

# Public Document Pack

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 29TH MAY, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 29TH MAY, 2018, at 2.00 pm.

#### PRESENT:

Chair - Councillor Eva Hughes  
Vice-Chair - Councillor Iris Beech

Councillors Duncan Anderson, Mick Cooper, Susan Durant, John Healy, David Hughes, Sue McGuinness, Andy Pickering, Dave Shaw and Jonathan Wood

#### 1 DECLARATION OF INTEREST, IF ANY

In accordance with the Members' Code of Conduct, Councillor Iris Beech, declared an Disclosable Pecuniary Interest in Application No 17/00095/FULM, Agenda Item 5(1), by virtue of being a Member of Askern Miners Welfare Club and took no part in the discussion at the meeting and vacated the room during consideration thereof.

In accordance with the Members' Code of Conduct, Councillor David Hughes declared a Non disclosable Interest in Application No. 17/00095/FULM, Agenda Item 5(1), by virtue of being a Member of Highfield Miners Welfare Club.

In accordance with the Members' Code of Conduct, Councillor Susan Durant declared a Non disclosable Interest in Application No. 15/00878/FULM, Agenda Item 5(6), by virtue of being a Ward Member and being lobbied but had not given her opinion thereon.

#### 2 MINUTES OF THE MEETING HELD ON 1ST MAY, 2018.

RESOLVED that the minutes of the meeting he on the 1st May, 2018 be approved as a correct record and signed by the Chair.

#### 3 SCHEDULE OF APPLICATIONS

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

#### 4 DONCASTER BOROUGH COUNCIL TREE PRESERVATION ORDER (NO.401) 2018 - NO.2 LICHFIELD ROAD, WHEATLEY.

The Committee received a report seeking Members confirmation of a Tree Preservation Order (TPO) without modification in respect of TPO (No.401) at No.2 Lichfield Road, Wheatley, Doncaster.

Members were advised that the Council made the above TPO, covering a single mature Oak tree on 19th February, 2018. This followed a meeting on 15th February, 2018 with the tree owner at his recently acquired property where efforts to retain the tree by agreement failed. It was reported that the Council made the TPO on the grounds that the removal of the tree was unnecessary and would be detrimental to the character and appearance of the local area.

The Committee noted that the TPO took provisional effect on 19th February, 2018 and must be confirmed by 19th August, 2018 to remain in force. It was also advised that the owner had instructed a firm of solicitors to act on his behalf and the solicitors had enclosed with their letter of objection, a further seven objections to the TPO.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Adam Borkiewicz (applicant) spoke in support of the application for the duration of 5 minutes

Subsequently, it was MOVED by the Vice-Chair, Councillor Iris Beech and SECONDED by the Chair, Councillor Eva Hughes to confirm the Tree Preservation Order without modification.

A vote was taken on the proposal made by the Vice-Chair, Councillor Iris Beech which was declared as follows:-

For	-	8
Against	-	0
Abstain	-	0

On being put to the meeting, the motion proposed by the Vice-Chair, Councillor Iris Beech was declared as CARRIED.

RESOLVED that the Tree Preservation Order in respect of No.2 Lichfield Road, Wheatley, Doncaster be confirmed without modification.

## 5 APPEAL DECISIONS

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeals against the decision of the Council, be noted:-

<b>Application No</b>	<b>Application Description &amp; Location</b>	<b>Appeal Decision</b>
17/01520/FUL	Erection of first floor extension to a detached dwelling house at 12 Fairford Close, Cantley, Doncaster DN4 6PW.	Appeal Dismissed 24/04/2018
17/01420/FUL	Erection of 2 semi-detached houses with vehicular access at land rear of 23 Oak Crescent, Thorne, Doncaster.	Appeal Dismissed 04/05/2018

17/02903/ADV	Display of 1x freestanding 48 sheet internally illuminated advertising hoarding measuring 6069mm x 3048mm at Grove Inn, York Road, Bentley, Doncaster.	Appeal Dismissed 02/05/2018
17/02436/FUL	Erection of two detached dormer bungalows on approximately 0.09ha of land; following the demolition of the existing buildings at Unit 3, Harlington Road, Adwick Upon Dearne, Mexborough.	Appeal Allowed 10/05/2018

## 6 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

## 7 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 18TH APRIL TO 15TH MAY, 2018

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during 18th April to 15th May, 2018.

RESOLVED that all Planning Enforcement Cases received and closed for the period 18th April to 15th May, 2018, be noted.

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## Appendix A

### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 29th May, 2018

<b>Application</b>	<b>1</b>
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<b>Application Number:</b>	17/00095/FULM	<b>Application Expiry Date:</b>	14th April 2017
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 49 houses and associated infrastructure, access, parking and garages (full). Outline permission for relocation of bowling green and pavillion.
<b>At:</b>	Askern Miners Welfare Club and Institute, Manor Way, Askern Doncaster

<b>For:</b>	Gleeson Homes Limited (Mr Brian Reynolds)
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<b>Third Party Reps:</b>	54	<b>Parish:</b>	Askern Town Council
		<b>Ward:</b>	Norton & Askern

**A proposal was made to defer the application to prepare draft planning conditions and to prepare draft S106 heads of terms to ensure that any monies from the sale of the land could be secured to achieve the upgrading of the Miners Welfare Club, should it be decided that very special circumstances exist to approve this development in the Green Belt.**

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Sue McGuinness**

**For: 6 Against: 0 Abstain: 3**

**Decision: Defer the application to prepare draft planning conditions and to prepare draft S106 heads of terms to ensure that any monies from the sale of the land could be secured to achieve the upgrading of the Miners Welfare Club, should it be decided that very special circumstances exist to approve this development in the Green Belt.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Brian Reynolds (Gleeson Homes) and Mr Pat Hewitt (The Secretary of Askern Welfare Club) spoke in support of the application being granted for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Members Councillors Austen White and John Gilliver, spoke in support of the application being granted for the duration of up to 5 minutes each.

