

## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 2nd March 2021

**Officers Present:** Roy Sykes – Head of Planning, Stacy Cutler – Senior Legal Officer, Nicola Elliott – Principal Planning Officer, Andrea Suddes – Principal Planning Officer, Roisin McFeely – Senior Planning Officer, Jacob George – Senior Planning Officer, Mark Ramsay – Senior Planning Officer, Amber Torrington – Governance Officer.

Agenda Item No. and Application Reference	Notes
ITEM 1 20/00469/FUL	<p><b>Application description:</b> Erection of one replacement dwelling and erection of two new dwellings (amended proposal).</p> <p><b>Location:</b> 9 The Close, Branton, Doncaster, DN3 3LX</p> <p>The application is recommended to be DEFERRED due to issues relating to landownership and the red line boundary of the site.</p>
ITEM 2 20/00434/FULM	<p><b>Application description:</b> Residential development comprising of 72 dwellings, including associated works of landscaping, public open space and means of access and car parking.</p> <p><b>Location:</b> Land between Doncaster Road and Lings Lane, Hatfield, Doncaster, DN7 6AB</p> <p><u>Speakers</u></p> <p>Kate Haigh has requested to speak in opposition to the application</p> <p>Jim Lomas (Agent) has requested to speak in support of the application.</p> <p><u>Update following Section 106 Board:</u></p> <p>Further to paragraph 9.79 of the report, the Section 106 Board met on 24<sup>th</sup> February 2021 and resolved that, should planning permission be granted, there would be greater community benefit in</p>

allocating £194,288 to fund 16 primary school places at Dunsville Primary School, leaving the remaining £494,070 being allocated to the provision of on-site affordable housing.

Heads of Terms to s106 Agreement;

PLANNING COMMITTEE RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS AND COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN RELATION TO THE FOLLOWING MATTERS:

- Commuted sum of £194,288 to fund 16 primary school places at Dunsville Primary School
- On-site affordable housing to the value of at least £494,070, scheme to be agreed by the local planning authority
- The design and layout of onsite Public Open Space, together with its future management and maintenance arrangements

THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION ON COMPLETION OF THE AGREEMENT

Additional conditions;

21. Not more than 50% of the total number of dwellings to be constructed pursuant to the development hereby granted shall be occupied unless and until the off-site access to the area of public open space on the adjacent site (Harper Heath, application reference 18/01338/REMM) has been constructed and is available for use.

REASON

To ensure access to sufficient public open space, offsetting the limited amount available on the application site.

22. The erection of impact resistant barriers for the protection of all retained trees shall be undertaken in accordance with the approved plans and particulars (reference BWB Tree Assessment Plan Rev. 3 dated January 2020) 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

	<p>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.</p> <p>REASON:</p> <p>To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.</p> <p>23. Unless as shall be specifically approved in writing by the Local Planning Authority, the scheme of soft landscaping shall be planted in accordance with the approved plans and particulars (reference Rosetta Detailed Landscape Proposals Drawing No. 3610/1 Rev. E dated 23.09.2020). The nursery stock specification shall be in accordance with British Standard 3936: 1992 Nursery Stock Part One and the rootball of rootballed trees shall accord with table D5 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545). The trees shall be handled in accordance with 'Handling and Establishing Landscape Plants' by the Committee of Plant Supply &amp; Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 Handling and Storage and Annexe E of BS8545. Thereafter the Local Planning Authority shall be 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.</p> <p>REASON</p> <p>In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment.</p>
ITEM 3 20/03003/FUL	<p><b>Application description:</b> Erection of single storey detached gym to rear garden plus erection of first floor front extension atop flat roof attached garage</p> <p><b>Location:</b> 152 Bawtry Road, Bessacarr, Doncaster DN4 7BT</p> <p><u>Speakers</u></p> <p>Mr Phil Midgley has requested to speak in opposition to the application</p>

	<p>Beth Newstead (Applicant) and David Roe (Agent) have requested to speak in support of the application.</p> <p>Councillor Nick Allen has requested to speak in opposition to the application</p> <p><u>Amendment to Report</u></p> <p>Amendment to Summary of the report to include;</p> <ul style="list-style-type: none"> <li>- The application is presented to Planning Committee at the request of ward members Councillor Neil Gethin and Councillor Nick Allen, and owing to significant public interest.</li> </ul> <p>Amendment to para 1.1 (reason for report) of the report to read;</p> <ul style="list-style-type: none"> <li>- This application is being presented to Planning Committee at the request of Councillors Neil Gethin and Nick Allen, ward members for Bessacarr, and because of the level of public interest in this application.</li> </ul> <p><u>Additional representations</u></p> <p>An additional 4 representations have been received from 3 objectors. The comments echo those that have already been raised however raises new issues in relation to;</p> <ul style="list-style-type: none"> <li>- Smell of gas in area and whether Cadent Gas/National Grid has been consulted</li> <li>- Land contamination assessment form incorrectly completed</li> <li>- Screening assessment form abridged copy of what has been provided for application 20/0415/FUL</li> <li>- Para 6.3-6.4 of the Case Officer recommendation report incorrectly list issues raised by objectors as non-material consideration in the assessment of the application</li> </ul> <p>Paras 6.3-6.4 of the report have now been amended following the above representation and should now read as follows;</p> <p>6.3 The letters of objection are in regard to the following summarised points:</p> <ul style="list-style-type: none"> <li>- Piecemeal overdevelopment in this part of the Bessacarr Conservation Area due to ongoing and</li> </ul>
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	<p>previously granted applications</p> <ul style="list-style-type: none"> <li>- Compounded impact of ongoing and previously granted applications on habitat loss and biodiversity</li> <li>- Compounded impact of light pollution</li> <li>- Compounded impact of development on drainage system</li> </ul> <p>6.4 This application is a householder application to extend an existing property and whilst the issues raised are material planning considerations they are not considerations for this application. These issues are considerations to be taken into account in relation to new housing developments, such as that proposed on the adjacent site currently being considered under application ref 20/02415/FUL. The following points are material planning considerations to be discussed later in the report;</p> <p>Amendment to para 8.0 of the report (relevant consultations) to include;</p> <ul style="list-style-type: none"> <li>- 8.5 National Grid – There are no objections to the proposal.</li> </ul>
ITEM 4 20/03480/FUL	<p><b>Application description:</b> Erection of two semi-detached dwellings</p> <p><b>Location:</b> Land adjacent to 36 Ivanhoe Road, Edenthorpe, Doncaster, DN3 2JG</p> <p><u>Speakers</u></p> <p>Neighbour Michael Green – 35 Ivanhoe Road</p> <p><u>Additional representations</u></p> <p>An additional objection has been from Edenthorpe Parish Councillor Paul Bissett, echoing the same concerns raised by Anne Flanagan on behalf of the Parish Council. Comments summarised as follows:</p> <ul style="list-style-type: none"> <li>• Telegraph pole outside the site would limit access</li> <li>• Garden space too small</li> <li>• Privacy issues with neighbouring properties</li> <li>• Lack of front boundary hedge/wall</li> <li>• Overdevelopment of the land</li> </ul> <p><u>Additional conditions</u></p>

	<p>No development (including the carrying out of any excavations, demolition or the forming of an access) shall take place until the supporting wire which overhangs the proposed driveway has been relocated.</p> <p>REASON</p> <p>To avoid obstruction of the proposed driveway, in the interests of highway and pedestrian safety.</p>
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