DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

30TH JUNE, 2015

A MEETING of the PLANNING COMMITTEE was held at the CIVIC OFFICE, DONCASTER on TUESDAY, 30TH JUNE, 2015 at 2.00 p.m.

PRESENT:

Chair – Councillor Iris Beech
Vice-Chair – Councillor Dave Shaw

Councillors George Derx, Susan Durant, John Healy, Alan Jones, Sue McGuinness, Andy Pickering, Alan Smith and Jonathan Wood.

APOLOGIES:

An apology for absence was received from Councillor Eva Hughes.

7. DECLARATIONS OF INTEREST, IF ANY

In accordance with the Members’ Code of Conduct the Chair, Councillors George Derx and Susan Durant, declared an interest in Application No. 14/02876/FULM (Agenda Item 5 (1)) by virtue of participating in a discussion as Thorne Town Councillors in respect of the Application and therefore, took no part in discussion in the meeting and vacated the room during consideration thereof.

8. MINUTES OF THE MEETING HELD ON 2ND JUNE, 2015

RESOLVED that the minutes of the meeting held on 2nd June, 2015, be approved as a correct record and signed by the Chair.

9. PLANNING AND OTHER APPLICATIONS

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with the Schedule hereto and marked Appendix ‘A’.

10. TOWN AND COUNTY PLANNING ACT 1990, SECTION 106 AGREEMENTS

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix ‘A’ and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-
<table>
<thead>
<tr>
<th>Application No.</th>
<th>Application Description &amp; Location</th>
<th>Appeal Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/01518/TPO</td>
<td>Consent to fell one Oak tree being subject to T14 of Doncaster Borough Council Tree Preservation Order (No.186) 1997. Convent Grove, Bessacarr, Doncaster, DN4 7AR</td>
<td>Appeal Dismissed 19/05/2015</td>
</tr>
<tr>
<td>14/02373/TPO</td>
<td>Consent to fell two Pine trees within Tranmoor Wood (to rear of no.7 Acer Croft), being within Woodland W5 of Doncaster Borough Council Tree Preservation</td>
<td>Appeal Dismissed 28/04/2015</td>
</tr>
<tr>
<td>14/00490/M</td>
<td>Appeal against enforcement action for alleged unauthorised siting of mobile home following refusal of planning application 14/00362/FUL undergrounds (a) and (g) at Thorninghurst Farm, Sour Lane, Fishlake, Doncaster</td>
<td>ENF - Appeal Dismissed, ENF Notice Upheld 28/04/2015</td>
</tr>
</tbody>
</table>

11. **APPEAL DECISIONS**

RESOLVED that the following decisions of the Secretary of State and/or his Inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

12. **SUPPLEMENTARY PLANNING GUIDANCE (Minute No. 68 – 3rd February, 2015)**

Further to the above Minute, the Committee considered a report which notified Members of the pending adoption of the new Supplementary Planning Documents (SPDs), one covering Development Guidance and requirements for a range of planning topics and the other being the South Yorkshire Residential Design Guide.
Members were informed that in view of the time frame in which the Local Plan would be adopted, there was a need to provide additional guidance to supplement the Statutory Development Plan in the interim period. The Core Strategy did not provide sufficient detail to implement the requirements of the National Planning Policy Framework at the local level and that guidance needed to be simplified and consolidated into fewer documents to improve consistency and decision making.

It was reported that the issue of consultation was discussed at Planning Committee meeting on the 3rd February which was then subject to a 4 week period of consultation from 17th April to 15th May 2015. Members noted that the South Yorkshire Residential Design Guide had previously been consulted on and used in draft by the Planning Team since 2011, but never formally adopted. Throughout the recent public consultation, 21 comments had been received; the majority of which supported the need to amend, update or withdraw the existing SPD’s. The comments received, none of which were significant as they either required clarification of text or a change in text to comply with recent Government changes, had now been included in the updated version to be adopted.

