

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 18TH OCTOBER, 2016

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 18TH OCTOBER, 2016, at 2.00 pm.

PRESENT:

Chair - Councillor Iris Beech  
Vice-Chair - Councillor Dave Shaw

Councillors George Derx, Susan Durant, John Healy, Eva Hughes, Sue McGuinness, Andy Pickering, Alan Smith and Jonathan Wood.

40 DECLARATIONS OF INTEREST, IF ANY

All Elected Members of the Planning Committee present in the Chamber for this meeting, declared that they had been lobbied by local residents with regard to Application No. 15/01278/OUTM, Agenda Item 5(1), but had not given their opinion thereon.

41 MINUTES OF THE PLANNING COMMITTEE HELD ON 20TH SEPTEMBER, 2016

RESOLVED that the minutes of the meeting held on 20th September, 2016, be approved as a correct record and signed by the Chair.

42 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 the Schedule hereto and marked Appendix 'A'.

43 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 is attached in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

<b>Application No</b>	<b>Description and Location</b>
16/01460/FULM	Erection of food store (Use Class A1) on approx. 0.71ha of land with car parking, landscaping and associated works on land on the West Side of Doncaster Road, Kirk Sandall, Doncaster.

15/01796/FULM	1. Change of use from offices (B1) to form 16 one-bed apartments and 2 two-bed apartments (C3) including addition of first floor extension above existing offices and 2. Change of use of former library (D1) to form 7 one-bed apartments at the former Library, McConnell Crescent, New Rossington, Doncaster.
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44 DURATION OF MEETING

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the remaining items of business on the agenda.

45 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 17(l), the meeting stand adjourned at 5.00 p.m.

46 RECONVENING OF MEETING

The meeting reconvened at 5.05 p.m.

47 APPEAL DECISIONS

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

<b>Application No.</b>	<b>Application Description &amp; Location</b>	<b>Appeal Decision</b>
15/02376/FUL	Variation of planning condition 6 (opening hours) of planning application 13/02321/FUL (Change of use of retail (A1 use) to coffee shop (A3 use) and Wine Bar (A4 use) including alterations to shop front - granted 10th January 2014) at 8 Main Street, Sprotbrough, Doncaster, DN5 7RF.	Appeal Allowed 27/09/2016
15/01251/FUL	Erection of 5 detached houses with garages on approx. 0.39 ha of land on land at Field Cottage, Main Street, Hatfield Woodhouse, Doncaster.	Appeal Dismissed 28/09/2016

48 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

49 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 6th SEPTEMBER, 2016 to 3rd OCTOBER, 2016 (EXCLUSION PARAGRAPH 6).

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 6th September to 3rd October, 2016.

RESOLVED that all Planning Enforcement Cases received and closed for the period 6th September to 3rd October, 2016, be noted.

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE – 18th October, 2016**

<b>Application</b>	1
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<b>Application Number:</b>	15/01278/OUTM	<b>Application Expiry Date:</b>	19th August 2015
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<b>Application Type:</b>	Outline Planning Major
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<b>Proposal Description:</b>	Outline application for residential development with open space, landscaping and associated access (Approval being sought for access)
<b>At:</b>	Land to the East Mere Lane, Edenthorpe, Doncaster

<b>For:</b>	Hallam Land Management - FAO Mr J Collins
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<b>Third Party Reps:</b>	273	<b>Parish:</b>	Edenthorpe Parish Council
		<b>Ward:</b>	Edenthorpe & Kirk Sandall

**A proposal was made to defer consideration of the application for a Site Visit to assess the site, including the proximity to the shops and other facilities.**

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Andy Pickering**

**For: 10 Against: 0 Abstain: 0**

**Decision: Defer for a Site Visit to assess the site, including the proximity to the shops and other facilities.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr. Paul Bissett 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', Councillor Andrea Robinson (Local Ward Member), spoke in opposition to the application for the duration of up to 5 minutes.**

(The receipt of an amendment to Section 6.0 of the report, 9 further representations objecting to the application, the addition of further information relating to the assessment of an independent consultant regarding the developers Viability Appraisal and the addition of Condition 37, were reported at the meeting).

