



# 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

**Date:** Tuesday, 30th May, 2023

**Time:** 2.00 pm

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**Damian Allen**  
**Chief Executive**

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Issued on: Friday, 19<sup>th</sup> May, 2023

**Governance Services Officer for this meeting**

Amber Torrington  
01302 737462

**City of Doncaster Council**  
**[www.doncaster.gov.uk](http://www.doncaster.gov.uk)**

**Members of the Planning Committee**

Chair – Councillor Susan Durant

Vice-Chair – Councillor Sue Farmer

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

## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 30<sup>th</sup> May 2023

**Officers Present:**, Dave Richards – Principal Planning Officer, Mark Ramsay - Senior Planning Officer, Andrea Suddes – Principal Planning Officer, Jess Duffield- Principal Planning Officer, Rebecca Larder - Senior Planning Officer, Stacy Cutler – Senior Legal Officer, Amber Torrington - Senior Governance Officer, Fiona Boothroyd – Senior Environmental Health Practitioner

Agenda Item No.	Notes
Item 1 - 22/00936/FUL	<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><u>Members of the public (in opposition)</u></p> <p>Ian Stuart speaking in opposition</p> <p>Speaking for a maximum of 5 minutes</p> <p><u>High Melton Parish Council</u></p> <p>Martin Pick speaking in opposition</p> <p>Speaking for a maximum of 5 minutes.</p> <p><b>Amendment to Recommendation</b> –</p> <p><b>Additional Representation</b> –</p> <p>Matters raised in two additional representations sent since the report was prepared include;....</p> <p>Lack of information regarding the chemical composition of the digestate.</p> <p>Challenging the figures produced in the Earthcare report for calculating the size required for the lagoon and the increase in size and requirement to store digestate/bio fertiliser over the existing tank,</p>

	<p>odour modelling fails to take into account the affect of spreading fertiliser on the land and that methane gas will be emitted</p> <p>complaints regarding the spreading of fertiliser not accounted for in the appeal for the tank or the planning application.</p> <p>Keeping of records for the Odour Management Plan needs to be longer than two years.</p>
Item 2 - 21/02115/FULM	<p><b>Application description</b> – Erection of 58 dwellings including formation of new access from Doncaster Road, landscaping and public open space</p> <p><b>Location</b> – Land South Of Doncaster Road, Harlington, Doncaster, DN5 7JF</p> <p><b>Speakers</b> –</p> <p><u>Members of the public</u></p> <p>Mr Simon Hepworth speaking in opposition</p> <p>Speaking for a maximum of 5 minutes.</p> <p><u>Applicant/Agent</u></p> <p>Mr Richard Holliday (Agent - Carter Jonas), Mr Phil Owen and Sam Chapman – Highways, Optima, Mr Keith Emmett, - Flood Risk and Drainage, Eastwoods</p> <p>Agent will be speaking in support of the application for a maximum of 5 minutes. Technical team will be available to answer any Member questions.</p> <p><b>Amendment to Report</b></p> <p>Amendment to the officer report at paras 8.17 &amp; 8.82 on account that the Strategic Housing Officer has updated his affordable housing contribution, this is now £548,188.20 following update.</p>
Item 3 – 22/02202/FULM	<p><b>Application description</b> – Erection of a new Medical Centre (Use Class E(e) with associated car parking and landscaping.</p>

	<p><b>Location</b> – Land South West Of West End Lane, New Rossington, Doncaster, DN11 0PQ</p> <p><b>Speakers</b> –</p> <p><u>Local Ward Councillor</u></p> <p>Cllr Blake- speaking in opposition</p> <p><u>Applicant/Developer</u></p> <p>Simon Barnes (NHS South Yorkshire) – speaking in support</p> <p>Anthony Fitzgerald (NHS South Yorkshire) – speaking in support</p> <p>Both to share the 5 minute timeslot.</p> <p><b>Amendment to Recommendation</b> –</p> <p>Condition 18: Reference to Travel Plan corrected</p> <p><i>The development shall to be delivered in accordance with the approved Travel Plan document (SLR Report dated: <b>January 2023, received: 2/2/2023</b>).</i></p> <p><b>REASON</b></p> <p><i>In the interests of highway safety and the promotion of sustainable transport methods in line with Local Plan Policy 13.</i></p>
<p>Item 4 –22/02194/FUL</p>	<p><b>Application description</b> – Extension and alterations to existing dwelling to form six one bedroomed flats and conversion of outbuilding to form additional single flat and bike store.</p> <p><b>Location</b> – 97 Scawthorpe Avenue, Scawthorpe, Doncaster, DN5 9DQ</p> <p><b>Speakers</b> –</p> <p><u>Member of the public</u></p> <p>Scott Clarkson in opposition to the application</p> <p>Speaking for a maximum of 5 minutes.</p>

	<p><b>Amendment to Recommendation –</b></p> <p><b>Additional Representation -</b></p> <p>Cllr Hempshall is unable to attend and requested that members are aware of their objection.</p>
<p>Item 5 – 22/01376/FUL</p>	<p><b>Application description</b> – Erection of two, four-bedroom dwellings at the rear of 65 Station Road</p> <p><b>Location</b> – 65 Station Road, Hatfield, Doncaster, DN7 6QN</p> <p><b>Speakers</b> – Darren Ormshaw (Agent from Building Link Design)</p> <p>Speaking for a maximum of 5 minutes.</p> <p><b>Amendment to Recommendation –</b></p> <p><b>Additional Representation –</b></p> <p>Statement of support received from Cllr Linda Curran as she is unable to make planning committee to speak (below)</p> <p><i>“Please accept my apologies for not attending the committee hearing on 2/5/2023 this is due to other commitments</i></p> <p><i>I am supporting the development of two four-bedroom properties at the rear of 65 Station Road Hatfield Doncaster,</i></p> <p><i>I am writing to the chair and committee to give my full support to this development</i></p> <p><i>Station Road Hatfield and Dunscroft have had a number of developments in the back of Existing properties, and from what I understand all planning application where except by the planning officers.</i></p> <p><i>Danton Homes development have built excellent quality homes in the area</i></p> <p><i>These two-family homes would be a great asset to the area due to the ongoing housing shortage Of this quality and size</i></p> <p><i>Please give this development your full consideration.”</i></p>