



# City of Doncaster Council

## Agenda

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To all Members of the

## **PLANNING COMMITTEE**

**Notice is given that a Meeting of the above Committee is to be held as follows:**

**Venue:** Council Chamber, Civic Office, Waterdale, Doncaster DN1 3BU  
Waterdale, Doncaster

**Date:** Tuesday, 4th April, 2023

**Time:** 2.00 pm

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**Damian Allen  
Chief Executive**

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Issued on: Monday, 27 March 2023

**Governance Services Officer for this meeting**

David M Taylor  
01302 736712

**Members of the Planning Committee**

Chair – Councillor Susan Durant

Vice-Chair – Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 4<sup>th</sup> April 2023

**Officers Present:** Garry Hildersley - Planning Development Manager, , Mark Sewell - Principal Planning Officer, Alicia Murray - Principal Planning Officer, Steve Gill – Principal Planning Officer, Mark Ramsay - Senior Planning Officer, Jess Hill - Senior Planning Officer, Stacy Cutler – Senior Legal Officer, Amber Torrington - Senior Governance Officer.

Agenda Item No.	Notes
<p>Item 1 – 22/01978/FULM</p>	<p><b>Application description</b> – Erection of a solar farm and battery energy storage system (BESS) and associated infrastructure</p> <p><b>Location</b> – Foredoles Farm House, Marsh Hill, Micklebring, Rotherham, S66 7RN</p> <p><b>Speakers</b> - Applicant/agent (In Support) – Owen Seward, Climate ER</p> <p><b>Speaking for a maximum of 5 minutes.</b></p> <p><b>Amendment to Recommendation</b> – Grant, subject to referral to the National Planning Casework Unit.</p> <p><b>Additional Representation</b></p> <p>A further representation has been received from Cllr Adam Tinsley (Maltby East). The correspondence sets out the importance of protecting agricultural land, given it provides food for our communities, contributes to the economy, and supports biodiversity, and is the foundation of the local agricultural industry. The impacts of the proposal upon countryside views and the character of the local area are also raised. It is stated that the proposed solar development on agricultural land would have significant consequences on both of these important resources. It would result in the loss of prime agricultural land, which could have long-lasting effects on our ability to produce food and maintain sustainable land use practices. Additionally, the visual impact of solar panels can detract from the scenic beauty and rural character of the landscape, potentially diminishing the countryside views that are so valued by our community</p>

<p>Item 2 - 22/00936/FUL</p>	<p><b>Application description</b> – Engineering Operation for creation of Access Track and Biofertiliser Storage Lagoon</p> <p><b>Location</b> - Red House Farm, Doncaster Road, High Melton, Doncaster, DN5 7SU</p> <p><b>Speakers</b> –</p> <p>In objection:</p> <ul style="list-style-type: none"> <li>• Ian Stuart</li> <li>• High Melton Parish Council – Martin Pick</li> </ul> <p>Applicant/agent (In Support):</p> <ul style="list-style-type: none"> <li>• Janet Hodson, JVH Planning</li> </ul> <p><b>Speaking for a maximum of 5 minutes</b></p> <p><b>Additional condition</b></p> <p>Unless agreed in writing with the Local Planning Authority, no material other than that which is PAS110 accredited (or equivalent) shall be stored in the lagoon hereby approved.</p> <p>REASON</p> <p>To ensure material being stored is certified under the biofertilizer certification Scheme.</p>
<p>Item 3 – 22/02088/FULM</p>	<p><b>Application description</b> - The installation of a 2.5MW solar PV array, 0.9MW green hydrogen plant and associated landscaping</p> <p><b>Location</b> - Croft Farm, Askern Road, Carcroft, Doncaster, DN6 8DE.</p> <p><b>Speakers</b> – None</p>

	<b>Amendment to Recommendation</b> – Grant, subject to referral to the National Planning Casework Unit.
Item 4 – 22/02316/FULM	<p><b>Application description</b> – Erection of a two storey house block</p> <p><b>Location</b> – HMP Hatfield, Thorne Road, Hatfield, Doncaster, DN7 6EL</p> <p><b>Speakers</b> – Harry Greenhalgh (Cushman and Wakefield) (Planning Agent) speaking in support.</p> <p><b>Speaking for a maximum of 5 minutes</b></p>
Item 5 – 22/01711/FUL	<p><b>Application description</b> - Erection of 3no. detached dwellings &amp; formation of new vehicular access following demolition of existing dwelling (Amended Description)</p> <p><b>Location</b> - 9 The Close, Branton, Doncaster, DN3 3LX</p> <p><b>Speakers</b></p> <ul style="list-style-type: none"> <li>• Tracey Steeples (objector)</li> <li>• Nick Sloan (objector)</li> <li>• Jennifer Hemsworth (objector)</li> <li>• Nigel Gill (Objector)</li> </ul> <p><b>Speaking for a maximum of 5 minutes</b></p> <p><b><u>Representations</u></b></p> <p>The applicant has provided a comprehensive response to the objections received to the application, in which they raise the following points (in summary):</p> <ul style="list-style-type: none"> <li>• The applicant is not responsible for the removal of the trees on the northern boundary, this work was undertaken prior to the current owner purchasing the property.</li> </ul>

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|  | <ul style="list-style-type: none"><li>• The applicant has never experienced any issues with the drains at the property, and has contacted both Yorkshire Water and Severn Trent Water who have confirmed they have not identified any issues with the drainage in this area</li><li>• In terms of overdevelopment, the applicant states that they have listened to objectors and have reduced the density of the development, and it is now a more sympathetic scheme as a result.</li><li>• The applicant states that there are no traffic issues in the area, and the road is a quiet road, and the development would not cause any unacceptable issues.</li><li>• In terms of demolition, an application was made to Doncaster council to consider this process under application 22/00335/DEM. It was confirmed by the Council that Prior Approval was not required, and the bungalow has now been demolished.</li><li>• In relation to the Parish Council objection, the applicant states that they did not receive any correspondence to say that a Parish Council meeting was taking place. Had they done so, they would of attended, and would have been happy to answer any questions on the concerns raised on the application</li></ul> |
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If you wish to see the full correspondence sent by the applicant, please let the case officer know.