

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 18TH OCTOBER, 2022

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER on TUESDAY, 18TH OCTOBER, 2022, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Sue Farmer, Andy Pickering and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from Councillors Aimee Dickson and Charlie Hogarth.

28 Declarations of Interest, if any

There were no declarations of interest made at the meeting.

29 Minutes of the Planning Committee Meeting held on 20th September, 2022

RESOLVED that the minutes of the meeting held on 20th September, 2022 be approved as a correct record and signed by the Chair.

30 Schedule of 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 Schedule and marked Appendix 'A'.

31 Adoption of the Supplementary Planning Document on Biodiversity Net Gain

The Committee considered a report, which was introduced by Helen Markland, Principal Ecologist, which notified Members of the recent adoption of the new Supplementary Planning Document (SPD) on Biodiversity Net Gain.

It was reported that the Environment Act amended the Town and Country Planning Act 1990 resulting in all new developments would be legally required to demonstrate a minimum net gain of 10% and secure those gains for a minimum of 30 years. The National Planning Policy Framework (NPPF) already required planning decisions to provide net gains in biodiversity and the adopted Doncaster Local Plan, which went further than the NPPF, required planning proposals to deliver a minimum 10% net gain in biodiversity.

Members noted that the Biodiversity Net Gain SPD expanded on the Local Plan and provided guidance to developers on the Council's expectations with respect to biodiversity net gain and helped to shape more sustainable development. Following feedback from Elected Members on the need for a local first approach to delivery of Biodiversity Net Gain, the SPD set out a sequential approach to how the Council would expect Biodiversity Units to be delivered, with developers being asked to show how various measures detailed within the report, had been taken in turn. This was designed to ensure that local options for delivering Biodiversity Units were prioritised. The SPD was designed to offer clarity to developers on what the expectations were with respect to Biodiversity Net Gain in Doncaster, and set out what information must be provided to support a planning application, as well as detailing when certain pieces of information would be needed.

Members were informed that following public consultation on the draft SPD, 18 responses had been received and a Consultation Statement had been prepared which summarised the comments raised and how those were addressed. The majority of the changes made to the draft SPD were for the purpose of clarifying points in order to avoid potential confusion over issues or to add additional detail. Following comments from the Environment Agency over the lack of information in the draft with respect to how Biodiversity Net Gain in relation to rivers and streams were proposed to be dealt with, paragraphs were added to the document to cover this topic. In addition, the information on the circumstances of when the Council would accept Biodiversity Offsetting contributions was clarified and a glossary was added to define some of the technical terms specifically relating to Biodiversity Net Gain.

RESOLVED that

- (1) the report on the adoption of the new Supplementary Planning Document (SPD) on Biodiversity Net Gain, be noted; and
- (2) it be noted that the newly adopted Biodiversity Net Gain Supplementary Planning Document is a material consideration when determining planning applications.

32 Revisions to the Conisbrough Conservation Area Boundary

The Committee considered a report, which was introduced by Peter Lamb, Principal Planner, that sought approval whether to amend the boundary of Conisbrough Conservation Area. It was a statutory requirement for Local Planning Authorities to review their Conservation Areas and as part of any review, the boundary of the Conservation Area should be reassessed to see whether it was still appropriate or not. The revision of the boundary should make the Conservation Area stronger by improving its overall character and appearance.

It was reported that Conisbrough was designated a conservation area on 4th January, 1974. The conservation area was dominated by the castle and the church. Within the conservation area, there were eight listed structures and had several 17th and 18th century properties, and numerous buildings from the Victorian period. The first appraisal was finalised in February, 2010 which was subsequently reviewed in March 2015, to take account of any significant

changes that had occurred since the original appraisal, but recommendations on the boundary changes had not been implemented as a result of the 2015 review due to work taking place on the Local Plan since that time. As the Local Plan had now been adopted, the recommendations in the 2015 review were now being progressed. However, due to both the time since the original appraisal and its review, the proposed boundary changes were the subject of further public consultation between 6th September to 18th October, 2021.

Members noted that whilst there was no statutory duty to consult on boundary changes, Historic England advised that Local Planning Authorities' should consult as widely as possible about the proposals with local residents and other interested groups. Consultation was therefore undertaken by various means to reach out to as many people potentially affected by the proposed boundary changes. Subsequently, three letters of support were received with no objections.

A map and summary of the proposed amendments to the boundary were appended at Appendices 2 and 3 to the report.

RESOLVED that the amendments to the boundary of the Conisbrough Conservation Area, as shown on the designation map appended to the report, be approved and be the new Conservation Area designation for Conisbrough.

33 Appeal Decisions

RESOLVED that the following decision of the Secretary of State and/or his Inspector, in respect of the undermentioned Planning Appeal against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
21/03183/FUL	Erection of first floor side extension to dwelling at 19 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS	Appeal Dismissed 14/09/2022	Sprotbrough	Delegated	No

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Application	1		
Application Number:	21/03464/FUL		
Application Type:	Full Planning Permission		
Proposal Description:	Erection of 3 detached dwellings (amended plans)		
At:	Land to the rear of 7 Milner Gate Court, Conisbrough, Doncaster DN12 3BW		
For:	Mr Mike Murtagh - Rural Estates		
Third Party Reps:	14 Letters of objection from 9 properties.	Parish:	
		Ward:	Conisbrough

A proposal was made to grant the Application subject to Conditions and subject to the addition of a further Condition requiring a Construction Management Plan to be submitted to and approved in writing by the Local Planning Authority prior to the development commencing, in order to protect the amenity of local residents during construction and to ensure construction traffic management.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

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

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

16. No construction works shall commence until full details within a Construction Management Plan having regard to highway works and methods to protect residential amenity have been submitted to and approved in writing by the Local Planning authority. The development shall be carried out in full accordance with the approved details and cover the following points, expanded on as required:-

- **Volumes and types of construction vehicles;**
- **Identification of delivery routes;**
- **Identification of agreed access point;**
- **Contractors method for controlling construction noise, dust, construction traffic and adherence to routes;**
- **Size, route and numbers of any abnormal loads;**
- **Swept path analysis (as required);**
- **Construction hours and period;**
- **Temporary signage;**
- **Wheel wash facilities;**
- **Timing of deliveries; and**
- **Proposals for maintaining access to existing properties.**

REASON

In the interests of highway safety and residential amenity.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Nigel Ball, a Local Ward Member, and Mr Robert Stather, a local resident, spoke in opposition to the Application for the duration of up to 5 minutes each.