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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 23RD JULY, 2019

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 23RD JULY, 2019, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue McGuinness

Councillors Duncan Anderson, Iris Beech, George Derx, Mark Houlbrook and Jonathan Wood.

APOLOGIES:

Apologies for absence were received from Councillors Mick Cooper, John Healy, Eva Hughes and Andy Pickering.

16 DECLARATIONS OF INTEREST, IF ANY.

In accordance with Members Code of Conduct, Councillor Mark Houlbrook declared an interest in Application No. 19/01202/FUL, Agenda Item 5(3), by virtue that he had previously made representations as a ward councillor for Hatfield in 2014. Cllr Houlbrook took no part in the discussion or vote on the application.

In accordance with Members Code of Conduct, Councillor George Derx declared an interest in Application No. 19/01202/FUL, Agenda Item 5(3), by virtue that he had previously been lobbied by the developer on this application in 2014. Councillor Derx left the meeting during consideration of the application.

17 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH JUNE, 2019

RESOLVED that the minutes of the meeting held on the 25th June, 2019 be approved as a correct record and signed by the Chair.

18 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'.

19 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 17 (I), the meeting stand adjourned at 3.15 p.m. to be reconvened on this day at 3.20 p.m.

20 RECONVENING OF MEETING.

The meeting reconvened at 3.20 p.m.

21 APPEAL DECISIONS

RESOLVED that the following decision of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeal against the decision of the Council, be noted:-

Application No	Application Description and Location	Appeal Decision	Ward	Decision Type	Overtured
17/00201/FULM	Construction of new Motoway Service Area ("MSA") to comprise: amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking and a fuel filling station with retail shop, together with alterations to the adjacent roundabout at Junction 37 of the A1(M) to form an access point and works to the local highway network. Provision of landscaping, infrastructure and ancilliary works at land north east of J37 of the A1(M) Motorway, Marr Roundabout, Doncaster DN5 7AS	Appeal Dismissed 08/07/2019	Sprotbrough	Committee	Yes
18/03016/FUL	Erection of 4 bedroom detached house with integral garage at lynbar, Martin Lane, Bawtry, Doncaster	Appeal Dismissed 18/06/2019	Rossington and Bawtry	Delegated	No
18/00971/FUL	Erection of terraced house to side of existing house at 2 Lauder Road, Bentley, Doncaster DN5 9RP	Appeal Dismissed 19/06/2019	Bentley	Delegated	No

22 QUARTERLY PLANNING ENFORCEMENT PROGRESS REPORT

The Committee considered a report which detailed all Planning Enforcement Performance in the first Quarter 2019/20.

Members were advised that since the beginning of the new financial year, the team had been relatively busy and at present due to absent, leave the team was operating with only two full time officers. An interviewing process was currently being devised for applicants to fill a six months secondment opportunity, to assist with the backlog of outstanding cases, whilst also looking to employ and train an apprentice.

RESOLVED that all Planning Enforcement Cases received and closed for the period for 1st April to 30th June, be noted.

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Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 23rd July, 2019

Application	1
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Application Number:	18/02033/OUT	Application Expiry Date:	23rd October 2018
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Application Type:	Outline Application
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Proposal Description:	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)
At:	Chateau Renee, Sutton Road, Campsall, Doncaster

For:	Mr Matthew Dale
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Third Party Reps:	24	Parish:	Norton Parish Council
		Ward:	Norton and Askern

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

Proposed by: Councillor Iris Beech

Seconded by: Councillor George Derx

For: 4 Against: 2 Abstain: 1

Decision: Planning permission refused contrary to officer recommendation for the following reason:-

The indicative access would join a busy road and would be located close to the village entrance and a junction. The additional vehicle movements (as a result of this development) turning in and out of the application site would be unsafe on this section of road and increases the likelihood of a collision occurring. The proximity of the proposed access in relation to the village entrance and junction with Burghwallis Road would therefore

have a unacceptable impact to highway safety, contrary to paragraphs 108 and 109 of the National Planning Policy Framework and Policy CS14 A (3) of the Doncaster Core Strategy.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Clare Hughes (Neighbour) 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', Mathew Dale (Applicant) 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 Austen White (Ward Member) spoke in opposition to the application for the duration of up to 5 minutes.

(The receipt of additional representations from a neighbour submitting a second objection was reported at the meeting).

Application	2
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Application Number:	17/01254/FULM	Application Expiry Date:	2nd October 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 9 detached dwellings.
At:	Land at Clifton Hill, Conisbrough, Doncaster DN12 2DA

For:	Mr C Morte
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Third Party Reps:	74 Letters of objection and 2 petitions containing 30 signatures	Parish:	
		Ward:	Conisbrough

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

Proposed by: Councillor George Derx

Seconded by: Councillor Iris Beech

For: 8 Against: 0 Abstain: 0

Decision: Planning permission refused contrary to officer recommendation for the following reason:-

The development is contrary to Core Strategy Policy CS14 Part A (3) and (7) together with paragraph 109 and 110 of the NPPF by virtue of the proposed layout accessed from the narrow Kendall Crescent. The proposed development will have a detrimental impact on the surrounding highway network in relation to access to the site by service and emergency vehicles and also fails to address the needs of people with disabilities and reduced mobility.

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Pauline Rumble (resident) 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’, Angela Simmonds (Planning 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’, Councillor Nigel Ball (Ward Member) 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’, Councillor Ian Pearson spoke in opposition to the application for the duration of up to 5 minutes.

Application	3
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Application Number:	19/01202/FUL	Application Expiry Date:	Extended until 30th July 2019
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Application Type:	Full Application
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Proposal Description:	Erection of 5 detached dwellings with garages and provision of enhanced access drive to the neighbouring Community Centre
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At:	Land at Feld Cottage, Main Street, Hatfield Woodhouse, Doncaster
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For:	Mr Peter Thompson
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Third Party	5 representations	Parish:	Hatfield Parish Council
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Reps:			
		Ward:	Hatfield

A proposal was made to refuse the application

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue McGuinness

For: 2 Against: 3 Abstain: 0

The motion to refuse the application FELL

A proposal was made to grant the application contrary to officer recommendation

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Jonathan Wood

For: 3 Against: 2 Abstain: 0

Decision: Planning Permission granted contrary to officer recommendation as the amenity benefit to the local community outweighs the planning harm to the countryside.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Linda Curran (Ward Member) 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 Joe Blackham 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 John Brown 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 Jim Lomas (Agent) spoke in support of the application for the duration of up to 5 minutes.

(An additional 2 letters of support, a representation from Councillor Derek Smith and a consultation response from the Highways Officer was reported at The meeting).

Application	4
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Application Number:	19/00991/FUL	Application Expiry Date:	17th June 2019
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Application Type:	Full Application
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Proposal Description:	Erection of detached dwelling
At:	Land adjacent to Orchard View, Main Street, Hatfield Woodhouse, Doncaster

For:	Mr Howarth Swales
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Third Party Reps:		Parish:	Hatfield Town Council
		Ward:	Hatfield

A proposal was made to grant the application

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Iris Beech

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted.

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