

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 15th September, 2020

Application	1
--------------------	---

Application Number:	20/00109/3FULM
----------------------------	----------------

Application Type:	Planning FULL (DMBC Reg 3) Major
--------------------------	----------------------------------

Proposal Description:	Erection of 22 affordable council houses, with associated highway and infrastructure. (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
At:	Land adjacent to Adwick Lane, Toll Bar, Doncaster

For:	DMBC - Mr Matthew Clarkson
-------------	----------------------------

Third Party Reps:	4 Letters of objection	Parish:	
		Ward:	Bentley

It was reported to the planning committee that following information received at the site visit in relation to ownership of part of the site, it was apparent that all relevant landowners had not been properly notified of the Planning Application. A proposal was made to defer the application to the next meeting, in order that the correct procedure can be followed.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Mick Cooper

For: 10 **Against:** 0 **Abstain:** 0

Decision: The Application be deferred to the next meeting to ensure all relevant landowners are notified of the Planning Application.

Application	4
--------------------	---

Application Number:	19/02192/FUL
----------------------------	--------------

Application Type:	Planning Full
--------------------------	---------------

Proposal Description:	Erection of 6 dwellings following demolition of existing building
At:	Former St Johns Ambulance Building, Grange Road, Moorends, Doncaster DN8 4LS

For:	Mr Lee Todd
-------------	-------------

Third Party Reps:	1 letter of objection	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to defer the application to the next meeting at the request of the applicant in order that he can address the sections of the report dealing with flooding and overshadowing and in order that a ward councillor is able to be present to speak in support of the application.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 10 Against: 0 Abstain: 3

Decision: The application be deferred to the next meeting at the request of the applicant in order that he can address the sections of the report dealing with flooding and overshadowing and in order that a ward councillor is able to be present to speak in support of the application.

Application	2
--------------------	---

Application Number:	19/02977/FULM
----------------------------	---------------

Application Type:	Planning FULL Major
--------------------------	---------------------

Proposal Description:	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works.
------------------------------	--

At:	Land off Watch House Lane, Bentley
------------	------------------------------------

For:	C/O Quod
-------------	----------

Third Party Reps:	30 letters of objection	Parish:	
		Ward:	Bentley

A proposal was made to grant the Application.

Proposed by: Councillor George Derx

Seconded by: Councillor Eva Hughes

For: 4 Against: 5 Abstain: 1

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 a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards.

Proposed by: Councillor John Healy

Seconded by: Councillor Iris Beech

For: 10 Against 0 Abstain: 0

The proposal to defer the Application for a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards was declared CARRIED.

Decision: The application be deferred for a site visit to assess whether Fairfield Road needs widening and to allow time for consideration of whether the scheme should be amended to adhere to space standards and parking standards. Members have asked that someone from highways attend the site visit.

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 Jane Nightingale (Ward Member) spoke in opposition to the application;**
- **Mr Kenneth Murray, member of the public spoke in opposition to the application.**
- **Mr Tim Waring of Quod (Planning Agent) spoke in support of the application.**

(The receipt of an additional representation from Councillor Bill Mordue reaffirming his views regarding the development was reported at the meeting.)

Application	3
--------------------	---

Application Number:	19/01334/OUT
----------------------------	--------------

Application Type:	Outline Application
--------------------------	---------------------

Proposal Description:	Outline application for residential development of 5 houses (approval being sought for access and layout).
------------------------------	--

At:	Land Adjacent 113 Kirton Lane, Thorne, Doncaster
------------	--

For:	Mr Michael Hardwick
-------------	---------------------

Third Party Reps:	I letter of objection	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to grant the Application.

Proposed by: Councillor John Healy

Seconded by: Councillor Iris Beech

For: 6 Against: 0 Abstain: 3

Decision: Planning Permission granted subject to the amendment of conditions 18 and 19 and the addition of condition 27 to read as follows:-

18. **With the submission of the reserved matters application, evidence should be provided of how a Natural England license in respect of great crested newts will be satisfied for approval. This shall include results of further survey work if access is allowed. If access is denied then details of how the license application would be approached in line with that already submitted with this application shall be updated and resubmitted for approval.**
REASON
In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site with respect to great crested newts.

19. **With the submission of the reserved matters application on this site, details of updated ecology surveys shall be**

provided if more than 48 months has passed since the last survey was carried out. Informed by these updated surveys any necessary method statements to be followed during construction shall also be submitted to the Local Planning Authority for approval in writing. These method statements shall then be followed in full to ensure no impacts on protected species or ecological features on the site.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

27. With the submission of the reserved matters application, a sensitive lighting strategy should be provided for approval by the Local Planning Authority. This strategy shall ensure that the boundary vegetation of the site is not lit. The lighting on the site shall thereafter follow what is agreed within the lighting strategy.

REASON

To ensure the impacts of lighting on the site do not adversely impact bats, in accordance with Core Strategy Policy 16.

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

Application	5
--------------------	---

Application Number:	20/01187/3FUL
----------------------------	---------------

Application Type:	Planning Full
--------------------------	---------------

Proposal Description:	Erection of 5 affordable dwellings.
At:	Land Adjacent, Athelstane Crescent, Edenthorpe, Doncaster DN3 2NQ

For:	DMBC – Mr Paul Francis
-------------	------------------------

Third Party Reps:	4 letters of objection 2 letters of support	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe & Kirk Sandall

A proposal was made to grant the application

Proposed by: Councillor George Derx

Seconded by: Councillor Charlie Hogarth

For: 9 Against: 0 Abstain: 1

Decision: Delegate authority to the Head of Service to grant planning permission as per the Officer recommendation set out within the report following the expiry of the publicity period. Consent cannot be issued until after the publicity date of 29th September 2020 and subject to the amendment of condition 10 to read as follows:-

- 10. No development or other operations shall commence on site in connection with the development hereby approved (including tree removal, ground works, soil moving, or any operations involving the use of construction machinery) until an Arboricultural Method Statement to ensure for the protection of the retained two Sycamore trees adjacent to the western boundary (G2 and T3) that accords with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement shall ensure the following:**

- a construction methodology for the new driveway and formation of the landscaped area within the root protection areas of the off-site trees G2 and T3 which minimises damage to the root systems of these trees;
- a scheme of any necessary tree pruning that accords with BS 3998:2010 Tree work. Recommendations;
- a timetable for the above two tree protection measures;
- a scheme of impact resistant barriers protecting the root protection areas of all retained trees.

REASON

To protect the roots and rooting environments of the off-site trees G2 and T3 and in the interests of amenity and in the interests of environmental quality and compliance with core strategy policy CS16: Valuing our Natural Environment.

(The receipt of an amended location plan, and additional details regarding the publicity of the application were reported at the meeting).

Application	6
--------------------	---

Application Number:	20/00442/OUT
----------------------------	--------------

Application Type:	Planning OUTLINE
--------------------------	------------------

Proposal Description:	Outline application for the erection of two detached dormer dwellings with detached garages (with some matters reserved: appearance and landscaping)
At:	55 Whiphill Lane, Armthorpe, Doncaster DN3 3JP

For:	Mr Paul Fox
-------------	-------------

Third Party Reps:	1 letter of objection	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

A proposal was made to grant the application

Proposed by: Councillor John Healy

Seconded by: Councillor Charlie Hogarth

For: 10 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to conditions outlined within the report and the amendment of condition 14 to read as follows:-

- 14. The maximum ridge height of the dwellings hereby approved shall be no larger than 7.6m in height.**

REASON

To ensure that the dwellings are in keeping with the character of the locality and in accordance with Policy CS14 of the Core Strategy.