



City of Doncaster Council

Agenda

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, 14th November, 2023

Time: 2.00 pm

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Damian Allen
Chief Executive

Issued on: Monday, 6 November 2023

Governance Services Officer for this meeting

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: 14th November 2023

Officers Present: Roy Sykes – Head of Planning, Andrea Suddes - Principal Planning Officer, Mel Roberts- Principal Planning Officer, Jess Duffield – Principal Planning Officer, Susie Boyce – Senior Planning Officer, Alison Hartley – Senior Legal Officer, Amber Torrington - Senior Governance Officer.

Agenda Item No.	Notes
Item 1 – 23/01305/4FULM	<p>Application description – Erection of residential development with public open space and associated landscaping, drainage and infrastructure. (Being resubmission of application 22/01710/4FULM refused on 14/04/2023.)</p> <p>Location –</p> <p>Land North Of The Railway Line Rose Hill Rise Rose Hill Doncaster DN4 5LE</p> <p>Speakers</p> <p><u>Members of the public</u></p> <p>Mr Chris Owen is speaking on behalf of Rose Hill Residents Association for a maximum of 5 minutes in opposition to the application.</p> <p><u>Ward Councillors</u></p> <p>Cllr Nick Allen is speaking for a maximum of 5 minutes in opposition to the application.</p> <p><u>Applicant/agent</u></p> <p>(Agent) Emma Lancaster –Quod (Applicant) Ian Thomson -Miller Homes, Martin Whitaker (Optima Highways & Transportation), Sam Kitching (Brooks Ecology) and Rob Carter-Miller Homes</p> <p>Applicant/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><u>Additional Representations</u></p> <p>3 additional representations have been received regarding the following issues;</p> <ul style="list-style-type: none"> • Inaccuracies in the Construction Method Statement • Site is within Biodiversity Opportunity Area and the level of biodiversity loss is totally unacceptable, and full ecological surveys have not been submitted. • Illegal planting of 32 trees on the estate spine road
<p>Item 2 – 22/00848/FULM</p>	<p>Application description – Erection of 38 residential units and 56 retirement living homes, including landscaping and access.</p> <p>Location – Land off Sandford Road, Balby.</p> <p>Speakers <u>Applicant/agent</u> Kat Crisp (agent), Andrea Brough of Together Housing and Assad Hamed of Housing 21 will be sharing the 5 minutes and speaking in support of the application.</p>
<p>ITEM 3 – 22/01032/FULM</p>	<p>Application description – Erection of building with commercial units at ground floor level and office space on upper levels (Use Class E) with landscaping; creation of car park area and associated works.</p> <p>Location – Herten Way Doncaster DN4 7NW</p>

	<p>Speakers</p> <p><u>Applicant/agent</u></p> <p>Agent- Max Jones of MaxDesign speaking for 5 minutes</p>
<p>ITEM 4 – 23/01702/COU</p>	<p>Application description – Change of use of ground floor from vacant bar/public house (Sui Generis) to off licence (Class E)</p> <p>Location – Former Hexthorpe Star Bar, 2 Langer Street, Hexthorpe, DN4 0EX</p> <p>Speakers</p> <p><u>Members of the Public</u></p> <p>Mr Richard Hall will be speaking on behalf of residents in opposition to the application, for a maximum of 5 minutes.</p>
<p>ITEM 5 - 22/02382/OUT</p>	<p>Application description – Outline application for erection of 1 residential dwelling (up to one-and-a-half storey) on vacant play area (approval being sought for access) (AMENDED SCHEME)</p> <p>Location – Land Off Sutton Road, Kirk Sandall, Doncaster, DN3 1NY</p> <p>Speakers</p> <p><u>Applicant/Agent</u></p> <p>Cllr Gary Stapleton will be speaking in support of the application on behalf of the Parish Council.</p> <p><u>Members of the Public</u></p> <p>Mr Paul Daniels is speaking for a maximum of 5 minutes in opposition to the application.</p>

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