



Doncaster Council

Mr Rashid Moghul - 363 Architecture
985 Leeds Road
Bradford
BD3 7ND

The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to <http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

Please note that the full version of this document cannot be viewed on all devices. If this document does not include the Doncaster Council crest and an electronic signature please contact tsi@doncaster.gov.uk

19/01235/FUL

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. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **19/01235/FUL**

Proposal **Extension to takeaway (shaded blue) (Use Class A5) and creation of additional retail unit (shaded yellow) (Use Class A1/A2)**

Location **2 - 4 Station Road Stainforth Doncaster DN7 5QA**

Dated **16th August 2019**

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 COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

During the course of the application, the proposed additional takeaway unit was amended to propose a retail unit.

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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. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Dwg. No. AK-PLN1-50A2 Location Plan received 20 May 2019

Dwg. No. AK-PLN1-50A2 Site Plan received 20 May 2019

Dwg. No. A-01-001 Floor Plans received 20 May 2019

Dwg. No. A-01-002 Roof Plans received 20 May 2019

Dwg. No. A102 Elevations as Proposed received 20 May 2019

REASON

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

03. Details of an extraction/ventilation system to control the emission of cooking smells and fumes shall be submitted to and approved by the local planning authority and shall be installed and be fully operational before the use commences. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

REASON

To safeguard the amenities of the occupiers of adjacent properties.

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04. The use hereby permitted shall only take place between the following hours:

07:00 to 22:00, Monday - Friday
07:00 to 22:30, Saturdays
9:00 to 20:00, Sundays and Bank Holidays

REASON

To protect neighbouring amenity in accordance with Policy SH1 of the UDP.

05. Before the use hereby permitted takes place, the waste, delivery and recycling storage area as shown on the approved plans shall be provided. The area shall thereafter be retained solely for its designated use.

REASON

To ensure a suitable ancillary area to deal with refuse and deliveries to the site in accordance with Policy CS14 of the Core Strategy.

01. INFORMATIVE

The permission hereby granted shall not relate to the display of any advertisement for which express consent is required. Separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended) is required.

02. INFORMATIVE

For the avoidance of doubt, the approved takeaway unit (Use Class A5) is shaded blue and the approved retail unit (Use Class A1/A2) is shaded yellow on the approved plan dwg. no. A-01-001.

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