

# Public Document Pack

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 10TH NOVEMBER, 2020

A MEETING of the PLANNING COMMITTEE was held at the MICROSOFT TEAMS - VIRTUAL MEETING on TUESDAY, 10TH NOVEMBER, 2020, at 2.00 pm.

#### PRESENT:

Chair - Councillor Susan Durant

Vice-Chair - Councillor Sue McGuinness (In the Chair for Application Nos 2 to 4)

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

#### 14 Declarations of Interest, if any

No declarations of interest were made at the meeting.

#### 15 Minutes of the Planning Committee Meetings held on 6th and 13th October 2020

RESOLVED that the minutes of the Extraordinary meeting held on the 6th October, 2020 and the meeting held on 13th October, 2020 be approved as a correct record and signed by the Chair.

#### 16 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'.

#### 17 Adjournment of the Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.15 p.m. to be reconvened on this day at 4.20 p.m.

#### 18 Reconvening of the Meeting

The meeting reconvened at 4.20 p.m.

#### 19 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 item of business on the agenda.

20 Appeal Decision

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:-

<b>Application No</b>	<b>Application description and Location</b>	<b>Appeal Decision</b>	<b>Ward</b>	<b>Decision Type</b>	<b>Committee Overturn</b>
19/02702/FUL	Erection of 1 dwelling following demolition of existing building at Land South West Of, New Road, Branton, Doncaster	Appeal Dismissed 13/10/2020	Finningley	Delegated	No

21 Planning Enforcement Quarterly Report - September 2020

The Committee considered a report which detailed all Planning Enforcement performance in the second Quarter 2020/21.

Members were advised that the Enforcement Team was operating at full capacity which now had 6 Planning Enforcement Officers and an recruitment exercise was currently in process to appoint a seventh Officer.

In response to Councillor Jonathan Wood seeking further clarification with regard the on-going position in relation to a long standing breach of planning control of the continued storage of Sterefibre on a purpose built storage pad at the site of Hazel Lane Quarry, the Head of Planning, Roy Sykes, undertook to provide Members with a progress report at the next scheduled Planning Committee meeting in December, 2020.

RESOLVED that:-

- (1) all Planning Enforcement Cases received and closed for the period for 1st July to 30th September, 2020, be noted; and
- (2) a progress report on the current position with regard to the on-going position in relation to a long standing breach of planning control of the continued storage of Sterefibre on a purpose built storage pad at the site of Hazel Lane Quarry, be submitted to the next scheduled Planning Committee meeting in December, 2020.

**Click on the links to view Parts 1 and 2 of the meeting**

Part 1 <https://youtu.be/5aYwHLvzsDI>

Part 2 <https://youtu.be/yvFQjZQ3qtk>

### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 10th November, 2020

<b>Application</b>	1
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<b>Application Number:</b>	20/01323/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Retrospective change of use of land to Sui Generis for the recycling of concrete, bricks, rubble and soils into a sellable by-product to provide recycled aggregates; construction materials storage; civils engineering operation use and proposed erection of modular building.
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<b>At:</b>	Unit 1, Pastures Road, Mexborough, S64 0JJ
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<b>For:</b>	Mr Adrian Catlow
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<b>Third Party Reps:</b>	71 Representations in Objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Mexborough

**A proposal was made to defer the Application for consideration at the next meeting of the Planning Committee.**

**Proposed by: Councillor Susan Durant**

**Seconded by: Councillor Sue McGuinness**

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

**Decision: Planning Application deferred.**

<b>Application</b>	2
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<b>Application Number:</b>	20/00969/FUL
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<b>Application Type:</b>	Planning FULL Change of Use
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<b>Proposal Description:</b>	Change of use from hairdressing salon (Use Class A1) to Micro-Pub establishment (Use Class A4) (Resubmission of refused application 19/01896/FUL)
<b>At:</b>	2 New Hill, Conisbrough, Doncaster, DN12 3HA

<b>For:</b>	Mr Stephen Pugh
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<b>Third Party Reps:</b>	13 Representations: 10- Support 3 - Objections	<b>Parish:</b>	N/A
		<b>Ward:</b>	Conisbrough

**A proposal was made to grant the Application which was contrary to the Officer's recommendation.**

**Proposed by: Councillor Duncan Anderson**

**Seconded by: Councillor Andy Pickering**

**For: 9 Against: 1 Abstain: 0**

**Decision: Planning permission granted, subject to the following Conditions and Informatives, as it is considered that the application will not result in any detrimental impact on residential amenity and any negative impact is outweighed by the social and community benefits:-**

- 01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.**

**REASON**

**Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.**

- 02. 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:-**

**Proposed Plans, Floorplans and Site Plan, Drawing No: 27428-(02)-01, Received 1st April 2020**

**Proposed Elevations, Drawing No: 27428-(04)-02, Rev A, Received 9th July 2020**

**REASON**

**To ensure that the development is carried out in accordance with the application as approved.**

- 03. The hours of operation shall be limited to Monday - Sunday 10:00 - 22:00 and not at all at any other time.**

