

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 18th August, 2020

<b>Application</b>	1
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<b>Application Number:</b>	19/00099/OUTM
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<b>Application Type:</b>	Outline Planning Major
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<b>Proposal Description:</b>	Outline Permission for the erection of 207 dwellings with associated infrastructure, parking, hard surfaces, public open space, balancing pond/biodiversity sink and associated works. (Permission being sought for access).
<b>At:</b>	Land To The South Of Alexandra Street, Thorne, Doncaster, DN8 4EY

<b>For:</b>	Knox and Brookes Trust
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<b>Third Party Reps:</b>	23 Letters of objection 1 Letter of support	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne & Moorends

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

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Eva Hughes**

**For: 8    Against: 0    Abstain: 1**

**Decision: Planning permission granted subject to the Conditions outlined in the report and the completion of a Section 106 Agreement of the Town and Country Planning Act 1990, in relation to the following matters:-**

**(a) 26% Affordable Housing to be provided onsite;**

- (b) Proposal to provide 15% on site Public Open Space (POS);**
- (c) An education contribution towards additional school places equating to £1,101,499;**
- (d) Offsite highway mitigation at:-**
  - (i) Field Side / Field Road / King Street signalised junction**
  - (ii) Mitigation to the A614 Selby Road / Omega Boulevard signalised junction**
  - (iii) Widening of west of Alexandra Street, Lands End Road.**
- (e) A travel bond of £25,363.78 based upon a calculation of No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £111.40) x 1.1; and**
- (f) Biodiversity net gain calculated at £391,729 providing 55 habitat units and 7 units of hedgerows. Figure index linked to amount of biodiversity gain provided on site.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Members Councillors Joe Blackham and Mark Houlbrook, and the Agent, Diane Holgate, spoke in support of the Application for the duration of up to 5 minutes each.**

**(The receipt of 3 additional representations; 2 relating to the weight afforded to the Neighbourhood Plan and 1 in relation to flood risk, the height of the dwellings and concerns that future residents may not utilise the PROW to avoid the rail crossing, were reported at the meeting.)**

<b>Application</b>	2
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<b>Application Number:</b>	19/00100/OUTM
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<b>Application Type:</b>	Outline Planning Major
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<b>Proposal Description:</b>	Outline planning permission sought for the erection of 35 dwellings, with associated infrastructure, parking, hard surfaces, public open space and associated works (Permission sought for access).
<b>At:</b>	Land on the North side of Alexandra Street, Thorne, Doncaster, DN8 4EY

<b>For:</b>	Knox and Brookes Trust
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<b>Third Party Reps:</b>	8 Letters of objection 2 Letters of support	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne & Moorends

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

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Andy Pickering**

**For: 5 Against: 5 Abstain: 0**

**Upon the Chair declaring that there was an equal number of votes cast for and against the proposal for a Site Visit, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted against the proposal to refuse the Application.**

**On being put to the meeting, the proposal to refuse the Application was declared LOST.**

**Subsequently, a proposal was made to grant the Application contrary to the Officer's recommendation.**

**Proposed by: Councillor Susan Durant**

**Seconded by: Councillor Duncan Anderson**

**For: 5 Against: 5 Abstain: 0**

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal for a Site Visit, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted for the proposal to grant the Application.

The proposal to grant the Application contrary to the Officer's recommendation, was declared CARRIED.

**Decision:** Planning permission granted for the following reason and subject to the Conditions outlined in Appendix 5 of the report and the completion of a Section 106 Agreement of the Town and Country Planning Act 1990, in relation to the following matters:-

01. The application is considered to be sited in a sustainable location and forms a natural extension. In addition, the application site is not considered to be open countryside. Members were satisfied that there has not been an objection raised by the Environment Agency in relation to flood risk.
  - (a) 26% Affordable Housing to be provided onsite.
  - (b) Proposal to provide 15% on site Public Open Space (POS).
  - (c) An education contribution towards additional school places equating to £188,579.
  - (d) Offsite highway mitigation at:-
    - (i) Field Side / Field Road / King Street signalised junction;
    - (ii) Mitigation to the A614 Selby Road / Omega Boulevard signalised junction; and
    - (iii) Widening of west of Alexandra Street, Lands End Road.
  - (e) A travel bond of £4,288.90 based upon a calculation of No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £111.40) x 1.1.
  - (f) Biodiversity net gain calculated at 5.6 habitat units and 2.2 units of hedgerows. This would result in an offsite contribution of £54,976. Figure index linked to amount of biodiversity gain provided on site.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', a Local Ward Member, Councillor Joe Blackham and the Agent, Diane Holgate, spoke in support of the application for the duration of up to 5 minutes each.

<b>Application</b>	3
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<b>Application Number:</b>	20/00109/3FULM
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<b>Application Type:</b>	Planning FULL (DMBC Reg 3) Major
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<b>Proposal Description:</b>	Erection of 22 affordable council houses, with associated highway and infrastructure. (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
<b>At:</b>	Land adjacent to Adwick Lane, Toll Bar, Doncaster

<b>For:</b>	DMBC - Mr Matthew Clarkson
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<b>Third Party Reps:</b>	4 Letters of objection	<b>Parish:</b>	
		<b>Ward:</b>	Bentley

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

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Johnathan Wood**

**For: 4 Against: 6 Abstain: 0**

**On being put to the meeting, the proposal to grant the Application was declared LOST.**

**Subsequently, a proposal was made to defer the Application for further consideration of the highway implications of the proposal and a Site Visit to look at potential tree loss and the position of the pumping station given concerns in relation to the discharge of surface water from the pumping station to the dyke.**

**Proposed by: Councillor Susan Durant**

**Seconded by: Councillor Mick Cooper**

**For: 7 Against: 0 Abstain: 3**

**The proposal to defer the Application for a Site Visit contrary to the Officer's recommendation, was declared CARRIED.**

**Decision:** The Application be deferred for further consideration of the highway implications of the proposal and a Site Visit to look at potential tree loss and the position of the pumping station given concerns in relation to the discharge of surface water from the pumping station to the dyke.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Member Councillor Bill Mordue, spoke on the Application for the duration of up to 5 minutes and requested that the application be deferred for a Site Visit.

(The receipt of a late representation raising the issue of land ownership with regard to some of the objector's land was incorporated into the application site and the issue of flooding were reported at the meeting.)

<b>Application</b>	4
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<b>Application Number:</b>	19/02916/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Change of use of Offices to Care Home with Nursing Support.
<b>At:</b>	Auckland House, 109 Thorne Road, Wheatley, Doncaster

<b>For:</b>	Mr G Rhoden - Wentbridge Care Ltd
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<b>Third Party Reps:</b>	9 objections and 1 subsequently withdrawn	<b>Parish:</b>	None
		<b>Ward:</b>	Town

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

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Susan Durant**

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

**Decision: Planning permission granted.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', the CEO at Cheswold Park, Tony Gearty, spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an additional representation withdrawing a previous objection, was reported at the meeting.)**