

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 8th December, 2020

|                    |   |
|--------------------|---|
| <b>Application</b> | 1 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 20/01323/FUL |
|----------------------------|--------------|

|                          |               |
|--------------------------|---------------|
| <b>Application Type:</b> | Planning FULL |
|--------------------------|---------------|

|                              |   |
|------------------------------|---|
| <b>Proposal Description:</b> | Retrospective change of use of land to Sui Generis for the recycling of concrete, bricks, rubble and soils into a sellable by-product to provide recycled aggregates; construction materials storage; civils engineering operation use and proposed erection of modular building. |
| <b>At:</b>                   | Unit 1, Pastures Road, Mexborough, S64 0JJ  |

|             |                  |
|-------------|------------------|
| <b>For:</b> | Mr Adrian Catlow |
|-------------|------------------|

|                          |                                 |                |            |
|--------------------------|---------------------------------|----------------|------------|
| <b>Third Party Reps:</b> | 71 Representations in Objection | <b>Parish:</b> | N/A        |
|                          |                                 | <b>Ward:</b>   | Mexborough |

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

**Proposed by: Councillor John Healy**

**Seconded by: Councillor Charlie Hogarth**

**For: 3    Against: 6    Abstain: 1**

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

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

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Mick Cooper**

**For: 6      Against: 3      Abstain: 1**

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

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

- 01.    The application was refused contrary to the Officer's recommendation, due to the proposed impact on residential amenity from dust, noise from operations and traffic movements. The application was deemed contrary to Policies CS1 and CS14 of the Core Strategy and Paragraph 127 F of the NPPF.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Debbie Epton, a local resident and Local Ward Members Councillors Bev Chapman and Sean Gibbons, spoke in opposition to the application for the duration of up to 5 minutes each.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Will Mulvany, the Agent, spoke in support of the application for the duration of up to 5 minutes.**

|                    |   |
|--------------------|---|
| <b>Application</b> | 2 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 19/02192/FUL |
|----------------------------|--------------|

|                          |               |
|--------------------------|---------------|
| <b>Application Type:</b> | Planning Full |
|--------------------------|---------------|

|                              |   |
|------------------------------|---|
| <b>Proposal Description:</b> | Erection of 6 dwellings following demolition of existing building.            |
| <b>At:</b>                   | Former St Johns Ambulance Building, Grange Road, Moorends, Doncaster, DN8 4LS |

|             |             |
|-------------|-------------|
| <b>For:</b> | Mr Lee Todd |
|-------------|-------------|

|                          |   |                |                     |
|--------------------------|---|----------------|---------------------|
| <b>Third Party Reps:</b> | 0 | <b>Parish:</b> | Throne Town Council |
|                          |   | <b>Ward:</b>   | Thorne and Moorends |

**A proposal was made to grant the Application which was contrary to the Officer's recommendation.**

**Proposed by: Councillor Steve Cox**

**Seconded by: Councillor Iris Beech**

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

**Decision:** Determination of the application be delegated to the Head of Planning; such determination shall be in accordance with any direction given by the Secretary of State under Section 77 of the Town and Country Planning Act 1990, following consultation with him in accordance with the provisions of the Town and Country Planning (Consultation) Direction 2009. If no such direction is given within 21 days of the Secretary of State confirming receipt of the referral, the Head of Planning shall grant the application subject to conditions.

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

|                    |   |
|--------------------|---|
| <b>Application</b> | 3 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 20/00992/FUL |
|----------------------------|--------------|

|                          |                           |
|--------------------------|---------------------------|
| <b>Application Type:</b> | FULL Planning Application |
|--------------------------|---------------------------|

|                              |  |
|------------------------------|--|
| <b>Proposal Description:</b> | Demolition of nissen hut and erection of 9 dwellings (being resubmission of 19/01422/FUL). |
| <b>At:</b>                   | Land South of Ridgill Avenue, Skellow, Doncaster, DN6 8HS                                  |

|             |                 |
|-------------|-----------------|
| <b>For:</b> | Mr Brian Sables |
|-------------|-----------------|

|                          |                     |                |                             |
|--------------------------|---------------------|----------------|-----------------------------|
| <b>Third Party Reps:</b> | 1 letter of support | <b>Parish:</b> | N/A                         |
|                          |                     | <b>Ward:</b>   | Adwick Le Street & Carcroft |