Members also noted that during the production of the South Yorkshire Residential Design Guide, stakeholder workshops were held with Local Authorities, house-builders and Registered Social Landlords, who are active in South Yorkshire. After several rounds of consultation on the Draft document, public consultation ran for a six-week period between 14th June to 23rd July, 2010. During both consultations periods, they were advertised in the local paper, the documents were made available online and copies were available in the Council offices. All Councillors, Town and Parish Councils, statutory consultees and anyone on the Local Plan database, were all notified of the consultation and views sought for each.

The South Yorkshire Residential Design Guide received a wide range of comments. The feedback was considered, taken on-board and changes made to the document to overcome all the issues raised. The guide had also been amended to be more flexible, which was one of the points raised by private sector agents and house-builders. It had been used on an informal basis since its production and had helped to improve the quality of housing design in the Borough.

RESOLVED that the report and the use of the Supplementary Planning Documents through the planning process, be supported.

13. LOCAL PLAN – LOCAL DEVELOPMENT SCHEME

The Committee considered a report which informed Members of the adoption and publication for the updated Local Development Scheme which outlined what planning policy documents the Local Authority would consult on and when. It also identified potential risks to the timetable not being delivered on time, alongside a number of mitigation measures to manage and minimise these risks from occurring.
It was reported that following the withdrawal of the Sites and Policies Development Plan Document by Full Council in September 2014, coupled with changes in Planning legislation and guidance, the Council’s most recently adopted Local Development Scheme (adopted 2010 and updated 2013), was now in need of review. The Council was required to have an up to date Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The purpose of the Local Development Scheme was to provide a timetable for the production of Development Plan Documents, primarily the new Local Plan.

Members noted that the Local Development Scheme outlined that the Local Authority would produce a single Local Plan rather than a separate Core Strategy and Sites and Policies document, as previously being prepared through the Local Development Framework. The key milestones for the preparation of the Local Plan from the Local Development Scheme, were outlined within the report.

RESOLVED that the report and the Local Development Scheme be noted.

14. LOCAL PLAN – STATEMENT OF COMMUNITY INVOLVEMENT IN PLANNING (SCI) (Minute No. 67 – 3rd February, 2015)

Further to the above Minute, the Committee considered a report which informed Members of the pending adoption of the new Statement of Community Involvement in Planning (SCI) which would replace the current adopted November 2006 version.

It was reported that SCI was a statutory document which set out the consultation and engagement processes that would be used in preparing planning policy documents, supplementary/supporting documents and in determining planning applications. It explained the statutory requirements that the Council must meet at each stage and the additional consultation that could be undertaken in addition to these minimum requirements. The purpose of the document was to ensure that residents and stakeholders had increased certainty over the type of engagement they could expect within the planning process and the ways that they could get involved.

Members noted that a draft SCI was published for public consultation for a 4 week period ending on 15th May, 2015. During consultation, responses were received from 15 respondents. All responses were supportive of an updated SCI and the key changes to the document compared to the consultation draft version, were mainly updates to reflect Government changes e.g. Departmental name changes (Highways England, Historic England etc) and amendments to the neighbourhood planning process. Once adopted, the SCI would replace the 2006 version and would be used as a framework for future consultation and engagement across the planning service.

Councillor Jonathan Wood sought clarity as to whether information from the plans previously submitted by consultees, could be used for the re-submission. It was advised that it would be the choice of the consultees to respond however they wished, but they should be mindful that some of the questions could differ from previous questions asked.

RESOLVED that report be noted and the adoption of the Statement of Community Involvement be endorsed.
15. **EXCLUSION OF PUBLIC AND PRESS**

   **RESOLVED** that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

16. **ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD 20TH MAY TO 17TH JUNE, 2015 (EXCLUSION PARAGRAPH 6)**

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period of 20th May to 17th June, 2015.

   **RESOLVED** that the Planning Enforcement Cases received and closed for the period of 20th May to 17th June, 2015, be noted.
Application 1

Application Number: 14/02876/FULM  Application Expiry Date: 10th April 2015

Application Type: Planning FULL Major

Proposal Description: Erection of 17 semi-detached and terrace houses on approx. 0.47ha of land.

At: Land on the South side of Alexandra Road, Moorends, Doncaster

For: Expression Homes Limited (Mr J Heslop)

Third Party Reps: 3  Parish: Thorne Town Council

Ward: Stainforth And Moorends

A proposal was made to grant the application.

