

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 25TH JULY, 2023

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 25TH JULY, 2023, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue Farmer

Councillors Bob Anderson, Duncan Anderson, Iris Beech, Steve Cox, Charlie Hogarth, Sophie Liu and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from Councillors Aimee Dickson and Andy Pickering.

17 Declarations of Interest, if any

In accordance with the Members' Code of Conduct, Councillor Steve Cox, declared an interest in relation to Application No. 21/03645/FULM, Agenda Item No. 5(1), by virtue of being a Local Ward Member.

18 Minutes of the Planning Committee Meeting held on 27th June, 2023

RESOLVED that the minutes of the meeting held on 27th June, 2023 be approved as a correct record and signed by the Chair.

19 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'.

20 Town and Country Planning Act 1990, Section 106 Agreements

RESOLVED that prior to the issue of planning permission in respect of the following planning applications, which are included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicants be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the developments:-

Application No.	Description and Location
21/03645/FULM	Residential development of 187 dwellings including associated access and infrastructure on land South of Doncaster Road, Cantley, Doncaster, DN4 6TT
22/02358/FULM	Erection of 69 dwellings including access, associated infrastructure, landscaping and parking on land on the South side of Melton Road, Sprotbrough, Doncaster, DN5 7NU
22/00404/FULM	Erection of 26 dwellings with associated landscaping and parking, and the conversion of Coltran Mill to form 60 apartments at 17 - 31 Church Street, Mexborough, S64 0EW

21 Appeal Decisions

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

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/00117/FUL	Change of use of ground floor from dwelling to 2 No. retail units , retention of dwelling at first floor with new access to the rear via reconfigured staircase and retention of existing retail unit at 18 Adwick Road, Mexborough, S64 0DB	Appeal Dismissed 14/06/2023	Mexborough	Delegated	No
22/02603/FUL	Erection of a single storey extension to front of dwelling (being resubmission of 22/00766/FUL refused 19.05.2022)(Retrospective). at 12 Lodge Road, Skellow, Doncaster, DN6 8PT	Appeal Allowed 07/07/2023	Adwick Le Street & Carcroft	Delegated	No
22/02210/FUL	Erection of first floor side	Appeal	Sprotbrough	Committee	No

extension (being
resubmission of
21/03183/FUL refused
16/12/2022) at 19
Barnburgh Hall Gardens,
Barnburgh, Doncaster, DN5
7DS

Allowed
21/06/2023

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 25th July, 2023

Application	1
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Application Number:	21/03645/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Residential development of 187 dwellings including associated access and infrastructure
At:	Land South of Doncaster Road, Cantley, Doncaster, DN4 6TT

For:	Persimmon Homes (South Yorkshire) Ltd
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Third Party Reps:	26 letters of objection.	Parish:	Cantley with Branton
		Ward:	Finningley

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

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 7 Against: 2 Abstain: 0

Decision: Planning permission granted subject to 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) Education contribution of £1,310,736 to be provided towards Hatchell Wood Primary (£659,178 for 39 places) and Hall Cross Secondary (£651,558 for 28 places);**
- (c) Biodiversity Net Gain off-setting scheme or contribution for remaining 'units' of 2.685;**
- (d) Travel Bond of £26,366.34; and**
- (e) The management and maintenance of the public open space via an appointed Management Company.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Kevin Bolton, a member of the public and Councillor Jane Cox, a Local Ward Member, 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 Richard Mowat, the Agent, and Mr Mark Beevers, representing the Applicant, spoke in support of the Application for the duration of 5 minutes.

(Receipt of an additional consultation from Education addressing questions raised by Local Ward Members and a further representation from Mr Anthony Gibbins objecting to the Planning Application, were reported at the meeting).

Application	2
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Application Number:	22/02358/FULM
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Application Type:	Planning FULL
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Proposal Description:	Erection of 69 dwellings including access, associated infrastructure, landscaping and parking.
At:	Land on the South side of Melton Road, Sprotbrough, Doncaster DN5 7NU

For:	Crest Nicholson
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Third Party Reps:	14 representations in objection	Parish:	Sprotbrough & Cusworth
		Ward:	Sprotbrough

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

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Susan Durant

For: 8 Against: 0 Abstain: 1

Decision: Planning permission granted subject to Conditions, the amendment to Condition 02 as follows, the deletion on Condition 11, 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) Public Open Space - £360,000 (15% of Land Value);**
- (b) Bio-diversity Net Gain - 1.87 units x £25,000 (£46,750);**
- (c) Education - £223,047;**
- (d) Green Belt Contribution - £53,200 (YWT Costings); and**
- (e) Affordable Housing - 16 units (as indicated on site plan).**

Condition 02 updated:-

**Site Plan - Material Plan, Drwg: P22-0599_DE_001_0104_E,
Received: 14/7/2023**

Plan updated to include materials specification as agreed by the Urban Design Officer. As such, Condition 11 has been satisfied and is no longer required.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Glenn Bluff, 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 Matthew Good, the Agent, spoke in support of the Application for the duration of 5 minutes.

(Receipt of an amendment to the Officers Recommendation and Condition 02, and the deletion of Condition 11, were reported at the meeting).

Application	3
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Application Number:	22/00404/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 26 dwellings with associated landscaping and parking, and the conversion of Coltran Mill to form 60 apartments.
At:	17 - 31 Church Street, Mexborough, S64 0EW

For:	TIRTLR 10 Ltd
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Third Party Reps:	4 Objections	Parish:	None
		Ward:	Mexborough

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

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Bob Anderson

For: 7 Against: 1 Abstain: 1

Decision: Planning permission granted subject to Conditions, the amendment to Condition 12 and the addition of Conditions 35 and 36 as follows, 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) 5% on site POS (and Maintenance) and a commuted sum of £39,500 (5% of the site area) in lieu of POS.

12. Prior to commencement of the development (excluding demolition), a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall have regard to the principles as set out in the submitted Drainage Strategy L2694 Revision P3. Whereby private management companies are proposed, the buyer of the property must become a member or shareholder of the management company. The sustainable drainage

management and maintenance plan shall include as a minimum:-

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents' management company;
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime; and
- c. Arrangements for ongoing maintenance associated with bank stability.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON

In order to manage the risk of flooding and pollution during the lifetime of the development having regard to Policy 55 of the Local Plan.

35. The development shall be carried out in accordance with the details shown on the submitted plan , "Proposed Surface Water Drainage Layout ' L2694 (revision P2) dated 16/06/22 & 'Proposed Foul Water Drainage layout' L2694 (rev P1) dated 15/06/22" that have been prepared by Furness Partnership.

REASON

In the interest of satisfactory and sustainable drainage.

36. All surface water run off from the site, excepting roof water, shall be discharged to the public surface water sewer/land drainage system or Highway Drain via a suitable oil/petrol/grit interceptor. Details of these arrangements shall be approved by the Local Planning Authority prior to the commencement of the development and they shall be fully operational before the site is brought into use.

REASON

To avoid pollution of the public sewer and land drainage system.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Kevin Ayrton, the Agent, and Mr Richard Foster, the Architect, spoke in support of the Application for the duration of 5 minutes.

(Receipt of an amendment to the Officers Recommendation and Condition 12, the addition of Conditions 35 and 36, further consultations from Yorkshire Water and Internal Drainage, and a response from Historic England, were reported at the meeting).