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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 26TH MAY, 2020

A MEETING of the PLANNING COMMITTEE was held as a on TUESDAY, 26TH MAY, 2020, at 2.00 pm.

PRESENT:

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

Councillors Duncan Anderson, Iris Beech, Mick Cooper, George Derx, John Healy, Charlie Hogarth, Eva Hughes, Andy Pickering and Jonathan Wood.

78 Declarations of Interest, if any

There were no declarations of interest made at the meeting.

79 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'.

80 Adjournment of the Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.47 p.m. and 4.37 p.m. to be reconvened on this day at 3.52 p.m. and 4.47 p.m. respectively.

81 Reconvening of the Meeting

The meeting reconvened at 3.52 p.m. and 4.47 p.m. respectively.

82 Duration of the Meeting

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

83 Appeal Decisions

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the undermentioned Planning Appeals against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
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18/02899/FUL	Erection of day room/amenity building ancillary to use of the site as a gypsy caravan site (being resubmission of previous application 18/01445/FUL refused on 02/08/18) at South Fork, Flashley Carr Lane, Sykehouse, Goole	Appeal Dismissed 18/03/2020	Norton & Askern	Delegated	No
15/00409/M	Appeal against enforcement action for alleged unauthorised use of land as lorry park at Land off Bankwood Lane, New Rossington, Doncaster	ENF-App Dismissed Subject to Correction 06/03/2020			
19/00382/FUL	Partial demolition of No.19 Park Drive to make room for proposed access road and erection of 3 dormer bungalows to the rear. at 19 Park Drive, Sprotbrough, Doncaster, DN5 7LA	Appeal Dismissed 03/04/2020	Sprotbrough	Delegated	No
19/01700/FUL	Erection of 2 detached houses with detached garages, associated access road and boundary wall, following demolition of existing bungalow within a conservation area. at 47 Warrington Drive, Bessacarr, Doncaster, DN4 6ST	Appeal Dismissed 27/03/2020	Finningley	Delegated	No
19/01536/OUT	Outline application	Appeal	Stainforth &	Delegated	No

	for the erection of two storey block of 2 x 1 bedroom apartments including access and layout. Matters of appearance, landscaping and scale are reserved. (Being resubmission of planning application 19/00341/OUT) at 1 Bridgeford House , Church Road, Stainforth, Doncaster	Dismissed 21/02/2020	Barnby Dun		
19/00992/FUL	Dropped kerb. at Grindlewald, Low Road, Conisbrough, Doncaster	Appeal Dismissed 30/03/2020	Conisbrough	Delegated	No
19/01114/FUL	Sub-division of garden and erection of new dwelling to rear following demolition of workshop at Hedgegate, Mosscroft Lane, Hatfield, Doncaster	Appeal Dismissed 16/03/2020	Hatfield	Delegated	No
19/00169/FUL	The conversion and change of use of a existing redundant barn for use as an Office (B1) with associated works (resubmission of 17/02927/FUL). at Plum Tree Farm , Wormley Hill Lane, Sykehouse, Goole	Appeal Dismissed 06/04/2020	Norton & Askern	Delegated	No
19/01163/FUL	Creation of vehicular access with turning facility to front of house at 9 Town Moor Avenue, Town	Appeal Dismissed 16/03/2020	Town	Delegated	No

	Fields, Doncaster, DN2 6BL				
19/00939/FUL	Erection of bungalow at rear of 20 Talbot Avenue, Barnby Dun, Doncaster, DN3 1AE	Appeal Allowed 04/03/2020	Stainforth & Barnby Dun	Delegated	No
19/00571/FUL	Conversion of detached garage to a dwelling at Workshop, Low Hill, Selby Road, Thorne	Appeal Allowed 03/04/2020	Thorne & Moorends	Delegated	No

Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 26th May, 2020

Application	1
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Application Number:	19/01725/FULM
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Application Type:	Planning FULL Minor
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Proposal Description:	Change of use of former public house to ground floor retail and first floor residential including erection of extension following demolition of outbuildings
At:	Millstone Hotel, Westgate, Tickhill, Doncaster, DN11 9NF

For:	Mr Lloyd Nicholson
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Third Party Reps:	45 in support 195 letters in opposition 4 representations	Parish:	Tickhill Town Council
		Ward:	Tickhill & Wadworth

A proposal was made to refuse the Application contrary to the Officer's recommendation.

Proposed by: Councillor Mick Cooper

Seconded by: Councillor Duncan Anderson

For: 11 **Against:** 0 **Abstain:** 0

Decision: Planning permission refused for the following reason:-

01. The proposed development fails to provide a high quality environment lacking sufficient and adequate landscaping contrary to paragraph 127 parts a) and b) of the National Planning Policy Framework (NPPF 2019) and Policy 49 of the emerging Doncaster Local Plan.

- 02. The proposal would result in an unacceptable risk to pedestrian and road safety by virtue of vehicle movements within and outside of the site, contrary to paragraph 109 of the National Planning Policy Framework (NPPF, 2019) and Policy CS14 A(iii) of the Doncaster Core Strategy (2011 – 2028).**

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, the following individuals spoke on the application for the duration of up to 5 minutes:-

- Mrs Wendy Hattrell and Mr Christopher Taylor spoke in opposition to the application;**
- The Mayor of Tickhill Town Council, Town Councillor John Bergin, spoke in opposition to the application; and**
- Mr Graham Raynor, the Agent, spoke on behalf of the Applicant in support of the application.**

(The receipt of additional representations from 66 Objectors in opposition to the application and the amendment to Condition 04 with regard to the restriction of delivery hours being extended, were reported at the meeting.)