

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 7th March, 2023

<b>Application</b>	1
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<b>Application Number:</b>	21/03311/FULM
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<b>Application Type:</b>	Full Planning Permission
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<b>Proposal Description:</b>	Proposed residential development with public open space, access, landscaping and associated infrastructure (amended plans).
<b>At:</b>	Land South East of Old Road, Conisbrough, Doncaster DN12 3LR

<b>For:</b>	Robert Harding – Countryside Partnerships PLC
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<b>Third Party Reps:</b>	35 representations in opposition	<b>Parish:</b>	N/A
		<b>Ward:</b>	Conisbrough

**A proposal was made to refuse Planning Permission contrary to officer recommendation.**

**Proposed by: Councillor Duncan Anderson**

**Seconded by: Councillor Gary Stapleton**

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

**Decision: Planning permission refused contrary to officer recommendations for the following reasons:-**

- 01. The Doncaster Local Plan identifies and allocates the site for housing (site reference CD06). Table H2 of the Local Plan provides an indicative capacity figure of 200 dwellings for site CD06. It is considered that the proposal exceeds the density described in table H2 and would result in an adverse impact on flood risk,**

access to health care and air quality by virtue of the quantum of development.

02. The proposal by virtue of increased vehicle movements would result in an adverse impact on air quality, close to an area that is a declared Air Quality Management Area leading to a cumulative impact on public health. It is further considered that the submitted Travel Plan would be ineffective to mitigate those impacts. Consequently the proposal is considered to be contrary to Policy 54 of the Doncaster Local Plan and paragraph 186 of the National Planning Policy Framework.
03. The proposed development, if approved would result in a significant increase in the number of residents to the Conisborough Ward. It is considered that this increase would result in an adverse impact on the local health care network placing additional pressure on GP surgeries and dental provision. As such the proposal is considered to be contrary to Policy 50 (d) of the Doncaster Local Plan and paragraph 130 (f) of the NPPF.
04. The proposed development would result in an adverse impact in relation to flood risk, specifically in relation to surface water runoff to Kearsley Brook and surrounding residential properties. As a consequence the proposal is considered to be contrary to Policy 56 (b & c) of the Doncaster Local Plan.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 10 and 5 minutes:-

- Councillor Nigel Ball, Lani-Mae Ball and Ian Pearson, Ward Members spoke in opposition to the Application (sharing 10 minutes);
- Mr Peter Wright and Mr Tim Watson members of the public, spoke in opposition to the Application (sharing 5 minutes); and
- Mr J Londesborough (Applicant/Agent) spoke in support of the Application

(The receipt of additional representations from Ms Carol North in regard to increased levels of traffic and the increase in levels of nitrous dioxide were reported at the meeting).

<b>Application</b>	2
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<b>Application Number:</b>	22/01377/3FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 10 dwellings
<b>At:</b>	Land off Goodison Boulevard, Cantley

<b>For:</b>	Mr Adam Goldsmith - CDC
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<b>Third Party Reps:</b>	16 in opposition and 1 in support	<b>Parish:</b>	
		<b>Ward:</b>	Finningley

**A proposal was made to grant Planning Permission subject to conditions**

**Proposed by: Councillor Susan Durant**

**Seconded by: Councillor Duncan Anderson**

**For: 6 Against: 0 Abstain: 1**

**Decision: Planning Permission granted subject to conditions.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-**

- **Councillor Steve Cox (Ward Member) spoke in opposition to the application (Councillor Jane Cox read out his statement on his behalf);**
- **Mr Lee Murden, Member of the public spoke in opposition to the application; and**
- **Mr Adam Goldsmith/Mr Matthew Clarkson, applicants, spoke in support of the application**

<b>Application</b>	3
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<b>Application Number:</b>	22/01228/3FULM
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<b>Application Type:</b>	Planning FULL (REG3)
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<b>Proposal Description:</b>	Erection of 48 dwellings ranging from 1 bedroom apartments to 5 bedroom homes. Works to include new road infrastructure connecting to Cedar Road, new public open space; and other landscaping and associated works
<b>At:</b>	Site of former Nightingale School Cedar Road Balby Doncaster DN4 9EY

<b>For:</b>	Adam Goldsmith - CDC
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<b>Third Party Reps:</b>	8 Objections	<b>Parish:</b>	N/A
		<b>Ward:</b>	Balby South

**A proposal was made to grant the Application subject to conditions**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Sue Farmer**

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

**Decision: Planning permission granted subject to conditions and the amendment of condition 2 to read as follows:-**

**02. Location Plan, Drawing No: PQ2806/AD/11, Received: 3/3/2023  
Site Plan – Site Layout, Drawing No: PQ2806/AD/10, Rev: L,  
Received: 3/3/2023**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, the following individuals spoke on the application for the duration of up to 5 minutes:-**

