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## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 26TH JUNE, 2018

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 26TH JUNE, 2018, at 2.00 pm.

#### PRESENT:

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

Councillors Duncan Anderson, Mick Cooper, Susan Durant, David Hughes, Sue McGuinness, Andy Pickering and Dave Shaw

#### APOLOGIES:

Apologies for absence were received from Councillors John Healy and Jonathan Wood

#### 8 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Iris Beech, declared an Disclosable Pecuniary Interest in Application No 17/00095/FULM, Agenda Item 5(4), by virtue of being a Member of Askern Miners Welfare Club and took no part in the discussion at the meeting and vacated the room during consideration thereof.

In accordance with the Members' Code of Conduct, Councillor David Hughes declared a Non disclosable Interest in Application No. 17/00095/FULM, Agenda Item 5(4), by virtue of being a Member of Highfield Miners Welfare Club.

In accordance with the Members' Code of Conduct, Councillor Susan Durant declared a Non disclosable Interest in Application No. 17/02717/OUTM, Agenda Item 5(6), by virtue of the land being in the ownership of a family relatives and took no part in the discussion at the meeting and vacated the room during consideration thereof.

#### 9 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29TH MAY, 2018

RESOLVED that the minutes of the meeting held on 29th May, 2018 be approved as a correct record and signed by the Chair.

#### 10 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'.

11 DURATION OF MEETING

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the items of business on the agenda.

12 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 5.10 p.m. to be reconvened on this day at 5.15 p.m.

13 RECONVENING OF MEETING

The meeting reconvened at 5.15 p.m.

14 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:-

<b>Application No</b>	<b>Application Description and Location</b>	<b>Appeal Decision</b>
17/00857/FUL	Erection of a car port to front of existing garage, external electric car charging point plus photovoltaic installation. at Home Farm, Stockbridge Lane, Owston, Doncaster	Appeal Dismissed 18/05/2018
17/02555/FUL	Erection of detached dwelling at 1 Cherry Tree Drive, Dunscroft, Doncaster, DN7 4JY	Appeal Dismissed 31/05/2018

15 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that the public and press be excluded from the remaining proceedings of the meeting, in accordance with Section 100(A)(4) of the Local Government Act 1972, as amended, on the grounds that exempt information as defined in Paragraph 6 of Schedule 12A to the Act, is likely to be disclosed.

16 ENFORCEMENT CASES RECEIVED AND CLOSED FOR THE PERIOD OF 15TH MAY, 2018 TO 13TH JUNE, 2018. (EXCLUSION PARAGRAPH 6)

The Committee considered a report which detailed all Planning Enforcement complaints and cases received, and closed during 15th May to 13th June, 2018.

RESOLVED that all Planning Enforcement Cases received and closed for the period 15th May to 13th June, 2018, be noted.



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## Appendix A

### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 26th June, 2018

<b>Application</b>	<b>1</b>
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<b>Application Number:</b>	17/02756/FUL	<b>Application Expiry Date:</b>	3rd January, 2018
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Renovation of Castle Cottage and conversion of the stables with single storey extension to form new dwelling.
<b>At:</b>	Castle Cottage, Lindrick, Tickhill, Doncaster

<b>For:</b>	Duchy of Lancaster C/O Savills
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<b>Third Party Reps:</b>	61	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill and Wadworth

#### **A proposal was made to grant the application**

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Eva Hughes**

**For: 3 Against: 5 Abstain: 0**

**Decision: The Motion to grant the application was declared LOST.**

**Subsequently, a proposal was made to refuse the application due to the adverse effect on the setting of the Listed Building.**

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Mick Cooper**

**For: 5 Against: 3 Abstain: 0**

**Decision: Planning permission refused for the following reason:-**

- 01. The proposal by virtue of the proposed changes and domestication of the building would adversely affect the setting of the nearby Listed Buildings contrary to Policy ENV34 of the Doncaster Unitary Development Plan and Core Strategy Policy CS15 (b)**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Barry Moss, 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', Graeme Chalk from the Duchy of Lancaster 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 Martin Greenhalgh, spoke in opposition to the application for the duration of up to 5 minutes.**

**(The receipt of consultation responses from building control and structural engineers was reported at the meeting).**

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	17/03156/FULM	<b>Application Expiry Date:</b>	11th April, 2018
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Change of use of B1 offices/registrar to 30 apartments (Elmfield House x22 & Registrar x8).
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<b>At:</b>	Elmfield House, South Parade, Doncaster DN1 2EH
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<b>For:</b>	Davis
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<b>Third Party Reps:</b>	7	<b>Parish:</b>	
		<b>Ward:</b>	Town

**A proposal was made to grant the application**

Proposed by: **Councillor Sue McGuinness**

Seconded by: **Councillor Iris Beech**

**For: 5 Against: 4 Abstain: 0**

Upon the Chair declaring that there was an equal number of votes cast for and against the application, the Chair, Councillor Eva Hughes, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted to grant the application.

