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CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 30TH MAY, 2023

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 30TH MAY, 2023, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue Farmer

Councillors Bob Anderson, Iris Beech, Steve Cox, Charlie Hogarth, Sophie Liu and Gary Stapleton

APOLOGIES:

Apologies for absence were received from Councillors Duncan Anderson, Aimee Dickson and Andy Pickering

1 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Iris Beech declared an interest in Application (22/00936/FUL) by virtue that she had been sent a letter requesting the Committee undertake a site visit for the application. She stated that she had not responded or given her opinion thereon.

2 MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING HELD ON 31ST MARCH, 2023

RESOLVED that the minutes of the Extraordinary meeting held on 31st March, 2023 be approved as a correct record and signed by the Chair.

3 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH APRIL, 2023.

RESOLVED that the minutes of the meeting held on 4th April, 2023 be approved as a correct record and signed by the Chair.

4 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'.

5 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f) the meeting stand adjourned at 3.01 p.m and 3.43 p.m respectively to be reconvened on this day at 3:10 p.m and 3:50 p.m.

6 RECONVENING OF MEETING.

The meeting reconvened at 3.10 p.m. and 3.50 p.m. respectively.

7 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
21/02115/FULM	Erection of 58 dwellings including formation of new access from Doncaster Road, Landscaping and public open space at Land South of Doncaster Road, Harlington, Doncaster DN5 7JF

8 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 decisions of the Council, be noted:-

Application No	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/00956/ADV	Display of a wall-mounted 48 sheet sized digital LED advertising unit at 47 Main Street, Mexborough S64 9LU	Appeal Dismissed 21/03/2023	Mexborough	Delegated	No

22/00581/FUL	Re-building/re-construction of former waiting room/station building within the parameters of the existing concrete base and extensions to form independent dwelling; erection of outbuilding got games room/gym use; associated engineering works; formation of new highway access and parking area; reinstatement of railway tracks and other associated works at 71 Cadeby Road, Sprotbrough, Doncaster DN5 7SF	Appeal Dismissed 03/04/2023	Sprotbrough	Delegated	No
22/00250/OUTM	Outline Planning Permission (including means of access only) for B2, B8 and Class E: (g) – Employment uses of 31,846 square metres for up to 52 units and parking at Land at Former Blaxton Quarry Mosham Road, Auckley, Doncaster	Appeal Allowed 17/04/2023	Finningley	-	No

22/01630/ADV	Display of an internally illuminated D-poster sign at Advertising Right, corner of Swan Street, Adj 39 Askern Road, Bentley Doncaster	Appeal Dismissed 06/04/2023	Bentley	Delegated	No
22/01663/FUL	Erection of two-storey rear and side extension and installation of gates (being resubmission of application dismissed under appeal under ref 21/01596/FUL on 20/05/22) at 2 Rectory Gardens, Wheatley, Doncaster DN1 2JU	Appeal Dismissed 11/05/2023	Town	Delegated	No

9 PLANNING ENFORCEMENT QUARTERLY REPORT - MARCH 2023.

The Committee considered a report which detailed all Planning Enforcement performance in the fourth Quarter 1st January to 31st March, 2023

RESOLVED that the report be noted.

10 THE MAKING OF AN IMMEDIATE ARTICLE 4 DIRECTION REMOVING PERMITTED DEVELOPMENT RIGHTS RELATED TO THE DEMOLITION OF BUILDINGS AT DONCASTER SHEFFIELD AIRPORT.

The Committee received an update report on the proposal to make an immediate Article 4 Direction which would remove permitted development rights related to the demolition of buildings at Doncaster Sheffield Airport (“DSA”).

Following the announcement and subsequent closure of DSA in 2022, City of Doncaster Council has decided to take steps to explore all legal remedies to find a viable future for the airport. It was reported that many avenues have been and continue to be explored, including negotiating directly with the airport owner, attempting to find interested 3rd parties to purchase or be involved in operating the airport, and progressing with the preparatory stages of a compulsory purchase order.

It was acknowledged that whilst work is ongoing, it is imperative in the short term to ensure the airport is protected and that airport infrastructure, assets and building are left in place to ensure the airport can re-open in a timely and cost-effective manner. It was reported therefore that Councillor Nigel Ball, as Cabinet Member for Public Health, Leisure, Culture and Planning, makes an immediate Article 4 Direction which removed permitted development rights related to the demolition of buildings at DSA within the area shown on the map at Appendix 1. Councillor Ball took the decision on 19 May 2023, which post-dates the report but pre-dates the Planning Committee. A current update was provided to Committee.

RESOLVED that the report be noted.

