

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 7th December, 2021

Application	1
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Application Number:	19/00099/OUTM
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Application Type:	Outline Planning Major
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Proposal Description:	Outline Permission for the erection of 207 dwellings with associated infrastructure, parking, hard surfaces, public open space, balancing pond/biodiversity sink and associated works. (Permission being sought for access).
At:	Land to the South of Alexandra Street, Thorne, Doncaster, DN8 4EY

For:	Knox and Brookes Trust
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Third Party Reps:	23 Letters of objection 1 Letter of support	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

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

Proposed by: Councillor Iris Beech

Seconded by: Councillor Aimee Dickson

For: 9 **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 matters and the Head of Planning be authorised to issue the planning permission upon completion of the legal agreement:-

- (a) 23% Affordable Housing to be provided onsite;**
- (b) Proposal to provide 15% on site Public Open Space (POS) including ongoing management and maintenance;**
- (c) An education contribution towards additional school places equating to £1,101,499;**
- (d) Offsite highway mitigation at:-**
 - (i) Field Side / Field Road / King Street signalised junction;**
 - (ii) Mitigation to the A614 Selby Road / Omega Boulevard signalised junction; and**
 - (iii) Widening of west of Alexandra Street, Lands End Road.**
- (e) A travel bond of £25,363.78 based upon a calculation of No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £111.40) x 1.1; and**
- (f) In conjunction with the submission of the first reserved matters application a Biodiversity Impact Assessment and Biodiversity Offsetting Scheme to assess biodiversity losses and gains and compensate for any biodiversity loss with a minimum 10% net gain, either through on site mitigation and/or by off site offsetting and/or by payment of an Offsetting Contribution calculated at £25,000 per Biodiversity Unit.**

Application	2
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Application Number:	16/02136/OUTA
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Application Type:	Outline Planning Major (EIA Development)
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Proposal Description:	Outline application for the demolition of the existing building on site and proposed employment development consisting of light industrial (Use Class B1c), general industrial (Use Class B2) and storage and distribution (Use Class B8) units and associated service roads, parking areas, landscaping and pedestrian and cycle ways on approx. 74ha of land (Approval being sought for access).
At:	Land on the North East side of Selby Road, Thorne, Doncaster DN8 4JE

For:	Mr Don Parkinson & Mr Kim Parkinson & Wilton (Thorne) Limited
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Third Party Reps:	189	Parish:	Thorne
		Ward:	Thorne & Moorends

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

Proposed by: Councillor Sue Farmer

Seconded by: Councillor Charlie Hogarth

For: 8 Against: 0 Abstain: 1

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 matters and the amendment of the following Conditions:-

- (a) A Travel Plan Bond;**
- (b) Full Travel Plans;**
- (c) Biodiversity Net Gain of 10%;**
- (d) Local Labour Agreement; and**

(e) Provision of bus service

- 01. A plan showing the proposed phases and (if required) sub phases of the development (“Phasing Plan”) shall be submitted to the Local Planning Authority prior to or as part of the submission of the first application for the approval of reserved matters and no development shall commence until the Phasing Plan has been approved in writing by the Local Planning Authority. Thereafter an updated Phasing Plan may (if required) be submitted for the approval of the Local Planning Authority either alongside or independently from any subsequent application for approval of reserved matters. The development shall be carried out in accordance with the most up to date approved “Phasing Plan” ‘phase’, ‘phases’ or ‘sub phases’. The conditions below shall refer to the Phasing Plan and phases thereby approved pursuant to this Condition 01.**

REASON

To ensure a satisfactory development in a phased manner and integrates successfully with existing and future developments.