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

**Proposed by: Councillor Charlie Hogarth**

**Seconded by: Councillor Jonathan Wood**

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

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

- 01. The proposal would result inappropriate development in the Green Belt with no very special circumstances being provided which outweigh the harm to the openness of the Green Belt. The proposed design, scale and layout of the development results in significantly greater harm to the openness of this Green Belt location; by virtue of not only the presence of housing in the Green Belt, but by the amount of hard surfacing, parking dominated frontages, 10m high buildings with bulky rear dormers, and no available space to offer an soft landscaping, thus causing overdevelopment of the site harming the openness further. The development is considered to be contrary to saved policies ENV1 and ENV3 of the UDP (adopted in 1998), CS3 of Doncaster's Core Strategy (2011 - 2028) and Section 13 of the NPPF (2019).**
- 02. The layout and scale of the development with parking dominated frontages is considered to result in overdevelopment of the site and would appear dominate from**

**the surrounding area especially the neighbouring bungalows on Repton Road. The development would constitute poor design with no opportunity to provide landscaping to soften the development or reduce the harm to the Green Belt location. Furthermore, the proposal would not achieve the minimum of 1 tree per dwelling which the Council expects housing schemes to meet in order to maximise the benefits of tree planting. The proposal is therefore considered to be contrary to saved policy ENV53 of the UDP (adopted in 1998), Policies CS1, CS3, CS14, and CS16 of Doncaster's Core Strategy (2011 - 2028) and Section 12 of the NPPF (2019).**

- 03. The submission has provided insufficient information to apply the sequential test as set out in National Planning Policy Framework (NPPF) - Meeting the challenge of climate change, flooding and coastal change and therefore, fails the sequential test. Additionally, the LPA do not agree with the information that has been provided to allow the development to pass the exceptions test and that the scheme does not provide sustainability benefits which outweigh the risk of flooding. The proposal is therefore contrary to the National Planning Policy Framework, Core Strategy Policy CS 4 Flooding (2011 - 2028) and Drainage and Doncaster's Flood Risk and Drainage SPD (adopted 2010).**
- 04. The submitted Ecological Appraisal outlines there would be a loss of biodiversity as the site has value for nesting and foraging birds, the proposed layout does not provide any opportunities for native planting, a comprehensive landscaping scheme or use of species which would have the required bio-diversity enhancements to compensate for the loss. The development is therefore considered to be contrary to Policy CS16 of the Core Strategy (2011 - 2028) and paragraph 170 of the NPPF (2019).**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Susan Chan, the Agent, spoke in support of the application for the duration of up to 5 minutes.**

|                    |   |
|--------------------|---|
| <b>Application</b> | 4 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 19/03101/FUL |
|----------------------------|--------------|

|                          |                           |
|--------------------------|---------------------------|
| <b>Application Type:</b> | FULL Planning Application |
|--------------------------|---------------------------|

|                              |  |
|------------------------------|--|
| <b>Proposal Description:</b> | Erection of a drive-thru freestanding restaurant with car parking, landscaping, including Customer Order Displays (COD), with canopies, children's play frame and associated works |
| <b>At:</b>                   | Land and Buildings South of Doncaster Road, Denaby Main  |

|             |                            |
|-------------|----------------------------|
| <b>For:</b> | McDonald's Restaurants Ltd |
|-------------|----------------------------|

|                          |                                      |                |             |
|--------------------------|--------------------------------------|----------------|-------------|
| <b>Third Party Reps:</b> | 6 letters of support<br>2 objections | <b>Parish:</b> | None        |
|                          |                                      | <b>Ward:</b>   | Conisbrough |

**An amendment was proposed in relation to an additional Condition relating to the details of a litter management plan.**

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Andy Pickering**

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

**On being put to the meeting, the Motion was declared CARRIED.**

**A proposal was made to grant the Application subject the completion of a Section 106 Agreement and the additional Condition.**

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor John Healy**

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

**Decision: Planning permission granted subject the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 in relation to the following matters and the addition of the following Condition:-**

- (a) The securing of a commuted sum or sums for the management, maintenance and running costs of a permanent**

**pedestrian crossing within the adopted highway on Doncaster Road following its installation (which is required by Condition 08 of this consent).**

