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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 14TH SEPTEMBER, 2021

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 14TH SEPTEMBER, 2021, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Duncan Anderson

Councillors Daniel Barwell, Iris Beech, Steve Cox, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

APOLOGIES:

An apology for absence was received from Councillor Aimee Dickson

20 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

21 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH AUGUST 2021

RESOLVED that the minutes of the meeting held on the 17th August, 2021 be approved as a correct record and signed by the Chair.

22 ORDER OF BUSINESS

In accordance with Council Procedure Rule 4, the Committee agreed to the variation of the order of business that Agenda Item 6 Schedule of Applications be considered before Agenda Item 5 11/00246 Erection of 112 houses and 84 apartments, Wright Business Park, Stevens Road, Balby Doncaster.

23 SCHEDULE OF APPLICATIONS

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendation be approved in accordance with Schedule and marked Appendix A.

24 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENTS.

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the

development:-

Application No	Description and Location
20/03191/FULM	Conversion of former Public House into 9 residential apartments and a community space within part of the ground floor, with external alterations and associated works at Eagle and Child, 2 West Street, Conisbrough, Doncaster DN12 3JH

25 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.13 p.m. and 3.59 p.m. respectively to be reconvened on this day at 2.25 p.m. and 4.10 p.m

26 RECONVENING OF MEETING.

The meeting reconvened at 2.25 p.m. and 4.10 p.m. respectively.

27 11/00246/EXTM - ERECTION OF 112 HOUSES AND 84 APARTMENTS (BEING EXTENSION OF TIME ON PLANNING APPLICATION 06/00014/FULM, GRANTED ON 09/04/2008). WRIGHT BUSINESS PARK, STEVENS ROAD, BALBY, DONCASTER

The Committee received an update report on the new developments which required to be considered prior to the re-issuing of a Planning Permission for the erection of 112 houses and 84 apartments (being extension of time in planning application 06/00017/FULM, granted on 09/04/2008) at Stevens Road, Balby.

It was noted that the application had previously been presented to Committee on the 22nd September 2015 and again on 20th October 2015.

Members were advised that as a result of the passing of time and in the preparation for concluding the legal agreement and issuing the planning permission, a more recent viability retest had been undertaken. It was noted that the site had been tested for viability in December 2013, and July 2015 and on both occasions had been found to be unviable. The site had since been re-tested using the same independent assessor to determine if any circumstances had changed. It was reported that the most recent viability assessments of December 2019 and July 2020 had concluded that the scheme is unable to contribute any of the planning policy requirements. It was advised that the independent viability assessor had agreed with these findings and this has not altered the situation from that previously considered by the Planning Committee in 2015.

As such, it was noted that the policy framework does not alter the balance of the officer's recommendation or the Planning Committee's resolution to grant.

Following the introduction of the report, a debate took place on the protocol where members expressed their views.

It was subsequently **MOVED** by Councillor Charlie Hogarth and **SECONDED** by Councillor Steve Cox to delegate authority to the Head of Planning to issue the planning permission following completion of the legal agreement, in accordance with the resolution of the Planning Committee on 20th October 2015.

A vote was taken on the proposal made by Councillor Charlie Hogarth, which was declared as follows:-

For	-	9
Against	-	0
Abstain	-	0

On being put to the vote, the proposal made by Councillor Charlie Hogarth and seconded by Councillor Steve Cox, was **CARRIED**.

RESOLVED that authority be delegated to the Head of Planning to issue the planning permission following completion of the legal agreement, in accordance with the resolution of the Planning Committee on 20th October 2015.

