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68 Bentley Road  
Bentley  
DONCASTER  
DN5 9TA

10/03473/FULM

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995**

# **PLANNING PERMISSION GRANTED**

*Application*     **10/03473/FULM**

*Proposal*        **Erection of 9 dwellings comprising of 4 detached houses, 2 semi-detached dwellings and 3 townhouses on approx 0.35ha of land.**

*Location*        **Land At 125 - 127 Thorne Road Edenthorpe Doncaster**

*Dated*            **15th September 2011**

**Doncaster Metropolitan Borough Council** acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

## **STATEMENT OF REASONS FOR DECISION TO GRANT PERMISSION**

The Local Planning Authority has decided to grant planning permission:-

1. Having regard to the policies and proposals in the adopted Doncaster Unitary Development Plan set out below, and all relevant material planning considerations:

PH11 - Residential development in Residential Policy Areas

PH13 - Residential standards

ENV52 - Design of new buildings

ENV59 - Protection of trees

T5 - Highway and pedestrian safety



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**Assistant Director of Development**

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Planning Policy Statement 1: Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Guidance note 13: Transport

2. For the following reasons:

Having taken into account all the planning considerations raised in the consultations and representations, against the policy background referred to above, it has been concluded that the proposed erection of 9 dwellings comprising of 4 detached houses, 2 semi-detached dwellings and 3 townhouses on approx 0.35ha of land. is acceptable. In particular, the Local Planning Authority is of the view that its accordence with the relevant policies of the Doncaster Unitary Development Plan, taken together with advice in the relevant national planning policy guidance, justifies the permission as the principle of this scale of development has been established previously and is still considered acceptable. The design of the dwellings are considered acceptable and the development is considered to provide a good level of residential standard.

**N.B. The foregoing Statement is a summary of the main considerations leading to the decision to grant permission. More detailed information may be obtained from the Planning Officer's Report and the application case file and associated documents, which may be inspected, by appointment, at the offices of the Development and Planning Service (for address see Decision Notice).**

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. Before the development commences, samples of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.



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REASON

To ensure the satisfactory appearance of the development.

03. Within 6 months of the remediation of the site a detailed soft and hard landscape scheme shall be submitted to and approved in writing by the local planning authority in accordance with the approved site plan (unless an alternative scheme is agreed in writing with the Local Planning Authority). The landscape scheme shall provide details of species, siting, planting distances and programme of planting. Planting is to be carried out during the first available season after commencement of the development and shall thereafter be maintained in accordance with the detailed management arrangements to be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planted as part of the scheme which is removed or severely damaged or is found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with a tree or shrub of a similar size and species to be agreed in writing by the Local Planning Authority. The landscape scheme shall include proposals for the area of public open space and play area.

REASON

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity.

04. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the



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interests of public safety and to comply with policy T5 of the Doncaster Unitary Development Plan.

05. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge and to comply with policy T5 of the Doncaster Unitary Development Plan.

06. The remaining boundary hedge along the frontage of Thorne Road shall be replaced with a wall not exceeding a height of 900mm, details of which are to be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure adequate intervisibility between drivers of vehicles emerging from the site and members of the public using the adjoining footpath/cycleway.

07. The redundant access serving No. 125 shall be permanently closed in a manner to be approved by the Local Planning Authority.

REASON

In the interests of road safety.

08. Engineering and surface water drainage details shall be submitted to and approval in writing prior to commencement of any work on site.

REASON

To ensure that the highway is adequately laid out and properly drained.

09. Trees and shrubs shall be planted on the site in accordance with a scheme to be approved in writing by the Local Planning Authority prior to commencement of



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development. This scheme is to provide details of species, siting, planting distances and programme of planting. Planting is to be carried out during the first available season after commencement of development and shall thereafter be maintained to the satisfaction of the Local Planning Authority and in accordance with the Local Planning Authority's document 'Landscape Specification in Relation to Development sites'. Any tree or shrub planted as part of the scheme which is removed or severely damaged or is found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with a tree or shrub of a similar size and species to the satisfaction of the Local Planning Authority.

**REASON**

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity.

10. Details of all unbuilt areas, boundary walls and fences shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced, and such details as approved shall be completed before the buildings, or any parts thereof are occupied or used.

**REASON**

In order that the council may be satisfied as to the details of the proposal.

11. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

**REASON**

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

12. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

**REASON**

To ensure that the site is properly drained.



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13. The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
REASON  
In the interest of satisfactory and sustainable drainage.
14. Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the sewer, which crosses the site.  
REASON  
In order to allow sufficient access for maintenance and repair work at all times.
15. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.
- b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with



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the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) The Phase 3 remediation report shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

**REASON**

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

16. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.



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REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

17. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

18. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;  
Amended Site Plan: 09.08.2011 (10.040.2 Rev B)  
Plots 1 and 2: 15.02.2011 (10.040.3 Rev A)  
Plots 3, 4 and 5: 15.02.2011 (10.040.5 Rev A)  
Plots 6 and 9: July 2011 (10.040.7 Rev A)  
Plots 7 and 8: 15.02.2011 (10.040.4 Rev A)

REASON

To ensure that the development is carried out in accordance with the application as approved.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Article 3, Schedule 2: The garage or garage



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space now or subsequently to be provided shall be retained for such use unless otherwise approved by the Local Planning Authority.

**REASON**

To ensure that adequate garage accommodation is maintained within the site.

20. Notwithstanding the approved plans the first floor windows located on the side elevation of plot 2 serving the bedrooms shall be omitted as agreed in the email dated 15 September 2011 from Rob Saxton.

**REASON**

In the interest of protecting the amenity of the neighbour.

**01. INFORMATIVE**

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

02. Whilst fencing type is detailed in most areas, there is no indication of what will be used for garden division. It is essential that this fencing cannot easily be climbed or jumped but should not adversely affect the potential for neighbour surveillance. With this in mind it is recommended that all division fencing be of a 1200mm close board wooden construction topped with a 300mm trellis. If required a full 1500mm close board panel can be fitted adjacent to the properties to maintain privacy around the indicated paved areas.

03. Access is to conform to Approved Document B Volume 1 Part B5 Sect. 11.2-11.5 inc. Pumping appliances in South Yorkshire will weigh 26 tonnes. Table 8 references to pumping appliances should be read as 26 tonnes.



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