



# 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, 17th October, 2023

**Time:** 2.00 pm

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**Damian Allen  
Chief Executive**

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Issued on: Monday, 9 October 2023

**Governance Services Officer for this meeting**

Amber Torrington  
01302 737462

**City of Doncaster Council  
www.doncaster.gov.uk**

**Members of the Planning Committee**

Chair – Councillor Susan Durant

Vice-Chair – Councillor Sue Farmer

Councillors Duncan Anderson, Iris Beech, Steve Cox, Aimee Dickson, Charlie Hogarth, Sophie Liu, Emma Muddiman-Rawlins, Andy Pickering and Gary Stapleton

## PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

**Committee Date:** 17<sup>th</sup> October 2023

**Officers Present:** Roy Sykes – Head of Planning Services, Stacy Cutler – Senior Legal Officer, David Taylor – Senior Governance Officer  
Mel Roberts – Principal Planning Officer, Steve Gill – Principal Planning Officer, Andrea Suddes – Principal Planning Officer, Mark Ramsay – Senior Planning Officer, Nicola Howarth – Senior Planning Officer.

Agenda Item No. and Application Reference	Notes
ITEM 1 23/00108/FUL	<p><b>Application description</b> - Conversion of existing dwelling with erection of rear extension to create 7 - one bed HMO units and conversion of rear outbuilding to create a one bed apartment</p> <p><b>Location:</b> 18 Lifford Road, Wheatley, Doncaster, DN2 4BY</p> <p><u>Request to Speak</u></p> <p>Richard Maddox speaking in opposition to the application</p> <p>Cllr Gemma Coby has requested to speak as ward councillor in opposition</p> <p>Cllr Shaw has requested to speak as ward councillor in opposition</p> <p><u>Additional Representation</u></p> <p>A representation has been received from Councillor Jake Kearsley, outlining concerns:</p> <ul style="list-style-type: none"> <li>- Proliferation of such properties</li> <li>- Parking</li> <li>- Noise pollution</li> <li>- Impact on neighbouring properties</li> </ul> <p><u>Amendment to condition 2 – now reads</u></p> <p>The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:</p> <p>002 Floor Plans as proposed REV A dated May 2023</p>

	<p>004 Existing and Proposed Elevations dated July 2023</p> <p>008 Extg &amp; Proposed Outbuilding Elevations date Sep 2023</p> <p>REASON</p> <p>To ensure that the development is carried out in accordance with the application as approved.</p>
<p>ITEM 2 22/00255/REMM</p>	<p><b>Application description</b> - Details of Access, Appearance, Landscaping, Layout and Scale of design for 248 units with 25 affordable units and 223 open market units (being matters reserved in outline application previously granted permission under ref 15/01278/OUTM on 05/02/2019). (Amended Plans and Description)</p> <p><b>Location:</b> Land to the east of Mere Lane, Edenthorpe, Doncaster, DN3 2BF</p> <p><u>Request to Speak</u></p> <p>Charlotte Hatton of Avant (applicant) will be speaking in support</p>
<p>ITEM 3 21/00398/MINA</p>	<p><b>Application description</b> - Proposed northerly extension of the quarry workings into around 31.6ha of land to include mineral extraction; in-pit primary processing and transfer of mineral to plant site. Proposals also include creation of peripheral screen mounds, advance planting and progressive restoration of workings.</p> <p><b>Location:</b> Land north of Holme Hall Quarry, Stainton</p> <p><u>Additional representations</u></p> <p>A further 2 letters of support have been submitted raising similar issues to those cited in the report from other supporters.</p> <p><u>Request to Speak</u></p> <p>Mr Parkes (local resident) will be speaking in support.</p> <p>Sarah Brown of Stainton Parish Council and Mr Addenbrooke of Braithwell with Micklebring Parish Council will be sharing the 5 minutes and speaking in support.</p> <p>Councillor Martin Greenhalgh will be speaking in support.</p> <p>Kris Furness of Breedon (applicant) will be speaking in support.</p>

<p>ITEM 4 22/02392/FUL</p>	<p><b>Application description</b> - Erection of a sales office building and associated works. Change of use of land to caravan storage and sales</p> <p><b>Location:</b> Vacant Land East of Adwick Lane, Toll Bar, Doncaster, DN5 0RE</p> <p><u>Request to Speak</u></p> <p>Cllr James Church is speaking in opposition.</p> <p>Angela Simmonds (Agent) on behalf of the Applicant/Application.</p>
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**Agenda Item 6**

**23/00087/DOV - Consideration of Section 106 Agreement following Viability Assessment for Residential Development at Owston Road, Carcroft (19/01514/OUTM)**

**Amendment at paragraph 4, this should now read:**

‘This report does not contain exempt information.’

Request to Speak

Whilst there are no requests to speak, Mr Ben Botham, Head of Land, Newett Homes will be in attendance to answer any Member questions on viability.

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