- 04. Development (including any demolition, earthworks or vegetation clearance) shall not commence on any phase or sub phase of the development (save for Advance Infrastructure and Enabling Works pursuant to condition 7) until approval of the appearance, landscaping, layout and scale (hereinafter referred to as the reserved matters) in relation to that phase or sub phase have been obtained from the Local Planning Authority. The development of each phase or sub phase shall be carried out as approved.**

REASON

Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

- 08. The Advance Infrastructure and Enabling Works within a phase or sub phase shall be carried out in accordance with the details approved pursuant to condition 7. For the avoidance of doubt, any approved Advance Infrastructure and Enabling Works may be undertaken prior to the submission or approval of reserved matters applications pursuant to condition 4 and without compliance with pre-commencement conditions 2,3, 4, 17, 22, 25, 26, 33, 36, 37.**

REASON

To ensure a satisfactory development in a phased manner and integrates successfully with existing and future developments.

21. The development shall be carried out in accordance with the submitted flood risk assessment (ref [September 2020/5714-JPG-XX-XX-RP-0620-S2-P03/JPG]) and the following mitigation measures it details:-
- a Finished floor levels shall be set no lower than 4.4 metres above Ordnance Datum (AOD) to take account of the flood risk identified in the Isle of Axholme study . For buildings where there are commercial and operational requirements that also need to mitigate against flood risk from a potential breach from the River Don, floor levels shall be set no lower than 5.23 metres AOD.
 - b All offices will have a finished floor level no lower than 5.23mAOD.
 - c All proposed units will have a safe place of refuge no lower than 5.23mAOD and will be large enough to accommodate all staff on site.

There will be the provision of flow paths through the development at existing ground levels. These will maintain flow routes through the site in the event of a breach in the River Don defences as described in the FRA. Details of such must be submitted in accordance with the requirements of Condition 22.

REASON

To reduce the risk of flooding to the proposed development and future occupants.

33. Reserved matters applications for each phase or sub phase shall include a BREEAM pre-assessment, or equivalent assessment, demonstrating how BREEAM 'Very Good' will be met. Unless otherwise agreed in writing with the Local Planning Authority, that phase or sub phase (save Advance Infrastructure and Enabling Works approved under condition 7) must take place in accordance with the approved assessment. Prior to the occupation of any building within a phase or sub phase, a post construction review should be

carried out by a licensed assessor for that building and submitted to the Local Planning Authority for approval.

REASON

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

36. No development of a phase or sub phase (save for any Advance Infrastructure and Enabling Works approved pursuant to Condition 7) shall commence 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 in prominent locations 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 relevant phase or sub phase of the development. Soft landscaping for each phase or sub phase must be implemented in full accordance with the approved scheme, prior to occupation of their respective building(s), 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 in accordance with Policy 32 of the Local Plan.

- 38. The first submission of Reserved Matters shall contain a Design Guide, to be approved by the Local Planning Authority, which shall be applied to all subsequent Reserved Matters submissions for all other units within the site. The document to be produced shall refer to and reflect the Council's current design guidance, and cover the following key detailed design matters:-**

- Urban design principles- how the development will create a permeable and secure network of blocks and plots with well-defined, active and enclosed streets and space;**
- Architectural appearance, building details and materials;**
- Hard and soft landscape, including fencing, lighting, signage, cycle parking.**

It is recommended for further detailed advice, applicants speak to the Council prior to developing the design guide.

A revised or replacement Design Code relating to any Reserved Matters application for a phase or sub phase may be submitted to the Local Planning Authority and approved in writing at any time.

REASON

To ensure a consistent design approach to the development of the site in the interests of the satisfactory appearance of the site.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr G Mason, spoke in opposition to the application for the duration of up to 5 minutes.

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

(The receipt of 11 further representations from 2 interested parties, an additional consultation response from DMBC Public Health and clarifications to paragraph 6.1 and 8.16 of the report, were reported at the meeting).