**Decision: Planning application granted subject to the addition of the following conditions:-**

16. The development hereby approved shall not be occupied until the applicant/developer has submitted a scheme for reducing vehicle speeds on exit from the driveway where it meets Benetthorpe, details of which shall be submitted to and approved in writing by the Local Planning Authority. Once approved the measures shall be implemented prior to occupation and remain in situ for the lifetime of the use.  
**REASON**  
In the interest of pedestrian safety of park users coming into conflict with vehicles exiting the site.

- 17. Prior to the relevant works full details of the entrance security gates shall be submitted to and agreed in writing by the Local Planning Authority. The development (installation of the gates) shall then be carried out in accordance with the approved details.**  
**REASON**  
**To protect the setting of the listed Building and character and appearance of the conservation area**
- 18. The development hereby approved shall not begin until the local planning authority has approved in writing a full scheme of off-site highway works for improvement of the highway around the pedestrian entrance to Elmfield Park. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.**  
**REASON**  
**In the interest of pedestrian safety of park users coming into conflict with vehicles exiting the site.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Max Jones (agent) and James Hughes (applicant) spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an additional letter of support from Smith Craven Chartered Accountants welcoming the application and additional information supplied by the applicant were reported at the meeting).**



<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	18/00725/LBCM	<b>Application Expiry Date:</b>	19th June 2018
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<b>Application Type:</b>	Listed Building Consent Major
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<b>Proposal Description:</b>	Listed building consent in connection with conversion of Elmfield House to 22 apartments.
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<b>At:</b>	Elmfield House, South Parade, Doncaster DN1 2EH
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<b>For:</b>	Hughes
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	
		<b>Ward:</b>	Town

**A proposal was made to grant the application**

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Sue McGuinness**

**For: 6 Against: 1 Abstain: 2**

**Decision: Planning application granted**

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	17/00095/FULM	<b>Application Expiry Date:</b>	14th April 2017
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 49 houses and associated infrastructure, access, parking and garages (full). Outline permission for relocation of bowling green and pavillion.
<b>At:</b>	Askern Miners Welfare Club and Institute, Manor Way, Askern Doncaster

<b>For:</b>	Gleeson Homes Limited (Mr Brian Reynolds) And Askern Miners Welfare Institute
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<b>Third Party Reps:</b>	54	<b>Parish:</b>	Askern Town Council
		<b>Ward:</b>	Norton & Askern

**A proposal was made defer the application until matters relating to the land ownership and CISWO were been fully understood**

Proposed by: **Councillor Susan Durant**

Seconded by: **Councillor Andy Pickering**

**For: 7 Against: 1 Abstain: 0**

**Decision: Planning application be deferred until matters relating to the land ownership and CISWO were been fully understood.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Local Ward Members Councillors Austen White and John Gilliver, spoke in support of the application being granted for the duration of up to 5 minutes each.**

**(The receipt of an additional letter of objection from Coal Industry Social Welfare Organisation (CISWO) was reported at the meeting).**

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	15/00878/FULM	<b>Application Expiry Date:</b>	16th July, 2015
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 23 dwellings on approx. 0.53ha of land with associated garages and car parking
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<b>At:</b>	Land Off Marshland Road, Moorends, Doncaster DN8 4TP
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<b>For:</b>	D Noble Limited
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<b>Third Party Reps:</b>	31 objections overall, 1 representation and 4 support. 2 petitions in opposition	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	(Historic) Stainforth and Moorends