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	16/01460/FULM	<b>Application Expiry Date:</b>	5th September 2016
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of food store (Use Class A1) on approx. 0.71ha of land with car parking, landscaping and associated works
<b>At:</b>	Land on the West side of Doncaster Road, Kirk Sandall, Doncaster

<b>For:</b>	Aldi Stores Ltd & Fenwick Estates Limited
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<b>Third Party Reps:</b>	12 objections 116 letters of support	<b>Parish:</b>	Barnby Dun/Kirk Sandall Parish Council
		<b>Ward:</b>	Edenthorpe & Kirk Sandall

**A proposal was made to grant the application subject to a Section 106 Legal Agreement.**

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Dave Shaw**

**For: 10 Against: 0 Abstain: 0**

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

**(1) the amendment of Condition 27 to read as follows:-**

**27. No deliveries or despatches shall be made to or from the site and no delivery or despatch vehicles shall enter or leave the site (whether laden or un-laden), before the hours of 0700 or after 2300 Monday to Saturday, or before 0900 or after 1800 on Sundays and Public Holidays.**

## **REASON**

**To protect the residential amenity of nearby residents.**

- (2) a Section 106 Agreement under the Town and Country Planning Act 1990, requiring the following:-**
  - (A) Commuted sum for £5,000 as biodiversity offsetting compensation to be spent on an appropriate project to be identified by the Head of Planning;**
  - (B) £22,623.90 for the provision and maintenance of a pedestrian crossing;**
  - (C) £10,000 for the upgrade of signalised junction at Doncaster Road/Sandall Lane and Brecks Lane to MOVA/UTC; and**
  - (D) £30,000 for the provision of CCTV cameras at the signalised junction at Doncaster Road/Sandall Lane and Brecks Lane and £18,678 for ongoing maintenance.**
- (3) Officers liaising with the Applicant to reduce the visibility of the service area to houses across the development on Doncaster Road by means of an improved landscaping scheme and that the Head of Planning be authorised to approve such a scheme after consultation with Chair and Vice-Chair of the Planning Committee and those local residents across the development, and to issue the decision notice thereafter.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Richard Wilson 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', Councillor Andrea Robinson (Local Ward Member), spoke in support of the application for the duration of up to 5 minutes.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Ben Ellis on behalf of Fenwick Estates (Applicant) and Mr Mark Taylor on behalf of Aldi (Applicant), spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an amendment to the main recommendation on page 57 and paragraph 9.1 of the agenda papers, an additional letter of objection from Tesco's, Edenthorpe and the amendment to Condition 27, were reported at the meeting).**

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	16/01864/3FULM	<b>Application Expiry Date:</b>	20th October 2016
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<b>Application Type:</b>	Planning FULL (DMBC Reg 3) Major
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<b>Proposal Description:</b>	Erection of 80 houses following demolition of existing 50 houses (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
<b>At:</b>	4-29 Bristol Grove, 4-18 (evens) Exeter Road, 6-12 (evens) Parkway South, 4-18 & 24-30 (evens) Winchester Avenue Wheatley, Doncaster, DN2 4JG

<b>For:</b>	DMBC Technical Services - FAO Mr Matthew Clarkson
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<b>Third Party Reps:</b>	2 Objections	<b>Parish:</b>	
		<b>Ward:</b>	Wheatley Hills & Intake

**A proposal was made to defer consideration of the application for a Site Visit to assess the impact that the removal of the trees would have on the development and for Officers to request that the Applicant consider alternative layouts to reduce the number of trees lost on the site including, options being considered to plant trees elsewhere on the site and that those options be made available to Elected Members for the Site Visit meeting.**

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Sue McGuinness**

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

**Decision: The application be deferred for a Site Visit to assess the impact that the removal of the trees would have on the development and for Officers to request that the Applicant consider alternative layouts to reduce the number of trees lost on the site including, options being considered to plant trees elsewhere on the site and that those options be made available to Elected Members for the Site Visit meeting.**

**(The receipt of an amended site plan and an additional informative note requested the Councils Highways Officer, were reported at the meeting).**

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	14/01733/FULM	<b>Application Expiry Date:</b>	31st October 2016
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 12 apartments on approx. 0.14ha of land, following demolition of existing public house and associated outbuilding (being resubmission of application 13/02242/FULM, withdrawn on 03/01/2014)
<b>At:</b>	Station Hotel, 93 Station Road, Bawtry, Doncaster

