

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 13th December, 2022

Application	1
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Application Number:	21/03670/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Residential development of up to 74 dwellings, public open space, landscaping and construction of a new access from Carolina Way.
At:	Plot 5A off Carolina Way, Lakeside, Doncaster, DN4 5PN

For:	Rachael Martin - ID Planning C/O Vistry Yorkshire
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Third Party Reps:	16 objections	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the application subject to Conditions, the amendment of the following Conditions and the completion of a Section 106 Agreement.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Sue Farmer

For: 8 **Against:** 0 **Abstain:** 0

Decision: Planning permission granted subject to Conditions, the amendment of the following Conditions, the completion of an Agreement under Section 106 of the Town and Country Planning Act, 1990 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 units to be provided;

- (b) A total of 13.5% POS to be delivered on site;**
 - (c) Education contribution of £232,710 to be provided towards Hall Cross Secondary School; and**
 - (d) Biodiversity Net Gain off-setting contribution for remaining units to be agreed with the LPA.**
- 04. Prior to any above ground works on the site, a detailed hard and soft landscape scheme based on the approved detailed Landscape Plans 3779 REV K 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. 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 with detailed scheduling of maintenance/aftercare operations and clear responsibilities.**

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 home, 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, Policy 48: Landscaping of New Developments section C, D, E and F and Policy 26: Green Infrastructure (Strategic Policy) Section 4.

05. Before any above ground works commence, a scheme shall be submitted to and approved in writing by the Local Planning Authority, for ensuring that the following noise standards can be met by all residential properties at the site:-

- **Living rooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00)**
- **Dining rooms - maximum 40 dB LAeq, 16hour (07:00 to 23:00)**
- **Bedrooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00) and maximum 30 dB LAeq, 8hour (23:00 to 07:00) and individual noise events not normally exceeding 45 dB max (F time-weighting)**

In all cases, if achieving these noise levels requires windows to be closed, alternative ventilation shall be provided:-

- **Outdoor garden areas: maximum 55 dB LAeq, 16hour (07.00 to 23.00)**

All works which form part of the approved scheme shall be completed and brought into use before any of the dwellings are occupied and a report shall be submitted to demonstrate compliance.

REASON

In the interests of the amenity of occupiers of the development.

06. Within one month of commencement of development activities a plan shall be submitted to the Local Planning Authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the Local Planning Authority: Height, location and orientation of these integrated boxes shall be specified and detailed by suitably qualified ecologist. Evidence of the implemented measures must be submitted to the Local Planning Authority prior to the first occupation of any associated dwelling or prior to the occupation of the 60th dwelling for any public open space enhancements:

MEASURES

- **Details of a bat sensitive lighting scheme.**

- Integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into 5% of new dwellings with an emphasis on those adjoining greens spaces and green corridors.
- Integrated swift boxes of the Manthorpe Swift Brick type or similar shall be built into 5% of new dwellings with an emphasis on those adjoining greens spaces and green corridors.
- Garden fences should be provided with hedgehog entry and exit holes (13x13cm) so as to provide access throughout the residential area.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Local Plan.

07. Prior to the signing of any S38 agreement, details of any proposed tree pits and utilities, siting and alignments within the adoptable highway (if applicable) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed specification for tree pit construction that utilises either grass verges or a professionally recognised crate system construction to provide the minimum rooting volume set out in the Council's Transitional Developer Guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a timescale of implementation, and where required a maintenance specification until trees are adopted by the Council.

To minimise future conflict with utilities in new developments, where trees are proposed within the footway or highway build outs, the creation of a common utility enclosure with the necessary provisions for safely including both mains services and ducting should be considered in the utility design. This is preferably located adjacent to the property front boundary, under the footway, to facilitate service connections. The developer is to consider the requirements of National Joint Utilities Group guidance volume 4 with regard to the installation of trees and the required installation and maintenance of statutory undertakers apparatus. <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

Thereafter, the landscape scheme and utility design shall be implemented in full accordance with the approved details, with the crating system laid prior to any utilities. The Local Planning Authority shall be notified prior to the backfilling of any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing.

REASON

To ensure appropriate design of tree's within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

14. Prior to the occupation of the development details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times. The development shall be carried out in accordance with the agreed Travel Plan for the site and its recommendations in full.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

26. Prior to the use of above ground materials on site, product details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. This may include submission of samples if requested by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the approved materials.

REASON

To ensure the satisfactory appearance of the development.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Majid Khan, a Local Ward Member, 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 Alistair Curran, the Applicant and Rachael Martin, the Agent, spoke in support of the Application for the duration of up to 5 minutes.

(Receipt of the clarification of the description of the development was reported at the meeting).

Application	2
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Application Number:	22/00006/REM
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Application Type:	RESERVED MATTERS
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Proposal Description:	Details of Access, Appearance, Landscaping, Layout and Scale for erection of 1 dwelling (being matters reserved in outline application 18/02033/OUT, granted under appeal reference 20/00003/REF on 08/07/2020).
At:	Chateau Renee, Sutton Road, Doncaster, DN6 9AN

For:	Mr Matthew Dale
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Third Party Reps:	10 objections have been received from members of the public.	Parish:	Norton Parish Council
		Ward:	Norton & Askern

A proposal was made to hold a Site Visit.

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Andy Pickering

For: 3 Against: 5 Abstain: 0

On being put to the meeting, the proposal to hold a Site Visit was declared LOST.

A proposal was made to grant Reserved Matters subject to Conditions.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Sue Farmer

For: 5 Against: 3 Abstain: 0

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

Decision: Reserved Matters granted subject to Conditions.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Austen White, a Local Ward Member, and Ms Clare Hughes, a neighbour, spoke in opposition to the Application for the duration of up to 5 minutes each.

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

Application	3
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Application Number:	22/02210/FUL
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Application Type:	HOUSEHOLDER
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Proposal Description:	Erection of first floor side extension (being resubmission of 21/03183/FUL refused 16/12/2021).
At:	19 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS

For:	Mr A Huntley
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Third Party Reps:	6 objectors 8 supporters	Parish:	Barnburgh Parish Council
		Ward:	Sprotbrough

A proposal was made to refuse the Application.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Charlie Hogarth

For: 8 Against: 0 Abstain: 0

Decision: Planning permission refused for the following reason:-

- 01. The proposal is not sympathetic to the character of the host dwelling or surrounding properties in terms of scale and overall design, and would not integrate well in its setting by virtue of the sense of enclosure the extension would introduce to the courtyard. The application is contrary to Policies 41 and 44 of the Doncaster Local Plan (adopted September 2021). It would also fail to accord with the provisions of the National Planning Policy Framework (July 2021), which states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; and establish and maintain a strong sense of**

place. The proposal does not accord with the local and national policies and is therefore recommended for refusal.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Ms Claire Rooms, a member of the public, and Mr Andy Huntley, the Applicant, spoke in support of the Application for the duration of up to 5 minutes each.

(Receipt of an additional consultation from the Senior Urban Design Officer, additional information with regard to a Shadow Study, December 2022, Revision A and Sectional Elevations, Drawing No. P02, an amendment to the report relating to a typographical error regarding the Planning history from 10/08/2020 to 10/08/2010 and the letter of support from a Local Ward Member, Councillor Glenn Bluff, were reported at the meeting).