

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 2nd February, 2021

Application	1
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Application Number:	20/00109/3FULM
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Application Type:	Planning FULL (DMBC Reg 3) Major
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Proposal Description:	Erection of 21 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
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Third Party Reps:	4 letters of objection	Parish:	
		Ward:	Bentley

A proposal was made to grant the Application.

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Iris Beech

For: 9 Against: 0 Abstain: 1

Decision: Planning permission granted.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Simon Bond and Mr Oliver Dike, Drainage Engineers from BSP Consulting, spoke in support of the application for the duration of up to 5 minutes.

Application	2
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Application Number:	20/00725/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 55 dwellings including areas of open space and associated infrastructure.
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At:	Land off Doncaster Road, Hatfield, Doncaster
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For:	Mr Tate - Barratt And David Wilson Homes
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Third Party Reps:	0	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the Application subject to a Section 106 Agreement.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue McGuinness

For: 10 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, the deletion of Condition 21 and the amendment of Conditions 03 and 06 to read as follows:-

- 03. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials including footpath treatments and carriageway finishes. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, 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; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. The trees shall be container grown or root balled and of minimum Extra Heavy Standard (14-16cm) size in accordance with table 1 of British Standard 3936-1: 1992 Nursery Stock. The pots of containerised trees must be proportionate to the size of the tree in accordance with table D4 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545) and the rootball of rootballed trees in accordance with table D5 of British Standard 8545. The trees shall be handled in accordance with 'Handling and Establishing Landscape Plants' by the Committee of Plant Supply & Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 Handling and Storage and Annexe E of BS8545. 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 of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the dwelling, which will be monitored by the Local Planning Authority. 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.

- 06. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been**

removed from the site, unless the local planning authority gives its written approval to any variation. 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 in accordance with core strategy policy CS16: Valuing our natural environment.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Liam Tate, representing the Applicant, spoke in support of the application for the duration of up to 5 minutes.

(Receipt of an amendment to paragraph 9.45 of the report, the deletion of Condition 21 and the amendment of Condition 06, were reported at the meeting.)

Application	3
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Application Number:	20/00469/FUL
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Application Type:	Full Planning Application
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Proposal Description:	Erection of one replacement dwelling and erection of two new dwellings (amended proposal).
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At:	9 The Close, Branton, Doncaster, DN3 3LX
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For:	Mr Mclaughlin
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Third Party Reps:	8 Objections	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

Application deferred due to amendments to the ridge height which need to be re-advertised and re-considered.

Application	4
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Application Number:	20/02578/FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of detached dwelling and detached garage.
At:	Land off Minneymoor Lane, Conisbrough

For:	Rural Estates
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Third Party Reps:	3 letters of Objections	Parish:	N/A
		Ward:	Conisbrough

A proposal was made to grant the Application.

Proposed by: Councillor Mick Cooper

Seconded by: Councillor Sue McGuinness

For: 9 Against: 0 Abstain: 1

Decision: Planning permission granted.

Application	5
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Application Number:	20/03180/FUL
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Application Type:	Full Planning Application
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Proposal Description:	Erection of first floor extension above existing ground floor extension and erection of single storey pitched roof store to rear and internal alterations
At:	Dentist Practice, 5 Alston Road, Bessacarr, Doncaster

For:	Ms Heema Sharma
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Third Party Reps:	Statement of support from 3 residents and 7 objections	Parish:	
		Ward:	Bessacarr

Application deferred due to highway concerns which need to be resolved.