- **Mrs Carol Hendley, Member of the public spoke in opposition to the application**

- **Mr Adam Goldsmith/Mr Matthew Clarkson, applicants, spoke in support of the application**

**(The receipt of the following changes to the report was reported at the meeting:- Schedule of accommodation included on the site plan and in the report (para 2.1) has been updated to accurately reflect the masterplan:**

**4x Housetype E1210- 4 Bedroom 7 person House  
1x Housetype E1375 -Adapted 5 Bedroom House  
6x Housetype E500 -1 bedroom apartment  
2x Housetype E716 -2 Bedroom 3 person Mobility Bungalow  
3x Housetype E1014 -3 bedroom 5 person Dormer Bungalow  
8x Housetype E790- 2 bedroom 4 person house  
5x Housetype E794- 2 Bedroom 4 person house  
4x Housetype E801- 2 Bedroom 4 person house  
2x Housetype E930- 3 Bedroom 5 person House  
7x Housetype E943- 2 Bedroom 4 person Dormer Bungalow  
5x Housetype E855 -3 Bedroom 4 person house  
1x Housetype E645- 2 Bedroom 3 Person Bungalow)**

<b>Application</b>	4
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<b>Application Number:</b>	22/01427/3FULM
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<b>Application Type:</b>	Planning FULL (REG3)
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<b>Proposal Description:</b>	Erection of 21 dwellings and associated infrastructure including a mix of 2,3 and 4 bedroom two storey houses and bungalows with a communal, central park area.
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<b>At:</b>	DMBC Archives King Edward Road Balby Doncaster DN4 0NA
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<b>For:</b>	Adam Goldsmith - CDC
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<b>Third Party Reps:</b>	One letter of objection	<b>Parish:</b>	None
		<b>Ward:</b>	Balby

**A proposal was made to grant the Application subject to conditions**

**Proposed by: Councillor Duncan Anderson**

**Seconded by: Councillor Susan Durant**

**For: 6 Against: 0 Abstain: 1**

**Decision: Planning permission granted subject to conditions and the amendment of condition 2 to read as follows:-**

- 02. AMENDED Site Layout Dwg PQ2804-DC-AD-10 Rev L  
AMENDED Site Layout Dwg PQ2804-AD-10 Rev L  
AMENDED PLANS - House Type Dwg PQ2804-AD-PD09\_E943 Rev A (Variant Plot 6)  
AMENDED PLANS - House Type Dwg PQ2804-AD-PD03\_E645A/B Rev B  
AMENDED PLANS - House Type Dwg PQ804-AD-PD01\_E716 Rev B**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Adam Goldsmith and Mr Matthew Clarkson, applicants spoke in support of the application for the duration of up to 5 minutes**

<b>Application</b>	5
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<b>Application Number:</b>	22/01962/3FUL
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<b>Application Type:</b>	Planning FULL (REG3)
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<b>Proposal Description:</b>	Erection of 3 2-bedroom 100% affordable council houses on vacant land. The application is for houses, roads and all associated infrastructure to serve them.
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<b>At:</b>	Garage Site Springfield Avenue Hatfield Doncaster DN7 6RF
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<b>For:</b>	Adam Goldsmith - CDC
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<b>Third Party Reps:</b>	2 Objections	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

**A proposal was made to grant the Application subject to conditions**

**Proposed by: Councillor Sue Farmer**

**Seconded by: Councillor Gary Stapleton**

**For: 7 Against: 0 Abstain: 0**

**Decision: Planning permission granted subject to conditions**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Adam Goldsmith and Mr Matthew Clarkson, applicants spoke in support of the application for the duration of up to 5 minutes**

**(The receipt of an additional representation regarding the maintenance of trees on the site was reported at the meeting)**

<b>Application</b>	6
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<b>Application Number:</b>	22/02770/3FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding
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<b>At:</b>	Land at Parkway South Wheatley Doncaster DN2 4JS
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<b>For:</b>	Mr Marcus Isman-Egal - CDC
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<b>Third Party Reps:</b>	1 objection	<b>Parish:</b>	n/a
		<b>Ward:</b>	Wheatley Hills and Intake

**A proposal was made to grant the Application subject to conditions**

**Proposed by: Councillor Gary Stapleton**

**Seconded by: Councillor Bob Anderson**

**For: 7 Against: 0 Abstain: 0**

**Decision: Planning permission granted subject to conditions**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Fraser Morrison, applicant spoke in support of the application for the duration of up to 5 minutes**