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CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 7TH MARCH, 2023

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 7TH MARCH, 2023, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant

Vice-Chair - Councillor Duncan Anderson (in the Chair for Applications 5 and 6 and Agenda Item 6)

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer and Gary Stapleton

APOLOGIES:

Apologies for absence were received from Councillors Charlie Hogarth, Sophie Liu and Andy Pickering

61 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Steve Cox declared an interest in relation to Application No 22/01377/3FULM, Agenda Item No.5 (2) by virtue of being the Local Ward Member and having requested to speak in opposition to the application and took no part in the discussion or vote on the application.

62 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7TH FEBRUARY, 2023.

RESOLVED that the minutes of the meeting held on 7th February, 2023 be approved as a correct record and signed by the Chair.

63 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'.

64 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.29 p.m. and 4.54 p.m. respectively to be reconvened on this day at 3.41 p.m and 5.00 p.m.

65 RECONVENING OF MEETING.

The meeting reconvened at 3.41 p.m. and 5.00 p.m. respectively.

66 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 remaining items of business on the agenda.

67 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
22/00102/FUL	Erect detached chalet bungalow and garage at West Lodge, Sutton Road, Campsall, Doncaster	Appeal Dismissed 14/02/2023	Norton and Askern	Delegated	No
20/02415/FUL	Erection of two detached houses to the rear of 154-156 Bawtry Road at R/O 152, 154 & 156 Bawtry Road, Bessacarr Doncaster DN4 7BT	Appeal Dismissed 14/02/2023	Bessacarr	Delegated	No
21/02900/FUL	Erection of first floor extension above existing garage to the front at 23C Croft Drive, Tickhill, Doncaster DN11 9UL	Appeal Dismissed 09/02/2023	Tickhill and Wadworth	Delegated	No

Appendix A

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 7th March, 2023

Application	1
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Application Number:	21/03311/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Proposed residential development with public open space, access, landscaping and associated infrastructure (amended plans).
At:	Land South East of Old Road, Conisbrough, Doncaster DN12 3LR

For:	Robert Harding – Countryside Partnerships PLC
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Third Party Reps:	35 representations in opposition	Parish:	N/A
		Ward:	Conisbrough

A proposal was made to refuse Planning Permission contrary to officer recommendation.

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Gary Stapleton

For: 8 Against: 0 Abstain: 0

Decision: Planning permission refused contrary to officer recommendations for the following reasons:-

- 01. The Doncaster Local Plan identifies and allocates the site for housing (site reference CD06). Table H2 of the Local Plan provides an indicative capacity figure of 200 dwellings for site CD06. It is considered that the proposal exceeds the density described in table H2 and would result in an adverse impact on flood risk,**

access to health care and air quality by virtue of the quantum of development.

02. The proposal by virtue of increased vehicle movements would result in an adverse impact on air quality, close to an area that is a declared Air Quality Management Area leading to a cumulative impact on public health. It is further considered that the submitted Travel Plan would be ineffective to mitigate those impacts. Consequently the proposal is considered to be contrary to Policy 54 of the Doncaster Local Plan and paragraph 186 of the National Planning Policy Framework.
03. The proposed development, if approved would result in a significant increase in the number of residents to the Conisborough Ward. It is considered that this increase would result in an adverse impact on the local health care network placing additional pressure on GP surgeries and dental provision. As such the proposal is considered to be contrary to Policy 50 (d) of the Doncaster Local Plan and paragraph 130 (f) of the NPPF.
04. The proposed development would result in an adverse impact in relation to flood risk, specifically in relation to surface water runoff to Kearsley Brook and surrounding residential properties. As a consequence the proposal is considered to be contrary to Policy 56 (b & c) of the Doncaster Local Plan.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 10 and 5 minutes:-

- Councillor Nigel Ball, Lani-Mae Ball and Ian Pearson, Ward Members spoke in opposition to the Application (sharing 10 minutes);
- Mr Peter Wright and Mr Tim Watson members of the public, spoke in opposition to the Application (sharing 5 minutes); and
- Mr J Londesborough (Applicant/Agent) spoke in support of the Application

(The receipt of additional representations from Ms Carol North in regard to increased levels of traffic and the increase in levels of nitrous dioxide were reported at the meeting).

Application	2
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Application Number:	22/01377/3FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 10 dwellings
At:	Land off Goodison Boulevard, Cantley

For:	Mr Adam Goldsmith - CDC
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Third Party Reps:	16 in opposition and 1 in support	Parish:	
		Ward:	Finningley

A proposal was made to grant Planning Permission subject to conditions

Proposed by: Councillor Susan Durant

Seconded by: Councillor Duncan Anderson

For: 6 Against: 0 Abstain: 1

Decision: Planning Permission granted subject to conditions.