(Confirmation that the applicants were Gleeson Homes Limited and the Askern Miners Welfare Club was reported at the meeting).

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	17/02756/FUL	<b>Application Expiry Date:</b>	3rd January, 2018
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Renovation of Castle Cottage and conversion of the stables with single storey extension to form new dwelling.
<b>At:</b>	Castle Cottage, Lindrick, Tickhill, Doncaster

<b>For:</b>	Duchy of Lancaster C/O Savills
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<b>Third Party Reps:</b>	61	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill and Wadworth

**A proposal was made to defer the application for production of a structural survey.**

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Jonathan Wood**

**For: 9 Against: 1 Abstain: 1**

**Decision: Planning application be deferred for the production of structural survey.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Katy Moss (on behalf of Mr Moss), spoke in opposition to the application for the duration of up to 5 minutes.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Graeme Chalk from the Duchy of Lancaster spoke in support of the application for the duration of up to 5 minutes.

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	18/00638/FUL	<b>Application Expiry Date:</b>	7th May, 2018
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Proposed Detached 4 Bed Dwelling with detached garage (Being a re-submission of 17/01202/FUL)
<b>At:</b>	San Lorenzo, Armthorpe Lane, Barnby Dun, Doncaster

<b>For:</b>	Mr Jason Taylor
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Barnby Dun/Kirk Sandall Parish Council
		<b>Ward:</b>	Stainforth and Barnby Dun

**A proposal was made to refuse the application.**

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Dave Shaw**

**For: 8 Against: 0 Abstain: 0**

**Decision: Planning permission refused.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Jim Lomas (agent), spoke in opposition to the application for the duration of up to 5 minutes.

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	17/03156/FULM	<b>Application Expiry Date:</b>	11th April, 2018
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Change of use of B1 offices/registrar to 30 apartments (Elmfield House x22 & Registrar x8).
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<b>At:</b>	Elmfield House, South Parade, Doncaster DN1 2EH
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<b>For:</b>	Davis
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<b>Third Party Reps:</b>	7	<b>Parish:</b>	
		<b>Ward:</b>	Town

**A proposal was made to defer the application for a Site Visit to assess the impact on the Listed Building, the parking issues within the vicinity of the site and the impact of the proposal on the Conservation Area.**

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Duncan Anderson**

**For: 3 Against: 2 Abstain: 2**

**Decision: Deferred for a Site Visit to assess the impact on the Listed Building, the parking issues within the vicinity of the site and the impact of the proposal on the Conservation Area and that the Conservation and Highways Officers be requested to attend the visit.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mark Thompson (resident), spoke in opposition to the application for the duration of up to 5 minutes.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Sarah Worthington (Airedon Planning) spoke in support of the application for the duration of up to 5 minutes.**



<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	18/00725/LBCM	<b>Application Expiry Date:</b>	19th June 2018
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<b>Application Type:</b>	Listed Building Consent Major
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<b>Proposal Description:</b>	Listed building consent in connection with conversion of Elmfield House to 22 apartments.
<b>At:</b>	Elmfield House, South Parade, Doncaster DN1 2EH

<b>For:</b>	Hughes
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	
		<b>Ward:</b>	Town

**A proposal was made to defer the application for a Site Visit to assess the impact on the Listed Building, the buildings relationship with the registrar and to see inside the building to assess its historic significance.**

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Sue McGuinness**

**For: 8 Against: 0 Abstain: 0**

**Decision: Deferred for a Site Visit to assess the impact on the Listed Building, the buildings relationship with the registrar and to see inside the building to assess its historic significance.**

<b>Application</b>	<b>6</b>
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<b>Application Number:</b>	15/00878/FULM	<b>Application Expiry Date:</b>	16th July, 2015
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 23 dwellings on approx. 0.53ha of land with associated garages and car parking
<b>At:</b>	Land Off Marshland Road, Moorends, Doncaster DN8 4TP

<b>For:</b>	D Noble Limited
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<b>Third Party Reps:</b>	31 objections overall, 1 representation and 4 support. 2 petitions in opposition	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	(Historic) Stainforth and Moorends

**A proposal was made to defer the application for a Site Visit in order to assess the highway access and to assess the impact of the raised floor levels on the character of the area.**

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Mick Cooper**

**For: 7 Against: 0 Abstain: 0**

**Decision: Deferred for a Site Visit in order to assess the highway access and to assess the impact of the raised floor levels on the character of the area.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mrs Benita Craig, spoke in opposition to the application for the duration of up to 5 minutes.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Keith McFarlane (Together Housing) and Mr Oliver Hardiman (Self Architects) spoke in support of the application for the duration of up to 5 minutes.**