

Public Document Pack

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 27TH JUNE, 2023

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 27TH JUNE, 2023, at 2.00 pm.

PRESENT:

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

Councillors Bob Anderson, Iris Beech, Steve Cox, Sophie Liu, Andy Pickering and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from Councillors Duncan Anderson, Aimee Dickson and Charlie Hogarth.

11 Declarations of Interest, if any

In accordance with the Members' Code of Conduct, Councillor Steve Cox, declared an interest in relation to Application No. 21/03645/FULM, Agenda Item No. 5(1), Application No. 20/00619/FULM, Agenda Item No. 5(2) and Application No. 23/00229/FUL, Agenda Item No. 5(4), by virtue of being a Local Ward Member, and having requested to speak in opposition and took no part during consideration in respect of Application Nos. 20/00619/FULM and 23/00229/FUL.

12 Minutes of the Planning Committee Meeting held on 30th May, 2023

RESOLVED that the minutes of the meeting held on 30th May, 2023 be approved as a correct record and signed by the Chair.

13 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'.

14 Adjournment of Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.01 p.m. and 3.41 pm respectively, to be reconvened on this day at 2.06 pm and 3.46 pm.

15 Reconvening of Meeting

The meeting reconvened at 2.06pm and 3.46 pm.

16 Appeals 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 |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|----------------------|---------------------------|
| 22/02012/FUL | Erection of detached dwelling (being resubmission of application refused under ref 22/00528/FUL) at 18 Parkway South, Wheatley, Doncaster, DN2 4JS | Appeal Dismissed 26/05/2023 | Wheatley Hills & Intake | Delegated | No |

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 27th June, 2023

| | |
|--------------------|---|
| Application | 1 |
|--------------------|---|

| | |
|----------------------------|---------------|
| Application Number: | 21/03645/FULM |
|----------------------------|---------------|

| | |
|--------------------------|--------------------------|
| Application Type: | Full Planning Permission |
|--------------------------|--------------------------|

| | |
|------------------------------|-----------------------------------------------------------------------------------------|
| Proposal Description: | Residential development of 187 dwellings including associated access and infrastructure |
| At: | Land South of Doncaster Road, Cantley, Doncaster, DN4 6TT |

| | |
|-------------|---------------------------------------|
| For: | Persimmon Homes (South Yorkshire) Ltd |
|-------------|---------------------------------------|

| | | | |
|--------------------------|--------------------------|----------------|----------------------|
| Third Party Reps: | 26 letters of objection. | Parish: | Cantley with Branton |
| | | Ward: | Finningley |

A proposal was made to defer for further information regarding the secondary education contribution, methodology and catchment areas, and a Site Visit to assess the highway impact and drainage implications.

Proposed by: Councillor Garry Stapleton

Seconded by: Councillor Steve Cox

For: 8 Against: 0 Abstain: 0

Decision: Deferred for further information regarding the secondary education contribution, methodology and catchment areas, and a Site Visit to assess the highway impact and drainage implications.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Kevin Finnegan, a member of the public and Councillor Jane Cox, a Local Ward Member, spoke in opposition to the Application for the duration of up to 5 minutes each.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Richard Mowat, the Agent, spoke in support of the Application for the duration of 5 minutes.

(Receipt of further representations from local residents objecting to the planning Application, were reported at the meeting).

| | |
|--------------------|---|
| Application | 2 |
|--------------------|---|

| | |
|----------------------------|---------------|
| Application Number: | 20/00619/FULM |
|----------------------------|---------------|

| | |
|--------------------------|-----------------------------------|
| Application Type: | Full Planning Application (Major) |
|--------------------------|-----------------------------------|

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal Description: | Rural Leisure Centre including man-made lake, trim trail, tennis courts, cafe, changing facilities, shower/toilet block, camping and touring caravan pitches, 7 holiday log cabins and car |
| At: | Land South of Hayfield Lane, Auckley, Doncaster, DN9 3NP |

| | |
|-------------|-----------|
| For: | Tom Lewis |
|-------------|-----------|

| | | | |
|--------------------------|------------------------------------------------|----------------|------------------------|
| Third Party Reps: | 7 Letters of objection 7 Letters of support | Parish: | Auckley Parish Council |
| | | Ward: | Finningley |

A proposal was made to defer the Application for a Site Visit.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Andy Pickering

For: 2 Against: 5 Abstain: 0

On being put to the meeting, the proposal to defer the Application for a Site Visit was declared LOST.

Subsequently, a proposal was made to grant the Application subject to Conditions.

Proposed by: Councillor Bob Anderson

Seconded by: Councillor Susan Durant

For: 5 Against: 1 Abstain: 1

On being put to the meeting, the proposal to grant the Application subject to Conditions was CARRIED.

Decision: Planning permission granted subject to Conditions.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Steve Cox, a Local Ward Member, 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 Tom Lewis, the Applicant, spoke in support of the Application for the duration of 5 minutes.