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:-

- **Councillor Steve Cox (Ward Member) spoke in opposition to the application (Councillor Jane Cox read out his statement on his behalf);**
- **Mr Lee Murden, Member of the public spoke in opposition to the application; and**
- **Mr Adam Goldsmith/Mr Matthew Clarkson, applicants, spoke in support of the application**

Application	3
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Application Number:	22/01228/3FULM
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 48 dwellings ranging from 1 bedroom apartments to 5 bedroom homes. Works to include new road infrastructure connecting to Cedar Road, new public open space; and other landscaping and associated works
At:	Site of former Nightingale School Cedar Road Balby Doncaster DN4 9EY

For:	Adam Goldsmith - CDC
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Third Party Reps:	8 Objections	Parish:	N/A
		Ward:	Balby South

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue Farmer

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted subject to conditions and the amendment of condition 2 to read as follows:-

**02. Location Plan, Drawing No: PQ2806/AD/11, Received: 3/3/2023
Site Plan – Site Layout, Drawing No: PQ2806/AD/10, Rev: L,
Received: 3/3/2023**

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 Carol Hendley, Member of the public spoke in opposition to the application**

- **Mr Adam Goldsmith/Mr Matthew Clarkson, applicants, spoke in support of the application**

(The receipt of the following changes to the report was reported at the meeting:- Schedule of accommodation included on the site plan and in the report (para 2.1) has been updated to accurately reflect the masterplan:

**4x Housetype E1210- 4 Bedroom 7 person House
1x Housetype E1375 -Adapted 5 Bedroom House
6x Housetype E500 -1 bedroom apartment
2x Housetype E716 -2 Bedroom 3 person Mobility Bungalow
3x Housetype E1014 -3 bedroom 5 person Dormer Bungalow
8x Housetype E790- 2 bedroom 4 person house
5x Housetype E794- 2 Bedroom 4 person house
4x Housetype E801- 2 Bedroom 4 person house
2x Housetype E930- 3 Bedroom 5 person House
7x Housetype E943- 2 Bedroom 4 person Dormer Bungalow
5x Housetype E855 -3 Bedroom 4 person house
1x Housetype E645- 2 Bedroom 3 Person Bungalow)**

Application	4
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Application Number:	22/01427/3FULM
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 21 dwellings and associated infrastructure including a mix of 2,3 and 4 bedroom two storey houses and bungalows with a communal, central park area.
At:	DMBC Archives King Edward Road Balby Doncaster DN4 0NA

For:	Adam Goldsmith - CDC
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Third Party Reps:	One letter of objection	Parish:	None
		Ward:	Balby

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Susan Durant

For: 6 **Against:** 0 **Abstain:** 1

Decision: Planning permission granted subject to conditions and the amendment of condition 2 to read as follows:-

- 02. AMENDED Site Layout Dwg PQ2804-DC-AD-10 Rev L
AMENDED Site Layout Dwg PQ2804-AD-10 Rev L
AMENDED PLANS - House Type Dwg PQ2804-AD-PD09_E943 Rev A (Variant Plot 6)
AMENDED PLANS - House Type Dwg PQ2804-AD-PD03_E645A/B Rev B
AMENDED PLANS - House Type Dwg PQ804-AD-PD01_E716 Rev B**

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Adam Goldsmith and Mr Matthew Clarkson, applicants spoke in support of the application for the duration of up to 5 minutes

Application	5
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Application Number:	22/01962/3FUL
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 3 2-bedroom 100% affordable council houses on vacant land. The application is for houses, roads and all associated infrastructure to serve them.
At:	Garage Site Springfield Avenue Hatfield Doncaster DN7 6RF

For:	Adam Goldsmith - CDC
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Third Party Reps:	2 Objections	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Sue Farmer

Seconded by: Councillor Gary Stapleton

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to conditions

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Adam Goldsmith and Mr Matthew Clarkson, applicants spoke in support of the application for the duration of up to 5 minutes

(The receipt of an additional representation regarding the maintenance of trees on the site was reported at the meeting)

Application	6
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Application Number:	22/02770/3FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding
At:	Land at Parkway South Wheatley Doncaster DN2 4JS

For:	Mr Marcus Isman-Egal - CDC
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Third Party Reps:	1 objection	Parish:	n/a
		Ward:	Wheatley Hills and Intake

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Bob Anderson

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to conditions

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