**A proposal was made to refuse the application contrary to officer recommendation.**

Proposed by: **Councillor Duncan Anderson**

Seconded by: **Councillor Susan Durant**

**For: 9 Against: 0 Abstain: 0**

**Decision: Planning application refused contrary to officer recommendation for the following reasons:-**

- 01. The development by is contrary to Core Strategy Policies CS1 (B), (C), (E) and CS 14 by virtue of the proposed layout accessing from the quiet cul-de-sac known as Bloomhill Court. The proposed access will not provide for a safe place for current residents to live and due to the increased vehicle movements, fails to integrate the scheme well with its immediate and surrounding local area and will have an unacceptable negative effect upon the amenity of neighbouring residents. Secondly, the location of the access fails to protect and enhance the surrounding development and provide a well-designed, attractive and fit for purpose residential scheme.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mrs Benita Craig, 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', Chris Vause (D. Noble Ltd) 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 Mark Houlbrook, Ward Member spoke in support of the application for the duration of up to 5 minutes.**

**(A correction to paragraph 8.41 of the report and an additional consultation response regarding trees was reported at the meeting).**

<b>Application</b>	<b>6</b>
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<b>Application Number:</b>	17/02717/OUTM	<b>Application Expiry Date:</b>	8th February 2018
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<b>Application Type:</b>	Major
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<b>Proposal Description:</b>	Outline application for residential development (with means of access to be agreed).
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<b>At:</b>	Land to the rear of Rivendell, Bloomhill Road, Moorends
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<b>For:</b>	DLP Planning
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<b>Third Party Reps:</b>	Petition (200) and 22 in opposition with 27 in support.	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne And Moorends

**A proposal was made to refuse the application**

Proposed by: **Councillor Iris Beech**

Seconded by: **Councillor Dave Shaw**

**For: 5 Against: 3 Abstain: 0**

**Decision: Planning application refused.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Waistenage 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', Mr Jim Lomas (agent) 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', Mr Jameson 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 Mark Houlbrook, Ward member spoke in support of the application for the duration of up to 5 minutes.**

**(The receipt of an additional letter of support was reported at the meeting).**

<b>Application</b>	<b>7</b>
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<b>Application Number:</b>	18/00270/FUL	<b>Application Expiry Date:</b>	5th April 2018
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Change of use from single residence to cattery business and single residence with erection of 17 double pen cattery and conversion of existing dwelling utility room and office to cattery kitchen and reception
<b>At:</b>	Cherrytree Farm Crow Tree Bank Thorne Doncaster

<b>For:</b>	Mrs Amy Berry
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<b>Third Party Reps:</b>	One objection.	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

**A proposal was made to grant the application**

Proposed by: **Councillor Dave Shaw**

Seconded by: **Councillor Susan Durant**

**For: 9 Against: 0 Abstain: 0**

**Decision: Planning application granted subject to the addition of the following condition and informative:-**

- 08. Before the development commences a detailed soft landscape scheme shall be submitted to and approved in writing by the local planning authority. The soft landscape scheme should provide details of species, nursery stock specification for all plant material in compliance with the Horticultural Trades Association National Plant Specification, siting, planting distances/densities, details of staking/guying for all trees and a programme of implementation. Thereafter the scheme shall be implemented and maintained in accordance with the approved scheme. Any tree or shrub planted as part of the scheme which is removed or severely damaged or is found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with a tree or shrub as specified in the approved scheme.**

**REASON**

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity and in compliance with core strategy policy CS16: valuing our landscape.

**INFORMATIVE**

The applicant is reminded to manage noise levels resulting from the development and that from time to time noise levels may be monitored by the Council's Environmental Health section to ensure that no nuisance is being caused.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mrs Amy Berry (applicant) spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional objection from the occupier of Swallow's Nest and a response from the Council's Environmental Health Officer to the objection was reported at the meeting).

<b>Application</b>	<b>8</b>
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<b>Application Number:</b>	17/03067/FUL	<b>Application Expiry Date:</b>	8th February 2018
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of nine detached dwellings, including the construction of detached single garages to plots 4 - 9.
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<b>At:</b>	Land Adjacent 12 Lings Lane Hatfield Doncaster DN7 6AB
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<b>For:</b>	Mr G A Mell
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<b>Third Party Reps:</b>	2 Letters of objection 1 Letter of support	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

**A proposal was made to grant the application**

Proposed by: **Councillor Mick Cooper**

Seconded by: **Councillor Susan Durant**

**For: 7 Against: 2 Abstain: 0**

**Decision: Planning application granted.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Jim Lomas (agent) spoke in support of the application for the duration of up to 5 minutes.**