

R W Saxton
68 Bentley Road
Bentley
DONCASTER
DN5 9TA

12/00735/FULM

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **12/00735/FULM**

Proposal **Erection of 12 apartments following demolition of existing meeting hall on approx 0.13ha of land**

Location **Place Of Worship Canterbury Road Wheatley Doncaster**

Dated **8th October 2012**

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 Doncaster Council's Core Strategy 2011-2028 and the saved Doncaster Unitary Development Plan 1998 policies set out below, and all relevant material planning considerations:

National Planning Policy Framework

Section 5 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Doncaster Council's Core Strategy

Policy CS1 - Quality of life

Policy CS12 - Housing Mix and Affordable Housing

Policy CS14 - Design and sustainable construction



Scott Cardwell

Assistant Director of Development

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT www.doncaster.gov.uk TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE.

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Saved Doncaster Unitary Development Plan

PH11 - Residential Development in Residential Policy Area.

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 12 apartments (2 blocks of 6 comprising of 5 no 2 bed roomed and 7 no 1 bed roomed apartments) is acceptable. In particular, the Local Planning Authority is of the view that its accordance with the relevant policies of the National Planning Policy Framework, Doncaster Council's Core Strategy and the saved policies of the Doncaster Unitary Development Plan, justifies the planning approval given that the accommodation will provide a more diverse mix of housing opportunity in the area, complementing the aims of the National Planning Policy Framework, and will not detract from the character or appearance of the adjacent conservation area in terms of its design, appearance or tenure type or result in a loss of amenity to nearby neighbours. In addition, the development will not give rise to conditions detrimental to pedestrian or highway safety subject to adherence to the attached conditions.

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 viewed on the Council's Website www.doncaster.gov.uk/planningapplicationsonline.

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.



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02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;

Site Planning Layout Dwg No 12.009.2 Rev B Amended Date 03/07/2012
Apartment Block No 1 Dwg No 12.009.3 Rev B Amended Date 06/07/2012
Apartment Block No 2 Dwg No 12.009.4 Rev A Amended Date 03/07/2012
Street Scene Dwg No 12.009.5 Rev B Amended Date 06/07/2012

REASON

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

03. 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 1 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 the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation



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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 guidance set out in the National Planning Policy Framework.

04. 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.

REASON

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05. 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 guidance set out in the National Planning Policy Framework.

06. 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 interests of public safety.

07. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site.



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08. 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.
09. 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.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
10. 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 development can be properly drained
11. 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.
12. 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.



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13. Notwithstanding the approved plan and prior to the commencement of the development, full details of the proposed landscaping and natural ground treatments shall be submitted to and approved by the Local Planning Authority. These details should include plans and specifications of layout, drainage, soils, grass seed mixes, turfing, tree and/or shrub planting together with proposals for maintenance and other horticultural operations necessary to implement the development.

REASON

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

14. No development shall take place in implementation of this permission until the applicant has submitted to and received approval thereto in writing from the local planning authority a report identifying how the predicted CO2 emissions from the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings, which result from this, will be above and beyond what is required to comply with Part L Building Regulations. Unless otherwise agreed in writing by the local planning authority, the development shall then proceed in accordance with the approved report. Before any dwelling is occupied or sold, the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that the day-to-day operation of the equipment will provide energy for the development as long as the development remains in existence.

REASON

In the interests of sustainability and to minimize the impact of the development on the effects of climate change.

01. **INFORMATIVE**

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

02. **INFORMATIVE**



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Nothing in this permission shall be construed as authorising the closure, diversion, stopping up, obstruction or other alteration, either in whole or in part, of any public right of way that crosses or adjoins the application site, in order to protect the existing public right of way. For the guidance of the applicant such alteration can only be made by requesting the Council to make a formal specific footpath order.

03. INFORMATIVE

POTENTIAL RISKS TO GROUND WATER

It is advised consultation is sought from the Environment Agency with regards to any risks to ground and surface water

04. INFORMATIVE

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

[http://www.doncaster.gov.uk/Images/YAHPAC%20Guidance%20\(version%203.2\)_tc_m2-80031.pdf](http://www.doncaster.gov.uk/Images/YAHPAC%20Guidance%20(version%203.2)_tc_m2-80031.pdf)

Or alternatively you can request a paper copy from the LPA.

05. INFORMATIVE

The applicant is advised to seek to implement security measures into the development in order to achieve the 'Secured By Design' accreditation from South Yorkshire Police.



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