**REASON**

**To ensure that the development does not prejudice the local amenity.**

- 04. Prior to commencement of the development details of the proposed replacement first floor windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be installed prior to operation of the proposed use.**

**REASON**

**To preserve and enhance the character and appearance of the Conservation Area in accordance with policy ENV 25 of the Doncaster UDP.**

- 05. The sale of food shall be limited to cold only, being considered ancillary only to the main use as a micro pub/gin bar.**

**REASON**

**To safeguard the amenities of the occupiers of adjacent properties.**

- 06. Prior to the use commencing, a noise management plan shall be submitted to and approved in writing by the local planning authority.**

**REASON**

**In the interests of protecting the residential amenity of nearby residents in accordance with Policy PH 12 of the Doncaster Unitary Development Plan (Adopted July 1998)**

**01. INFORMATIVE**

The applicant is advised that planning permission is granted on the basis that only cold food will be sold on site. Should other types of food wish to be prepared and sold, a planning application for the extraction/ventilation system to control the emission of cooking smells and fumes will need to be submitted and approved by the local planning authority.

**02. INFORMATIVE**

Adequate provision for the storage and collection of waste and recycling is essential for both domestic and commercial premises, lawful arrangements should be in place prior to the occupation of any property. The applicant should contact [waste&recycling@doncaster.gov.uk](mailto:waste&recycling@doncaster.gov.uk) prior to occupation to discuss the provision and siting of suitable bins and setting up a collection service.

**03. INFORMATIVE**

The relevant license will need to be obtained to serve alcohol on the premises.

**04. INFORMATIVE**

The guidance provided by the South Yorkshire Police Licensing Officer should be strictly adhered to.

**05. INFORMATIVE**

Surface water drainage plans should include the following:-

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions.
- Soakaways, including size and material.
- Typical inspection chamber/soakaway/silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

**Surface Water Discharge from Brownfield Site**

**There should be no increase in surface water discharge from the site to existing sewers/watercourses. On site surface water attenuation will therefore be required if drained areas to existing.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Stephen Pugh, the Applicant, and Local Ward Members Councillors Nigel Ball and Lani-Mae Ball, spoke in support of the application for the duration of up to 5 minutes each.**

**(The receipt of an amendment to Conservation Consultation Response with regard to discussions which had taken place between the Applicant and Conservation Officer in respect of existing first floor windows which resulted in the Conservation Officer's objection being removed subject to the draft Condition 04 being included within the report, was reported at the meeting.)**

<b>Application</b>	3
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<b>Application Number:</b>	20/02127/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Erection of a 6.4m mesh ball stop boundary fence
<b>At:</b>	Football Ground, Doncaster Road, Kirk Sandall

<b>For:</b>	Barnby Dun with Kirk Sandall Parish Council - Jill Samuels
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<b>Third Party Reps:</b>	48 representations in total 13 letters in opposition 35 letters in support.	<b>Parish:</b>	Barnby Dun With Kirk Sandall Parish Council
		<b>Ward:</b>	Stainforth & Barnby Dun

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

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Iris Beech**

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

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

- 01. The proposed development fails to provide a high quality design standard that will protect the residential amenity of residents or protect against crime or anti-social behaviour. This is contrary to paragraph 127 parts (a) and (f) of the National Planning Policy Framework (NPPF 2019) and Policies CS 1 (Part E) and CS 14 (Part A3) of the Doncaster Core Strategy (adopted May 2019).**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Noel Tupling spoke in opposition to the application for the duration of up to 5 minutes.**

**(The receipt of a clarification by Officers that the building on the recreation site was now mainly used for ad-hoc ancillary events associated with the site, was reported at the meeting.)**



<b>Application</b>	4
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<b>Application Number:</b>	20/01808/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Demolition of existing outbuildings and rebuilding to form a single-storey annexe with disabled accommodation.
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<b>At:</b>	Land to rear of Sandall House, Dadsley Road, Tickhill, Doncaster, DN11 9JF
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<b>For:</b>	Mr R Johnson
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<b>Third Party Reps:</b>	6 representations received – 6 in opposition, 0 in support	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill & Wadworth

**A proposal was made to grant the Application.**

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Duncan Anderson**

**For: 10 Against: 0 Abstain: 0**

**Decision: Planning permission granted subject to the addition of the following Conditions:-**

- 12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. Unless otherwise approved in writing by the Local Planning Authority, the details as approved shall be completed before the occupation of any buildings on site.**

**REASON**

**To ensure the satisfactory appearance of the development.**

- 13. Prior to occupation of the annex, full details shall be submitted and agreed with the Local Planning Authority of protective fencing for the existing Walnut tree. Once approved, the protective fencing shall be maintained and retained for the lifetime of the tree.**

**REASON**

**To ensure that the retained tree is protected from damage during its lifetime, in accordance with Policy CS16 of the Core Strategy.**