

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 31st March, 2023

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| Application | 1 |
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| Application Number: | 22/01710/4FULM |
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| Application Type: | Planning FUL (DMBC Reg 4) Major |
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| Proposal Description: | Erection of residential development and public open space with associated infrastructure, landscaping and drainage |
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| At: | Land North of the Railway line Rose Hill Rise Rose Hill Doncaster DN4 5LE |
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| For: | Mr Adam Pitman – Miller Homes Limited |
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| Third Party Reps: | 120 Letters of objection and 1 petition | Parish: | None |
| | | Ward: | Bessacarr |

A proposal was made to grant Planning Permission subject to conditions and completion of a Section 106 agreement.

Proposed by: Councillor Sue Farmer

Seconded by: Councillor Susan Durant

For: 3 Against: 4 Abstain: 0

On being put to the meeting, the proposal to GRANT Planning Permission subject to conditions and completion of a section 106 agreement was declared LOST.

A proposal was made to refuse Planning Permission

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Steve Cox

For: 4 Against: 3 Abstain: 0

On being put to the meeting, the proposal to refuse Planning Permission was CARRIED

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

- 01. The application will result in traffic impacts both during the construction period and also post development arising from increased volumes of traffic on the A638 Bawtry Road and Rose Hill Rise. The application is therefore contrary to Doncaster Local Plan Policy 13 Part A)6 and NPPF paragraph 111.**
- 02. The application will result in the loss of a non-designated open space that provides an important social and ecological role. The application is therefore contrary to Doncaster Local Plan Policy 27 B) and paragraph 98 of the NPPF**
- 03. The application will result in the loss of biodiversity and adversely impact on wildlife including protected species and is thereby contrary to Doncaster Local Plan Policy 30 Part B) and paragraph 180 a) of the NPPF.**

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 Nick Allen, Laura Bluff and Majid Khan, Ward Members spoke in opposition to the Application (sharing 10 minutes);**
- Mr Chris Owen members of the public and behalf of residents spoke in opposition to the Application; and**
- Ms Emma Lancaster and Mr Andrew Naylor (Applicant/Agent) spoke in support of the Application (sharing 5 minutes)**

(The receipt of 9 additional letters of representation, a late letter of representation from Laura Fern on behalf of Rose Hill Residents Association, a late representation from Mr Chris Owen including documents on priority habitat and woodland, objection and slides (these were circulated to Committee members) and an updated consultation response provided by the Education Team requiring a smaller contribution sum of £446,094.00 were reported at the meeting).

