



Sprotbrough and Cusworth Parish Council

Goldsmith Centre, 259 Sprotbrough Road,

Sprotbrough, Doncaster, DN5 8BP

T: (01302) 788093 E: sprotcuspc@btconnect.com

www.sprotbroughandcusworthparishcouncil.gov.uk

For the attention of Jessica Duffield
Doncaster Council

25th April 2022

Sent via email

Dear Jessica,

Planning reference: 22/00581/FUL - 71 Cadeby Road, Sprotbrough Doncaster DN5 7SF - Re-building/re-construction of former waiting room/station building within the parameters of the existing concrete base and extensions 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 20th April. The Parish Council considered the application at its meeting on 21st April and wish to make the following observations;

1. The Parish Council, whilst is supportive of the rebuilding of the former waiting room/ station building, has significant concerns with regard to the proposed development being a significant extension to the waiting room to create a new dwelling with separate access from Cadeby Road within a Green Belt location.

The Doncaster Local Plan (adopted September 2021) is clear that; *'Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances'* (Policy 1(6)). Paragraph 4.9 of the Local Plan summarises the NPPF requirements in relation to development within the green belt;

'new buildings are inappropriate except for agriculture, forestry, outdoor sport and outdoor recreation, and cemeteries. Proportionate extension to, re-use of or replacement of, existing buildings, mineral extraction, engineering operations, necessary transport infrastructure, affordable housing in accordance with this and Policy 7, and redevelopment of brownfield land are all capable of being appropriate as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved

except in 'very special circumstances' where harm is clearly outweighed by other considerations'

Paragraph 149 of the NPPF states; 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'. The proposed development does not fall within any of the exceptions listed within paragraph 149 including;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The proposed extension to the original waiting room is disproportionate in size and scale to the original building and the replacement building is not in the same use as previously and is materially larger than the one it replaces. The proposal should be refused on this basis as it does not justify very exceptional circumstances to enable development within the green belt. The scale of the proposed dwelling is out of keeping with the site and sets a dangerous precedent for potential future additional dwellings in this part of the green belt. The principle dwelling on the site (71 Cadeby Road) is located within a substantial curtilage similar to properties within this edge of village countryside location. An additional dwelling within this curtilage is out of character for the area and inappropriate development. Whilst the Parish Council would wish to see the waiting room reinstated this can be achieved without extending the property to create a large single dwelling which is not connected to the original property.

As part of the development of the Local Plan its evidence base included a full review of the green belt boundary throughout Doncaster and in Sprotbrough the green belt was amended to include a strategic development site off Cadeby Road (Site SPRO1). It was not considered as part of this review that the green belt in any other location within Sprotbrough should be amended.

2. Concern is raised with regard to the proposed new vehicular access which is in addition to the access serving 71 Cadeby Road. An additional access 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. The planning statement does not set out how the proposal meets policies within the Sprotbrough Neighbourhood Plan (Adopted September 2021) 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.
 - Policy 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