(The receipt of an email from a local resident objecting to the Planning Application, which had been circulated to all Committee Members, was reported at the meeting).

| | |
|--------------------|---|
| Application | 3 |
|--------------------|---|

| | |
|----------------------------|---------------|
| Application Number: | 22/02528/FULM |
|----------------------------|---------------|

| | |
|--------------------------|-----------------------------------|
| Application Type: | Full (major) Planning Application |
|--------------------------|-----------------------------------|

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------|
| Proposal Description: | Installation of a ground mounted solar PV system comprising of 2640 x Canadian Solar 380w solar panels. |
| At: | Red House Farm, Doncaster Road, High Melton, Doncaster, DN5 7SU |

| | |
|-------------|--------------|
| For: | Mr Woolhouse |
|-------------|--------------|

| | | | |
|--------------------------|---------------------------------------------------|----------------|----------------------------|
| Third Party Reps: | 16 letters of objection, 20 letters of support | Parish: | High Melton Parish Council |
| | | Ward: | Sprotbrough |

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

Proposed by: Councillor Iris Beech

Seconded by: Councillor Steve Cox

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted subject to Conditions and the amendment to Condition 03 to read as follows:-

- 03. Within 18 months of the 25th anniversary of the date of the cessation of the generation of renewable energy , a scheme for the proposed restoration of the land within the application site, including removal of all solar panels, associated equipment, fencing and other infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Within 6 months of the cessation of the generation of renewable energy, solar panels, associated equipment, fencing and other infrastructure shall be removed and the ground re-instated in accordance with the approved restoration scheme.**

REASON

To ensure that the site is appropriately restored.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr James Cunningham, the Agent, spoke in support of the Application for the duration of 5 minutes.

(Receipt of the amendment to Condition 03 was reported at the meeting).

| | |
|--------------------|---|
| Application | 4 |
|--------------------|---|

| | |
|----------------------------|--------------|
| Application Number: | 23/00229/FUL |
|----------------------------|--------------|

| | |
|--------------------------|---------------------------|
| Application Type: | Full Planning Application |
|--------------------------|---------------------------|

| | |
|------------------------------|---------------------------------------------------------------------------------------|
| Proposal Description: | Change of use to allow the running of a dog grooming business from a dog grooming pod |
| At: | Hayfield Cottage, Hayfield Lane, Auckley, Doncaster, DN9 3NP |

| | |
|-------------|----------------------------------|
| For: | Mrs Sarah Hurd - Immaculate Dogs |
|-------------|----------------------------------|

| | | | |
|--------------------------|------------------------|----------------|------------------------|
| Third Party Reps: | 6 letters of objection | Parish: | Auckley Parish Council |
| | | Ward: | Finningley |

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

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue Farmer

For: 7 Against: 0 Abstain: 0

Decision: Planning permission granted subject to Conditions.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor Steve Cox, a Local Ward Member, spoke in opposition to the Application for the duration of up to 5 minutes.

| | |
|--------------------|---|
| Application | 5 |
|--------------------|---|

| | |
|----------------------------|--------------|
| Application Number: | 22/01376/FUL |
|----------------------------|--------------|

| | |
|--------------------------|------------------|
| Application Type: | Full Application |
|--------------------------|------------------|

| | |
|------------------------------|------------------------------------------------------------------------|
| Proposal Description: | Erection of two, four-bedroom dwellings at the rear of 65 Station Road |
|------------------------------|------------------------------------------------------------------------|

| | |
|------------|------------------------------------|
| At: | 65 Station Road, Hatfield, DN7 6QN |
|------------|------------------------------------|

| | |
|-------------|-------------------------------|
| For: | Dantom Homes Developments Ltd |
|-------------|-------------------------------|

| | | | |
|--------------------------|---------------------------------|----------------|-----------------------|
| Third Party Reps: | 2 representations in opposition | Parish: | Hatfield Town Council |
| | | Ward: | Hatfield |

A proposal was made to refuse the Application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sophie Liu

For: 3 Against: 3 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal to refuse the Application, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted for the proposal to refuse the Application.

Decision: Planning permission refused for the following reason:-

- 01. The proposed development will harmfully impact the character of the area by virtue of being an overdevelopment of the site and result of the ‘crammed in’ appearance. The proposed dwellings are inappropriate in terms of their scale and massing, which together with their layout and positioning introduces an over-dominating appearance, which is not in keeping with the street scene. The application proposal is therefore discordant with Policy 10- Parts A(2) and A(3); Policy 41- Part A, and Policy 44 - Parts B and C of the Doncaster Local Plan (adopted September 2021) and paragraph 134 of the National Planning Policy Framework (2021).**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Darren Ormshaw, the Agent, spoke in support of the Application for the duration of 5 minutes.

This page is intentionally left blank