



Sprotbrough and Cusworth Parish Council

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For the attention of Jessica Duffield
Doncaster Council

24th August 2021

Sent via email

Dear Jessica,

Planning reference: 21/00211/FUL - 71 Cadeby Road Sprotbrough Doncaster DN5 7SF - Change of use of former station building and extension to form independent dwelling; erection of outbuilding for games room/gym use; associated engineering works; formation of new highway access and parking area; reinstatement of railway tracks and other associated works.

Thank you for your notification of the above application on 3rd August. The Parish Council wish to make the following observations;

1. Concern is raised with regard to the establishment of an additional dwelling within the curtilage of 71 Cadeby Road. The Doncaster Local Plan does not identify any windfall development within Sprotbrough therefore the proposal is contrary to this as the former station building is not a habitable building where permitted development could be used to establish a dwelling in this location. Whilst the Local Plan is not scheduled to be adopted by Doncaster Council until its September meeting significant weight should be given to the content given its advanced stage.
2. We note the previous consultation response by highways and whilst the application does seek to address these initial concern's they do not address them in full. The vehicular access to the site is unsuitable in this location given the speed of the road, the narrowness of the road and the inability to provide appropriate visibility splays.
3. We note the planning statement submitted as part of the application acknowledges the Sprotbrough Neighbourhood Plan which is also scheduled for adoption by Doncaster Council at its meeting in September. The planning statement only makes reference to the fact the site is a local non designated heritage asset however it does not set out how the proposal meets the requirements of Policy S2 para 13. We have concern that the proposal does not meet the requirements of this policy including in relation to its design, scale and impact on the buildings current setting.

4. The planning statement does not set out how the proposal meets other policies within the neighbourhood plan including;
- Policy S1 Guidelines for New Development. Of particular note for this site being policy S1 (10) connectivity to foot and cycle networks and policy S1 (7) the retention of mature trees, hedgerows and shrubs. We are aware of significant removal of trees and shrubs at the site which is evident from the photographs of the site provided with the application.
 - S12 Accessibility. The site is located on the fringe of the urban area of Sprotbrough on Cadeby Road which does not have a footpath in this location. The closest footpath is located 200m to the north which provides access to the services and amenities within the village. The only way to access the site is by vehicle. There is no street lighting at or close to the site and no bus stop within the vicinity.

We trust that these issues will be dealt with through the decision-making process and if you require any further detail from us at this stage, please let me know.

Kind regards,

E. Garner

Emma Garner
Clerk to the Council