Proposed by: Councillor John Healy

Seconded by: Councillor Sue McGuinness

For: 7  Against: 0  Abstain: 0

Decision: Planning permission granted subject to the completion of an agreement under Section 106 of the Town And Country Planning Act 1990 (as amended) in relation to the following matter:-

(a) 10% of the land value provided in lieu of on-site open space provision to be paid on commencement of the seventh dwelling.

(The receipt of an additional representation with regard to the current drainage system and a correction to the report in respect that the date in ‘Additional Representations’ should read 5th December, 2014, were reported at the meeting).
Application Number: 15/00570/FUL  Application Expiry Date: 7th May 2015

Application Type: Full application

Proposal Description: Erection of 7 detached sales kiosks (4.5m x 3.5m each) to form retail arcade.

At: Yorkshire Caravans of Bawtry Limited, Doncaster Road, Bawtry, Doncaster

For: YC Leisure


A proposal was made to grant the application.

Proposed by: Councillor Alan Jones
Seconded by: Councillor Sue McGuinness

For: 9 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the following Conditions:

01. The permission hereby granted shall expire on the 30th June, 2018. On expiry of the permission, the use of the site and/or premises hereby permitted shall cease and the buildings, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.

REASON
To restrict the period in which the permission may be implemented as the site is not considered suitable for the use proposed on a long term basis.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.

REASON
To ensure that the development is carried out in accordance with the application as approved.
A proposal was made to grant the application.

Proposed by: Councillor George Derx
Seconded by: Councillor Alan Smith

For: 9  Against: 0  Abstain: 0

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

01. The storage of caravans hereby permitted shall be restricted to the area hatched on plan 05/CN37/TT/GS.
   
   REASON
   
   In order to restrict the visual impact of the use.

02. No retail sales or presentation of caravans for sale shall take place from the site or buildings now or hereafter to be permitted.

   REASON

   The site is not considered to be suitable for the use for retail purposes.

03. The site shall be restricted to storing no more than 12 static caravans at any one time unless otherwise agreed in writing with the Local Planning Authority.

   REASON

   To restrict the level of storage on site.
04. Unless otherwise agreed in writing by the Local Planning Authority, the existing leylandi hedge around the perimeter of the site shall be retained at a height of no less than 3m. Should the leylandi become damaged, diseased, dying or removed, it shall be replaced in the first available planting season.

REASON

To protect the visual amenity of the countryside.

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>15/00830/FUL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Expiry Date:</td>
<td>4th June 2015</td>
</tr>
</tbody>
</table>

| Application Type: | Full Application |

<table>
<thead>
<tr>
<th>Proposal Description:</th>
<th>Erection of 2 detached houses on approx. 0.24ha of land (Retrospective).</th>
</tr>
</thead>
<tbody>
<tr>
<td>At:</td>
<td>Land to rear of 30 And 32 St Wilfrids Road, Bessacarr, Doncaster, DN4 6AB</td>
</tr>
</tbody>
</table>

| For: | Danum Developments Ltd (Mr Steve Mosby) |

<table>
<thead>
<tr>
<th>Third Party Reps:</th>
<th>4 Representations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish:</td>
<td>N/A</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bessacarr And Cantley</td>
</tr>
</tbody>
</table>

A proposal was made to grant the application.

Proposed by: Councillor Jonathan Wood

Seconded by: Councillor Alan Smith

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the amendment of Condition 02. to read as follows:-

02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:-

Dwg 14.018.2 Rev G dated June 2014 received 24.06.15

Plot 1 Dwg 14.018.3 Rev D dated November 2014 received 24.06.15

Plot 2 Dwg 14.018.4 Rev E dated November 2014 received 24.06.15
REASON

To ensure that the development is carried out in accordance with the application as approved.

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Councillor N. Gethin, a Local Ward Member, spoke in opposition to the application for the duration of 5 minutes.

(The receipt of amended plans, a request to speak from the Applicant, Mr. S. Mosby in accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, an amendment to the description of the application, removing the words ‘with attached garages’ and an additional consultation response from the Conservation Officer, were reported at the meeting).