Application	3
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Application Number:	21/00661/FULM
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Application Type:	Full Application.
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Proposal Description:	Change of use of 19, 21 & 23 from hotel to apartments and the conversion of 25 from dwelling into apartments (11 apartments in total), including demolition of rear outbuilding, erection of front boundary wall/railings, replacement windows and creation of car parking.
At:	19-25 Auckland Road, Wheatley, Doncaster, DN2 4AF

For:	Mr J Polonijo - Moderna Developments Ltd
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Third Party Reps:	26 letters in opposition.	Parish:	N/A
		Ward:	Town

A proposal was made to grant the Application

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Aimee Dickson

For: 4 **Against:** 4 **Abstain:** 1

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal to grant the Application, the Vice-Chair, Councillor Duncan Anderson, in accordance with Council Procedure Rule 21.2, exercised his right to use his casting vote and voted for the proposal to grant the Application.

Decision: Planning permission granted.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr David Dawson spoke in opposition to the application for the duration of up to 5 minutes.

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

Application	4.
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Application Number:	21/02348/FULM
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Application Type:	Full Planning
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Proposal Description:	Provision of an extra 163 car parking spaces within the existing distribution complex.
At:	Bawtry Business Park, High Common Lane, Tickhill, Doncaster, DN11 9HE

For:	Taurus Two Investment Ltd.
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Third Party Reps:	There have been no representations.	Parish:	Tickhill
		Ward:	Tickhill & Wadworth

A proposal was made to grant the Application

Proposed by: Councillor Garry Stapleton

Seconded by: Councillor Steve Cox

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

Decision: Planning permission granted subject to the amendment to 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:-

Circulation Plan - amended 24.11.21

Car Park Layout Plan - amended 24.11.21

Concrete Slab Layout - received 23.07.21

Construction Details - received 23.07.21

Drainage General Arrangement Plan - received 23.07.21

Landscaping Strategy - amended 24.11.21

Landscaping Masterplan and Planting Plan - received 23.07.21

Location Plan - received 23.07.21

Site Plan (General Masterplan) - amended 24.11.21

Site Plan (external works general arrangement) - received 23.07.21

Retained and Removed Tree Plan - amended 24.11.21

Swept Path Assessment – submitted 24.11.21

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', Mr Michael Edgar, the Agent, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of amended plans and additional consultation responses from Highways and Drainage, were reported at the meeting).

Application	5
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Application Number:	21/02966/FUL
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Application Type:	Planning FULL
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Proposal Description:	Running of child-minding business from residential property (retrospective)
At:	41 Lower Pasture, Finningley, Doncaster, DN9 3RF

For:	Mrs V Aldridge
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Third Party Reps:	6 objectors, 27 supporters	Parish:	Blaxton Parish Council
		Ward:	Finningley

A proposal was made to refuse the Application

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Iris Beech

For: 3 Against: 5 Abstain: 1

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

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

Proposed by: Councillor Steve Cox

Seconded by: Councillor Sue Farmer

For: 6 Against: 2 Abstain: 1

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

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

- 01. 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.

- 02. The operating hours of the childminding business shall be restricted to 07:15-18:00 on Mondays to Fridays, and at no time on Saturdays, Sundays or bank holidays.**

REASON

To protect neighbouring amenity, in accordance with policies 10 and 46 of the Local Plan.

- 03. Two car parking spaces within the curtilage of the application property shall be reserved exclusively for the drop-off and collection of children during the entirety of the operating hours of the business. Staff members shall not be permitted to park in these designated spaces.**

REASON

In the interests of highway safety, in accordance with policy 13 of the Local Plan.

- 04. The child-minding business hereby approved shall be permitted to employ no more than two members of staff and a staff register shall be maintained and made available for inspection for the life of the development by the Local Planning Authority on request.**

REASON

To prevent the over-intensification of the business in a residential area, in accordance with policies 10 and 46 of the Local Plan.

- 05. No more than 16 children shall be cared for at the premises at any given time. A weekly register of those registered children shall be maintained and made available for inspection on request by the Local Planning Authority for the lifetime of the development. No less than six consecutive months' worth of registers shall be available for inspection.**

REASON

To prevent the over-intensification of the business in a residential area, in accordance with policies 10 and 46 of the Local Plan.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Mark Wilton, spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mrs Victoria Aldridge, the Applicant, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional representation in support of the Application, was reported at the meeting).