28 APPEAL DECISIONS.

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

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
18/00535/M	Appeal against enforcement action for alleged unauthorised installation of bladder tank under grounds A,C,E,F and G at land North of Hangman Stone Lane, High Melton, Doncaster	ENF – Appeal Allowed, ENF Notice Quashed 17/08/2021	Sprotbrough	Delegated	No
20/01015/OUT	Outline application for erection of a single dwelling for an agricultural worker (approval being sought for access) at land	Appeal Dismissed 06/08/2021	Conisbrough	Delegated	No

	rear of Manor Farm Public House, Denaby Lane, Old Denaby, Doncaster				
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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 14th September, 2021

Application	1
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Application Number:	19/00100/OUTM
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Application Type:	Outline Planning Major
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Proposal Description:	Outline planning permission sought for the erection of 35 dwellings, with associated infrastructure, parking, hard surfaces, public open space and associated works (Permission sought for access).
At:	Land on the North Side of Alexandra Street, Thorne, Doncaster DN8 4EY

Third Party Reps:	8 Letters of objection 2 Letters of support	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to grant the Application contrary to officer recommendation.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Garry Stapleton

For: 7 Against: 1 Abstain: 1

Decision: Planning permission granted contrary to Officers recommendation. The applicant is willing to agree to all conditions and the amendments needed to the legal agreement terms in terms of Biodiversity Net Gain and having been previously considered and found the scheme to be acceptable by the Planning Committee there is not deemed to be any reason to refuse the proposal.

(The receipt of a letter from the applicant who was unable to attend the meeting was circulated to the Planning Committee prior to the meeting. Copies were also made available at the meeting).

Application	2
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Application Number:	20/03191/FULM
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Application Type:	FULL Planning Application
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Proposal Description:	Conversion of former Public House into 9 residential apartments and a community space within part of the ground floor, with external alterations and associated works.
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At:	Eagle and Child, 2 West Street, Conisbrough, Doncaster DN12 3JH
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Third Party Reps:	3 letters of objection and 1 letter of representation.	Parish:	N/A
		Ward:	Conisbrough

A proposal was made to grant the Application subject to the completion of a Section 106 agreement.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Iris Beech

For: 6 **Against:** 3 **Abstain:** 1

Decision: Planning permission granted subject to the amendment to Condition 5 and the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement, to read as follows:-

- To secure financial contribution for the required off-site tree planting
05. No development shall take place before details of the provisions for the storage and recycling of refuse for both the residential use and commercial/community use have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building and shall thereafter, be made permanently available for the occupants of the building.

REASON

To ensure the satisfactory provision of facilities for the storage of refuse.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Paul Hastings, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of additional representations from Mr Paddy Cawkwell and Ward Members, Councillors Ian Pearson, Nigel Ball and Lani-Mae Ball in objection to the application were reported at the meeting).

Application	3
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Application Number:	20/03301/FUL
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Application Type:	Full Planning
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Proposal Description:	Erection of a two storey office building (9.6m x 9.6m) for a temporary period (to be removed by January 2034).
At:	Hazel Lane Quarry, Wakefield Road, Hampole, Doncaster DN6 7EX

Third Party Reps:	21 Letters of objection	Parish:	Hampole and Skelbrooke
		Ward:	Sprotbrough

A proposal was made to grant the Application

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Susan Durant

For: 4 Against: 6 Abstain: 0

On being put to the meeting, the proposal to grant the Application was declared LOST.

Subsequently, a proposal was made to refuse the Application, which was contrary to the Officer's recommendation.

Proposed by: Councillor Andy Pickering

Seconded by: Councillor Iris Beech

For: 6 Against: 4 Abstain: 0

On being put to the meeting, the proposal to refuse the Application was declared CARRIED.

Decision: Planning permission refused for the following reason:-

In the opinion of the Local Planning Authority the proposed office building by virtue of its size, location and materials fails to preserve the openness of the Green Belt and as such is contrary to Policy ENV3 of the saved Unitary Development Plan (1998) and Paragraph 150 of the National Planning Policy Framework (2021).

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Dr Nick Balliger, 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 Chris Ballam, spoke in support of the application for the duration of up to 5 minutes.

(An amendment to the report following legal advice in relation to the removal of Section 106 agreement and an additional consultation response from Hampole and Skelbrooke Parish Meeting were reported at the meeting).

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