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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 30th May, 2023

Application	1
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Application Number:	22/00936/FUL
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Application Type:	Full Application
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Proposal Description:	Engineering Operation for creation of access track and Bio-fertiliser Storage Lagoon
At:	Red House Farm, Doncaster Road, High Melton, Doncaster

For:	Mr M & T Woolhouse
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Third Party Reps:	123 objections	Parish:	High Melton Parish Council
		Ward:	Sprotbrough

A proposal was made to grant the Application subject to Conditions

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Sue Farmer

For: 5 Against: 1 Abstain: 2

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:-

- Parish Councillor Martin Pick, High Melton Parish Council spoke in opposition to the Application; and**
- Mr Ian Stuart, member of the public, spoke in opposition to the Application.**

(Receipt of a further three representations in regard to lack of information in terms of the chemical composition of the digestate, the challenging figures produced by the Earth care report calculating the size of the lagoon, odour modelling fails to take into account the effect of spreading fertiliser, complaints regarding the spreading of the fertiliser, keeping records for the Odour Management Plan and concerns regarding the risks of direct contact with bio fertiliser and its contents was reported at the meeting).

Application	2
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Application Number:	21/02115/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 58 dwellings including formation of new access from Doncaster Road, landscaping and public open space
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At:	Land South of Doncaster Road Harlington Doncaster DN5 7JF
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For:	Mr Richard Coy – Harron Homes
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Third Party Reps:	41 letters of objection Barnburgh/Harlington Parish Council has objected	Parish:	Barnburgh Parish Council
		Ward:	Sprotbrough

A proposal was made to delegate authority to the Head of Planning to grant planning permission subject to conditions and the signing of a Section 106 Agreement.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Susan Durant

For: 5 Against: 2 Abstain: 1

Decision: Planning permission granted subject to Conditions, 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 upon completion of the Legal Agreement:-

- (a) A commuted sum of £50,000 as Green Belt compensation.**
- (b) Five affordable housing units will be provided on this site and a financial contribution off-site for the remaining requirement which amounts to £548,188.20.**
- (c) 14.69% on site POS (and maintenance) and a commuted sum of £4,228 (0.31% of the site area) in lieu of POS.**
- (d) A commuted sum of £164,673.00 towards the provision of school places at Ridgewood Secondary Academy.**

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:-

- Mr Simon Hepworth, member of the public, spoke in opposition to the Application; and**
- Mr Richard Holliday, the Agent, spoke in support of the Application.**

(An amendment to paragraphs 8.17 and 8.82 regarding the updated affordable housing contribution was reported at the meeting).

(A verbal update was provided by the Case Officer on the POS commuted sum, advising that it will be spent on a piece of play equipment at Church Lane Park).

Application	3
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Application Number:	22/02202/FULM
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Application Type:	Planning FULL
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Proposal Description:	Erection of a new Medical Centre (Use Class E(e) with associated car parking and landscaping
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At:	Land South West of
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	West End Lane New Rossington Doncaster DN11 0PQ
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For:	Ms Gillian Fairbrother – City of Doncaster Council
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Third Party Reps:	2 representations in opposition	Parish:	Rossington Parish Council
		Ward:	Rossington and Bawtry

A proposal was made to grant the Application subject to Conditions, the removal of condition 20 (opening hours) and the amendment of condition 18.

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Bob Anderson

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted subject to Conditions, the removal of condition 20 (opening hours) and the amendment of condition 18 to read as follows:-

18. Prior to the commencement of the development hereby approved an updated version of the Travel Plan is to be submitted and approved in writing by the Local Planning Authority. The updated Travel Plan must include details of the proposed patient transport options. The development must be carried out and completed entirely in accordance with the Travel Plan.

REASON

To promote the use of sustainable methods of transport as required by Policy 13 of the 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 5 minutes:-

- Councillor Rachael Blake, ward member, spoke in opposition to the Application; and**
- Mr Anthony Fitzgerald and Mr Simon Barnes, NHS South Yorkshire, spoke in support of the Application.**

Application	4
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Application Number:	22/02194/FUL
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Application Type:	Full Application
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Proposal Description:	Extension and alterations to existing dwelling to form six one bedroomed flats and conversion of outbuilding to form additional single flat and bike store.
At:	97 Scawthorpe Avenue, Scawthorpe, Doncaster DN5 9DQ

For:	Mr Duhre
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Third Party Reps:	10 representations 9 objections and 1 in support	Parish:	Unparished
		Ward:	Roman Ridge

A proposal was made to grant the Application subject to Conditions.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Steve Cox

For: 7 Against: 1 Abstain: 0

Decision: Planning permission granted subject to Conditions.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Scott Clarkson, member of the public, spoke in opposition to the Application for the duration of up to 5 minutes.

(The receipt of the objection and joint letter from the ward members Councillors Leanne Hempshall and Julie Grace who were unfortunately unable to attend was reported at the meeting).

Application	5
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Application Number:	22/01711/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of 3 No. detached dwellings & formation of new vehicular access following demolition of existing dwelling (Amended Description).
At:	9 The Close, Branton, Doncaster, DN3 3LX.

For:	Mr Robert Simpson
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Third Party Reps:	13 Representations	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to defer the Application to the next meeting due to the agent being unable to attend.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Bob Anderson

For: 8 Against: 0 Abstain: 0

Decision: The application be deferred to the next Planning meeting.