

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 9TH JANUARY, 2024

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 9TH JANUARY, 2024, at 2.00 pm.

PRESENT:

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

Councillors Iris Beech, Steve Cox, Charlie Hogarth, Sophie Liu and Gary Stapleton

APOLOGIES:

Apologies for absence were received from Councillors Duncan Anderson, Aimee Dickson, Emma Muddiman-Rawlins and Andy Pickering.

57 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

58 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH DECEMBER, 2023

RESOLVED that the minutes of the meeting held on 12th December, 2023 be approved as a correct record and signed by the Chair.

59 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'.

60 CONSIDERATION OF VARIATIONS TO TWO SECTION 106 AGREEMENTS IN RELATION TO THE AFFORDABLE HOUSING REQUIREMENTS ON LAND TO THE EAST SIDE OF HATFIELD LANE, ARMTHORPE (UNDER REFERENCES 12/00188/OUTM AND 20/01606/FULM).

The Committee considered a report seeking approval to variations to two Section 106 agreements in relation to the affordable housing requirements on land to the east side of Hatfield Lane, Armthorpe.

Members were advised that the first application under reference 12/00188/OUTM was outline planning permission granted at Committee on 17th October 2017 for the larger site of residential development, with the decision being subject to a Section 106 agreement dated 27th October 2017. It was noted that amongst other things, the Section 106 Agreement delivers 26 per

cent affordable housing as per the requirement of the Core Strategy in place at that time.

Subsequently, a reserved matters application was approved on this larger site for 382 dwellings on 15th January, 2021 under reference 20/01421/REMM and construction of the site is well underway.

Regarding the second application under reference 20/01606/FULM is a full planning permission granted under delegated authority on 28th July 2022 for 18 dwellings, with the decision subject to a Section 106 Agreement dated 28th July, 2022. The 106 Agreement delivers 23 per cent affordable housing as per the reduced requirement in the Doncaster Local Plan.

It was advised that the 18 dwellings application site was excluded from the original outline application despite being part of the same housing allocation in the development plan, because at the time of the outline, the smaller parcel of land was owned by a third party.

The report outlined that although under the deeds of variations, 6 fewer affordable homes units would be delivered across the whole of the site, the Council has actively sought to agree this deal with the developer. The Council will be able to purchase 11 dormer bungalows and 9 of these are being built on the smaller scheme for 18 dwellings and hence the reason for varying both 106 Agreements to increase the requirement on the smaller site and reduce it on the larger site. The Council will be able to increase its supply of older people's housing and this is a Mayoral priority.

It was advised that if the Local Planning Authority agrees to vary the Section 106 Agreements, the number of affordable units being delivered across the site through the Deeds of Variation would be:-

- 12/00188/OUT - 88 dwellings (23%)
- 20/01606/FULM - 9 dwellings (50%)
- Total number of units - 97 dwellings (24%)

It was **MOVED** by Councillor Gary Stapleton and **SECONDED** by Councillor Charlie Hogarth that authorisation be given to Head of Planning to agree the Deed of Variation to vary the terms of the Section 106 Agreements dated 27th October 2017 and 28th July 2022.

A vote was taken on the proposal made by Councillor Gary Stapleton which was declared as follows:-

For - 7

Against - 0

Abstain - 0

On being put to the vote the proposal made by Councillor Gary Stapleton and seconded by Councillor Charlie Hogarth was **CARRIED**.

RESOLVED that:-

- (1) authorisation be given to the Head of Planning to agree a Deed of Variation to vary the terms of the Section 106 agreement dated 27th October 2017 to reduce the requirement of affordable housing from 26% to 23% in accordance with the terms of this report. The provisions relating to Education, Highways, Transportation, bus stops and the Travel Plan are unchanged; and
- (2) authorisation be given to the Head of Planning to agree a Deed of Variation to vary the terms of the Section 106 agreement dated 28th July 2022 to increase the requirement of affordable housing from 23% to 50% in accordance with the terms of this report. The variations will continue to serve a useful purpose equally well in respect of affordable housing provision.

61 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
22/01941/FUL	Erection of 5 dwellings with associated access and landscaping (being resubmission of 21/03266/FUL withdrawn 01.02.2022) at Land off Birch Close, Sprotbrough, Doncaster DN5 7LF	Appeal Dismissed 08/12/2023	Sprotbrough	Delegated	No
22/01895/OUT	Outline planning application for the erection of up to 4 residential dwellings (with all matters reserved except for access) at Field House, Station Road, Blaxton, Doncaster	Appeal Dismissed 28/11/2023	Finningley	Delegated	No

22/02802/TEL	Installation of telecommunications 5G telecoms H3G 20m street pole and additional equipment cabinets at Telecommunications Mast, Pinfold Lane, Fishlake, Doncaster.	Appeal Dismissed 28/11/2023	Norton and Askern	Delegated	No
--------------	---	-----------------------------	-------------------	-----------	----

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 9th January, 2024

Application	01
--------------------	----

Application Number:	23/02052/4FULM
----------------------------	----------------

Application Type:	Planning FULL (DMBCREG4) (Major)
--------------------------	----------------------------------

Proposal Description:	Demolition of existing buildings and erection of a new commercial development block
At:	Doncaster Gateway, Trafford Way, Doncaster

For:	City of Doncaster Council
-------------	---------------------------

Third Party Reps:	1	Parish:	N/A
		Ward:	Town

A proposal was made to GRANT Planning Permission subject to conditions

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Iris Beech

For: 5 Against: 1 Abstain: 1

Decision: Planning Permission Granted subject to conditions.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Clare Plant, the Agent spoke in support of the application for the duration of 5 minutes.

(Consultation Response from CDC Street Scene questioning how the public open space will be maintained and who will be responsible for the areas and that no litter bins are shown on the plans and the cost if street scene were to maintain it was reported at the meeting).

(Additional information received from the Applicant regarding a response to the questions raised by street scene, within the report to Cabinet regarding the funding proposal outlined within this application, it was outlined that the revenue costs of the public open space and maintenance will be met from the income generated from the development. Furthermore, details of hard

landscaping including bins will be secured via condition to which street scene will be consulted at that stage was reported at the meeting).

(An update to the Planning report since the publishing of the committee report, there has been an updated NPPF released by the Government. The general principles of the NPPF remain the same but there are some alterations to paragraph numbers, this does not affect the recommendation, and during the publishing of the agenda pack there was some formatting error and some of the summary was not visible was reported at the meeting).