To ensure that all trees are protected from damage during construction.**

**05. Prior to commencement of the development hereby granted a system of foundation design and installation of the single storey rear extension that is in accordance with BS5837:2012 Trees in relation to design, demolition**

**and construction – Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The system shall aim to minimise ground disturbance within the Root Protection Area of the Lime and Beech tree (T332 and T333 in the submitted survey). Installation of the foundation on site shall be in full accordance with the approved scheme.**

**REASON**

**To minimise the likelihood of damage to the root system of the Beech and Lime tree and to safeguard against the possibility of damage to the single story rear extension by the root action of the tree.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, the following individual spoke on the application for the duration of up to 5 minutes:-**

- **Mr Neil Cooke, the Agent on behalf of the Applicant spoke in support of the application.**