

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 22ND AUGUST, 2017

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 22ND AUGUST, 2017, at 2.00 pm.

PRESENT:

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

Councillors Duncan Anderson, Mick Cooper, John Healy, Sue McGuinness, Andy Pickering and Jonathan Wood.

APOLOGIES:

An apology for absence was received from Councillor Dave Shaw.

20 DECLARATIONS OF INTEREST, IF ANY

In accordance with the Members' Code of Conduct, Councillor Mick Cooper declared a Disclosable Pecuniary Interest in Application No. 17/01369/FULM (Agenda Item 5 (1)) by virtue of undertaking a Tree Survey for the Applicant, Strata Homes Ltd, to support the Planning Application and therefore, took no part in the discussion at the meeting and vacated the room during consideration thereof.

21 MINUTES OF THE PLANNING MEETING HELD ON 25TH JULY, 2017

RESOLVED that the minutes of the meeting held on the 25th July, 2017, be approved as a correct record and signed by the Chair.

22 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'.

23 TOWN AND COUNTY PLANNING ACT 1990, SECTION 106 AGREEMENT

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

Application No	Description and Location
17/01369/FULM	Erection of 31 dwellings on land off Malton Way, Adwick Le Street, Doncaster.

24 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:-

Application No	Application Description & Location	Appeal Decision
16/01898/FUL	Change of use of garages to form a self-contained one bedroom flat at 3 St Marys Cottages, St Marys Road, Tickhill, Doncaster.	Appeal Dismissed 08/08/2017
16/02221/FUL	Erection of detached house with detached garage at land in front of 12 Cantley Lane, Cantley, Doncaster.	Appeal Dismissed 20/07/2017

25 ATTERO HGV PARK PLANNING APPLICATION - POSITION STATEMENT

The Committee received a report updating Members on the consideration of the temporary Attero HGV Park under Planning Reference 16/02386/COUM.

It was reported that at the Committee meeting held on 30th May, 2017, the application was deferred for a Site Visit which was subsequently undertaken on 22nd June, 2017. In addition, Officers had also conducted a separate visit and identified a potential breach of planning control with the Attero operations having expanded outside of its permitted area. Officers had taken on board comments raised at the Planning Committee and sought further legal advice concerning the current actions of Attero and the potential implications for the proposal for a temporary Attero HGV Park.

It was noted that on the 7th August, 2017, two Planning Contravention Notices (PCNs) were served on Attero. These would allow the Council to formally request and receive information within a specified timescale, about any use or operations being carried out on land, and could be used to invite a constructive response about how any suspected breach of planning control may be able to be satisfactorily remedied.

Members were advised that a decision on the proposal for a temporary Attero HGV Park must be made as soon as possible. However, Officers and concurrent with legal advice, were of the opinion that the application could not be determined without consideration as to whether the current activities taking place at the site, were having an impact on the lawful use at the site, particularly in terms of HGV movements. Therefore, it was imperative that Officers consider the information received as a result of the PCNs, as this could affect the overall planning balance when considering the temporary Attero HGV Park application.

RESOLVED the progress report relating to the temporary Attero HGV Park Planning Application, be noted.

26 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 13TH JULY TO 8TH AUGUST, 2017

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during the period 13th July to 8th August, 2017.

RESOLVED that all Planning Enforcement Cases received and closed for the period 13th July to 8th August, 2017, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 22nd August, 2017

Application	1		
Application Number:	17/01369/FULM	Application Expiry Date:	1st September, 2017
Application Type:	Full Planning Major		
Proposal Description:	Erection of 31 dwellings		
At:	Land off Malton Way, Adwick Le Street, Doncaster		
For:	Strata Homes Ltd		
Third Party Reps:	0	Parish:	
		Ward:	Adwick-Le-Street and Carcroft

A proposal was made to grant the application subject to a Section 106 Legal Agreement.

Proposed by: **Councillor John Healy**

Seconded by: **Councillor Sue McGuinness**

For: 7 Against: 0 Abstain: 0

Decision: Planning Permission granted subject to the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement:-

- (i) £91,485 towards the provision of School places for Adwick Outwood Academy; and**
- (ii) £96,604 towards the provision of off-site Affordable Housing provision.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Ian Corner, Strata Homes Ltd, spoke in support of the application for the duration of up to 5 minutes.

Application	2
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Application Number:	17/01207/FUL	Application Expiry Date:	12th July, 2017
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Application Type:	Full Application
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Proposal Description:	Change of use from Community facility to form 7 room hostel at ground floor (C1), 6 bed HiMO (C4) to first floor, and 2 studio apartments to new second floor (C3); with associated works
At:	Church Hall, 61A Carr House Road, Hyde Park, Doncaster

For:	Mr R Bhatt
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Third Party Reps:	19	Parish:	
		Ward:	Town

A proposal was made to refuse the application.

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Andy Pickering**

For: 8 Against: 0 Abstain: 0

Decision: Planning permission refused.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr. Ian Lord, the Agent and Mr. Raj Bhatt, the Applicant, spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor John McHale, Local Ward Member, spoke in opposition to the application for the duration of up to 5 minutes.

(The receipt of an additional objection from neighbouring residents was reported at the meeting. With the agreement of the Chair, Councillor Eva Hughes, the Applicant distributed a document relating to his Company to Members of the Committee present at the meeting).

Application	3
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Application Number:	17/01262/COU	Application Expiry Date:	17th July, 2017
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Application Type:	Full Application
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Proposal Description:	Change of use of domestic shed to a dog grooming business
At:	1 Clifton Byres, Clifton, Rotherham S66 7RS

For:	Miss Hannah Burkinshaw
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Third Party Reps:	5	Parish:	Conisbrough Parks Parish Council
		Ward:	Conisbrough

A proposal was made to grant the application.

Proposed by: **Councillor Jonathan Wood**

Seconded by: **Councillor Duncan Anderson**

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to an amended floor plan being submitted to the Local Planning Authority showing the correct dimensions of the existing shed and upon receipt and acceptance of the amended floor plan, the Head of Planning be authorised to issue the decision.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr. Colin Lightfoot 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', Miss Hannah Burkinshaw, the Applicant, and Mrs Dianne Burkinshaw, the land owner, spoke in support of the application for the duration of up to 5 minutes each.

(The receipt of an additional representation from Conisbrough Park Parish Council relating to further details of the covenant on the land and outlining the communities opinion of the upset caused by the Application, were reported at the meeting).