- 09. Prior to the first use of the building hereby approved, a litter management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall set out measures for controlling litter generated by the use hereby approved, both on and off the site and shall be adhered to for the lifetime of the development.**

**Reason**

**To control the amount of litter produced by the development in accordance with Policy CS14 (9) of the Core Strategy.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Phillip Isherwood, on behalf of the Applicant, spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of amendments to the report to reference the need for a legal agreement to provide a commuted sum for the running costs and maintenance of a pedestrian crossing on Doncaster Road, which was separately required to be provided, as set out at Condition 08, was reported at the meeting.)**

|                    |   |
|--------------------|---|
| <b>Application</b> | 5 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 16/01384/FUL |
|----------------------------|--------------|

|                          |               |
|--------------------------|---------------|
| <b>Application Type:</b> | Planning FULL |
|--------------------------|---------------|

|                              |   |
|------------------------------|---|
| <b>Proposal Description:</b> | Erection of 4 ground floor retail (A1)units and 11 flats at 1st/2nd Floor with amended parking and new vehicle access (amended plans) |
| <b>At:</b>                   | Land East of Hexthorpe Youth Centre, Shady Side, Hexthorpe, Doncaster, DN4 0DH  |

|             |  |
|-------------|--|
| <b>For:</b> | Miss D Mayil C/O - Inan Gokcek - Studio Anares |
|-------------|--|

|                          |                         |                |                         |
|--------------------------|-------------------------|----------------|-------------------------|
| <b>Third Party Reps:</b> | 13 letters of objection | <b>Parish:</b> |                         |
|                          |                         | <b>Ward:</b>   | Hexthorpe & Balby North |

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

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Steve Cox**

**For: 3 Against: 5 Abstain: 0**

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

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

**Proposed by: Councillor Mick Cooper**

**Seconded by: Councillor John Healy**

**For: 6 Against: 0 Abstain: 2**

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

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



- 01. The proposal would have an unacceptable impact on highway safety resulting from the lack of parking on the site. The Application was deemed contrary to Policy CS14 of the Core Strategy and Paragraph 109 of the NPPF.**
- 02. The proposal would have an unacceptable impact on the character of the area due to the lack of soft landscaping proposed as part of the Application. The Application was deemed contrary to Policy CS14 of the Core Strategy, informed by Paragraph 8.11 of the Developer Requirements and Guidance Supplementary Planning Guidance.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Members Councillors Glyn Jones and Sue Wilkinson, spoke in opposition to the application for the duration of up to 5 minutes each.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Inan Gokcek, the Agent, spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an amended plan altering the siting of the building, was reported at the meeting.)**

|                    |   |
|--------------------|---|
| <b>Application</b> | 6 |
|--------------------|---|

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | 20/01532/FUL |
|----------------------------|--------------|

|                          |               |
|--------------------------|---------------|
| <b>Application Type:</b> | Planning FULL |
|--------------------------|---------------|

|                              |   |
|------------------------------|---|
| <b>Proposal Description:</b> | Erection of detached dwelling and construction of new access (proposal amended 20/08/2020 to include additional garage) |
|------------------------------|---|

|            |  |
|------------|--|
| <b>At:</b> | Chapel Farm, Bawtry Road, Hatfield Woodhouse, Doncaster, DN7 6PH |
|------------|--|

|             |           |
|-------------|-----------|
| <b>For:</b> | Mr J Holt |
|-------------|-----------|

|                          |      |                |                         |
|--------------------------|------|----------------|-------------------------|
| <b>Third Party Reps:</b> | None | <b>Parish:</b> | Hatfield Parish Council |
|                          |      | <b>Ward:</b>   | Hatfield                |

**An amendment was proposed in relation to an additional Condition relating to a Landscaping Scheme.**

**Proposed by: Councillor Mick Cooper**

**Seconded by: Councillor John Healy**

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

**On being put to the meeting, the Motion was declared CARRIED.**

**A proposal was made to grant the Application subject to the additional Condition.**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Mick Cooper**

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

**Decision: Planning permission granted subject to the addition of the following Condition:-**

- 11. No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in**

**writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying and a timescale of implementation. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting, 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**

**In the interests of environmental quality and core strategy policy CS16: Valuing our Natural Environment.**