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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 10TH JANUARY, 2017

A MEETING of the PLANNING COMMITTEE was held at the CIVIC OFFICE on TUESDAY, 10TH JANUARY, 2017, at 2.00 pm.

PRESENT:

Chair - Councillor Iris Beech
Vice-Chair - Councillor Dave Shaw

Councillors George Derx, Susan Durant, John Healy, Eva Hughes, Sue McGuinness, John McHale, Andy Pickering, Alan Smith and Jonathan Wood.

55 DECLARATIONS OF INTEREST, IF ANY

No declarations of interest made at the meeting.

56 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15TH NOVEMBER, 2016

RESOLVED that the minutes of the meeting held on 15th November, 2016, be approved as a correct record and signed by the Chair.

57 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 the Schedule hereto and marked Appendix 'A'.

58 STEREFIBRE, HAZEL LANE QUARRY, HAMPOLE, DONCASTER - FORTHCOMING APPEALS

The Committee considered a report on the three appeals relating to the stockpiling of 'Stere fibre' and the retention of an engineered fibre storage pad for a temporary period of 6 years at Hazel Lane Quarry, Hampole, Doncaster, which had been linked together for a Public Inquiry which was to commence on the 28th March, 2017.

It was reported that on the 17th November, 2015, retrospective planning application 15/00728/TIP, for the stockpiling of 'Stere fibre' and the retention of an engineered fibre storage pad for a temporary period of 6 years, was refused by the Planning Committee. The reason for refusal was that the application was contrary to the NPPF and saved policy ENV3 of the Doncaster Unitary Development Plan. The development was inappropriate in the Green Belt and there were no very special circumstances to override the general presumption against inappropriate development in the Green Belt. The Stere fibre stockpile had a visual impact, albeit limited, and it also encroached into the Green Belt. The use of the site for the storage of Stere fibre had an impact on the openness

of the Green Belt.

Subsequently, the applicant had appealed the decision to the Planning Inspectorate and in addition to this, had also submitted a Certificate of Lawfulness application to allow Sterefibre to be spread on the land and a Condition Discharge request (Condition 29 of Planning Permission 01/0817/P) to allow Sterefibre to be imported and used for restoration purposes. Both the Certificate and the Condition Discharge request, which had been refused by the Local Planning Authority under delegated powers on 12th July 2016 and 24th August 2016 respectively, had also been appealed.

Members were informed that Catplant intended to firstly utilise Sterefibre over six of the twelve landfill cells, which have the benefit of an Environmental Permit. Should Sterefibre be spread to agricultural land; the restoration of Hazel Lane Quarry being an agricultural led scheme, as part of the Environment Agency's permitting Improvement Condition, it could never again be used for the growing of food or fodder or for the grazing of livestock. Therefore, as there was concerns that the properties of the Sterefibre could be taken up into the food chain, such a proposal would severely limit the full agricultural benefit of the restored land due to the degrading of the soil quality, which was land in full agricultural (arable) use prior to mineral extraction/landfilling taking place.

In preparation for the forthcoming Public Inquiry, Officers requested the approval of the Planning Committee to have full consideration to the wider implications of Catplant's proposal to utilise Sterefibre over the Hazel Lane Quarry site and in so, doing detailing the adverse implications that this would have on the site's agricultural/soil resource.

RESOLVED that Committee endorse Officers in the forthcoming appeals in relation to the stockpiling of Sterefibre and the retention of an engineered fibre storage pad for a temporary period of 6 years at Hazel Lane Quarry, Hampole, Doncaster, to have full consideration to the concerns over the downgrading of the agricultural land should Sterefibre be used as part of the restoration soil making materials.

59 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 30TH NOVEMBER, 2016 TO 19TH DECEMBER, 2016

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 30th November to 19th December, 2016.

In response to Councillor Sue McGuinness seeking further clarification with regard Enforcement Case 16/00433/M, the Head of Planning, Richard Purcell, undertook to provide Councillor McGuinness with a written response to outlining the specific details of the case and indicating what action was going to be undertaken by the Local Authority to resolve the issue.

RESOLVED that all Planning Enforcement Cases received and closed for the period 30th November to 19th December, 2016, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 10th January, 2017

Application	1		
Application Number:	16/02551/FUL	Application Expiry Date:	4th January, 2017
Application Type:	Full Application		
Proposal Description:	Change of use to 7 bedroom House in Multiple Occupation (Large HMO - sui generis) and associated external alterations		
At:	12 Princess Road, Mexborough, S64 0AW		
For:	Foot Forward Ltd - Mr Jeff Dunnill		
Third Party Reps:	8	Parish:	None
		Ward:	Mexborough

A proposal was made to refuse the application.

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Andy Pickering**

For: 5 Against: 1 Abstain: 5

Decision: Planning permission Refused for the following reasons:-

- In the opinion of the Local Planning Authority, the change of use to form a house in multiple occupation for 7 people with no provision for off-street parking will lead to such a level of on-street parking as to create a danger to highway safety and thereby be contrary to Doncaster's Core Strategy Policy CS 14: Design and Sustainable Construction, Criteria A)3, which seeks to ensure that new developments do not undermine the safety of highway users.**

Application	2
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Application Number:	16/02779/4OUT	Application Expiry Date:	3rd February, 2017
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Application Type:	Outline Planning (DMBC Reg 4)
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Proposal Description:	Outline application for the erection of a new Yorkshire Ambulance Service Hub on approx 0.93 ha of land (Approval being sought for Access) (being application under Regulation 4 Town and Country Planning (General) Regulation 1992)
At:	Land North of Middle Bank, Lakeside, Doncaster

For:	Ambulance Service Yorkshire
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Third Party Reps:	None	Parish:	N/A
		Ward:	Town

Planning Application Withdrawn.

Application	3
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Application Number:	16/02890/FUL	Application Expiry Date:	4th January, 2017
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Application Type:	Full Application
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Proposal Description:	Erection of extension to existing bungalow to create two storey dwelling and erection of two storey detached house and two detached garages
At:	8 Sprotbrough, Doncaster, DN5 7QG

For:	Mr Matthew Sylvester
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Third Party Reps:	11 objections	Parish:	Sprotbrough & Cusworth Parish Council
		Ward:	Sprotbrough

A proposal was made to grant the application.

Proposed by: **Councillor Eva Hughes**

Seconded by: **Councillor John Healy**

For: 7 Against: 2 Abstain: 2

Decision: Planning permission granted.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr. Alan Brown spoke in opposition to the application for the duration of up to 5 minutes and provided Members with a document to accompany his presentation.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr. Rob Saxton (Agent) spoke in support of the application for the duration of up to 5 minutes.

(The receipt of a street scene drawing from the Applicant and an amended representation from a correspondent, were reported at the meeting).

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