<b>For:</b>	Zuka Ltd
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<b>Third Party Reps:</b>	110 objections and 1 petition with 152 signatures.	<b>Parish:</b>	Bawtry Town Council
		<b>Ward:</b>	Torne Valley

**A proposal was made to grant the application.**

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Sue McGuinness**

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

**Decision: Planning permission granted.**



<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	15/01796/FULM	<b>Application Expiry Date:</b>	13th November 2015
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<b>Application Type:</b>	Major application
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<b>Proposal Description:</b>	1. Change of use from offices (B1) to form 16 one-bed apartments and 2 two-bed apartments (C3) including addition of first floor extension above existing offices 2. Change of use of former library (D1) to form 7 one-bed apartments
<b>At:</b>	Former Library, McConnel Crescent, New Rossington, Doncaster

<b>For:</b>	Gr33n Homes Ltd - Mr Derrick Wilkinson
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<b>Third Party Reps:</b>	3 objections	<b>Parish:</b>	Rossington
		<b>Ward:</b>	Rossington & Bawtry

**A proposal was made to grant the application subject to a Section 106 Legal Agreement.**

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Eva Hughes**

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

**Decision: Planning permission granted subject the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement:-**

- (A) Commuted sum of £37,000 to contribute towards the maintenance of existing housing stock within the Borough.**

<b>Application</b>	<b>6</b>
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<b>Application Number:</b>	16/01974/OUT	<b>Application Expiry Date:</b>	27th September 2016
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<b>Application Type:</b>	Outline Application (with some matters reserved)
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<b>Proposal Description:</b>	Outline application for the erection of one dwelling including details of access and landscaping
<b>At:</b>	Land Adjacent Acre Paddock, Brockholes Lane, Branton, Doncaster

<b>For:</b>	Mrs J M Gibbins
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<b>Third Party Reps:</b>	3 Representations, 2 in support, 1 objection	<b>Parish:</b>	Cantley with Branton Parish Council
		<b>Ward:</b>	Finningley

**A proposal was made to refuse the application.**

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Sue McGuinness**

**For: 4 Against: 0 Abstain: 3**

**Decision: Planning permission refused for the following reason:-**

- 01. The proposal is contrary to Saved Policies ENV2 and ENV4 of the Doncaster Unitary Development Plan, and Policy CS3 of the Doncaster Council Core Strategy, in that it represents inappropriate development within the countryside which would neither protect or enhance the countryside or preserve its openness. Furthermore, the proposal does not constitute quality infill within the defined settlement limits and as such, is contrary to Policy CS2 of the Doncaster Council Core Strategy.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Steve Cox (Local Ward Member), spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an amended site plan was reported at the meeting).**

<b>Application</b>	<b>7</b>
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<b>Application Number:</b>	16/02002/FUL	<b>Application Expiry Date:</b>	11th October 2016
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Proposed dwelling to the rear of 38 Park Lane and replacement of 36 Park Lane with a proposed dwelling
<b>At:</b>	38 Park Lane, Blaxton, Doncaster

<b>For:</b>	Mr Mike Flanagan
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<b>Third Party Reps:</b>	6 objections	<b>Parish:</b>	Blaxton Parish Council
		<b>Ward:</b>	Finningley

**A proposal was made to grant the application.**

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor Alan Smith**

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

**Decision: Planning permission granted.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. John Scutt 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. Mike Flanagan (Applicant) spoke in support of the application, for the duration of up to 5 minutes.**

**(The receipt of an amended plan was reported at the meeting).**

<b>Application</b>	<b>8</b>
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<b>Application Number:</b>	16/01767/FUL	<b>Application Expiry Date:</b>	5th September 2016
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<b>Application Type:</b>	Minor retail
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<b>Proposal Description:</b>	Erection of 6 units (A1, A2, A3, A5 and D1 use) with associated car parking and service yard
<b>At:</b>	Centrix Business Park, Sandall Stones Road, Kirk Sandall

<b>For:</b>	Lazarus Properties
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<b>Third Party Reps:</b>	3 objections	<b>Parish:</b>	Barnby Dun/Kirk Sandall
		<b>Ward:</b>	Edenthorpe & Kirk Sandall

**A proposal was made to grant the application.**

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Eva Hughes**

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

**Decision: Planning permission granted.**