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CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 22ND AUGUST, 2023

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 22ND AUGUST, 2023, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Sue Farmer (in the Chair)

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

APOLOGIES:

Apologies for absence were received from the Chair, Councillor Susan Durant and Councillors Aimee Dickson and Andy Pickering.

22 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

23 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25 JULY, 2023.

RESOLVED that the minutes of the meeting held on 25th July, 2023 be approved as a correct record and signed by the Chair.

24 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'.

25 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 applicants be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the developments:-

Application No.	Description and Location
23/00769/COU	Change of use from Retail (Class E) to Adult Gaming & Amusement Arcade (Sui Generis) at 37 Cleveland Street, Doncaster DN1 3DS.

26 APPEAL DECISIONS.

RESOLVED that the following decision 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
22/00017/ENFNOT	Appeal against enforcement action for alleged unauthorised change of use of flats under ground (a) at Fox Inn, 19 Church Street, Conisbrough, Doncaster.	ENF – Appeal Dismissed, ENF Notice Upheld 14/07/2023	Conisbrough	Delegated	No

27 DONCASTER LOCAL HERITAGE LIST ADOPTION.

The Committee received an update report on the Doncaster Local Heritage List Adoption. Members recalled that they received a briefing in the heritage list in February which set out the background and the process of consultation prior to adopting the South Yorkshire Local Heritage List.

It was reported that the consultation was not complete and 28 of the 31 heritage assets consulted on had been adopted as the first assets on the Doncaster Local Heritage List. It was advised that it would bring under planning consideration aspects of the historic environment otherwise overlooked and would be in line with the aspirations of the heritage environment policies recently adopted via the Local Plan. In addition, it will reflect the positive strategy the historic environment asked for in national policy and the proposed assessment process allows Doncaster Council to have a method for Local Heritage Listing for the first time.

Discussion took place regarding a recent planning application for Coltran Mill in Mexborough. Members were advised that following further discussion with Heritage, it was agreed that this would be added to the list with a view for adoption in the next tranche.

Members also sought communication regarding further assets that could be included on the list. It was suggested by officers that an annual report be submitted to Planning Committee identifying assets that had been added to the Heritage List.

RESOLVED that the contents of the report be noted and the adoption of the Doncaster Local Heritage List which comprises the 28 heritage sites listed in Appendix 2 of the Doncaster Local Heritage List Consultation Report and that their heritage significance will now be a material consideration in any planning applications that affect them be noted.

28 ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENTS ON FLOOD RISK; DEVELOPER AND TECHNICAL REQUIREMENTS; LOSS OF COMMUNITY FACILITIES AND OPEN SPACE; AND LOCAL LABOUR AGREEMENTS.

The Committee received a report which notified Members of the recent adoption of the four new Supplementary Planning Documents (SPDs) on Flood Risk; Technical and Developer and Technical Requirements; Loss of Community Facilities and Open Space and Local Labour Agreements.

It was reported that the Doncaster Local Plan states that some of its policies will be supported by SPDs. The four SPDs explain to developers, landowners and applicants how to apply national and local policy.

The SPDs support and build upon the following Local Plan policies: -

- Flood Risk SPD – Local Plan Policy 57: Flood Risk Management;
- Technical and Developer Requirements SPD – Covers topics included in a number of Local Plan policies;
- Loss of Community Facilities and Open Space SPD – Local Plan Policy 27: Protecting Open Space and Non Designated Open Space, and Policy 51: Protection of Education, Leisure and Community Facilities; and
- Local Labour Agreements SPD – Local Plan Policy 3: Employment Allocations.

Members were advised that consultation was carried out in line with the guidance and all requirements were met.

Discussion took place regarding Local Labour Agreements. It was advised that this would be dealt with through Section 106 agreements, and it was within the premise or the spirit of the policy to empower and grow the workforce within Doncaster. Officers also advised that the policy was not changing. SPDs were a layer below the policy which interprets and informs on how to comply with the policy. It was noted that the Local Labour SPD did receive the least number of responses from the consultation review and any suggestions regarding further methods of consultation would be greatly received.

RESOLVED that:-

- (1) the Committee noted the contents of the report; and
- (2) the Committee noted that newly adopted Flood Risk, Technical and Developer Requirements; Loss of Community Facilities and Open Space; and Local Labour Agreements Supplementary Planning Documents are material considerations when determining planning applications.

29 PLANNING ENFORCEMENT QUARTERLY REPORT - JUNE 2023.

The Committee considered a report which detailed all Planning Enforcement performance in the fourth Quarter 1st April to 30th June, 2023.

Discussion took place regarding 29 Kings Road, Wheatley. Officers advised that the notice had been served on 10th August, 2023, however, it was not yet known if the developer would be appealing against the notice. Members were advised that officers would need to wait until the time had elapsed before responding. Members were advised of the avenues that would be followed if the developer was to appeal or not comply with the notice.

Officers also advised that regarding retrospective applications, discussion had been undertaken on whether these applications would come forward to Committee or would be forwarded direct to enforcement.

RESOLVED that the report be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 22nd August, 2023

Application	1
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Application Number:	23/00108/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Conversion of existing dwelling with erection of rear extension to create 7 – one bed HMO units and conversion of rear outbuilding to create a one bed apartment
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At:	18 Lifford Road, Wheatley, Doncaster DN2 4BY
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For:	Mr Kay
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Third Party Reps:	32 representations objecting to the proposal and petition with 90 signatures	Parish:	N/A
		Ward:	Town

A proposal was made to defer the application for a site visit to assess:-

- The access for Unit 2, particularly with regard to with going through living room
- Bin storage
- Internal storage and size
- Outbuilding security concerns
- Parking

Proposed by: Councillor Steve Cox

Seconded by: Councillor Charlie Hogarth

For: 6 Against: 1 Abstain: 1

Decision: Deferred for a site visit to assess:-

- **The access for Unit 2, particularly regarding going through living room**
- **Bin storage**
- **Internal storage and size**
- **Outbuilding security concerns**
- **Parking**

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Richard Maddox, a member of the public spoke in opposition to the Application for the duration of up to 5 minutes each.

(Receipt of statement from Councillor Gemma Cobby objecting to the application was reported at the meeting).

Application	2
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Application Number:	23/00851/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	The construction of 1 new dosing kiosk and 1 Sequential Batch Reactor Motor Control Centre (MCC) kiosk
At:	Sewage Works Doncaster Lane Woodlands Doncaster DN6 7QN

For:	Mr Mark Hewison – Yorkshire Water Services Ltd
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Third Party Reps:	0	Parish:	N/A
		Ward:	Adwick-Le-Street and Carcroft

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Iris Beech

Seconded by: Councillor Gary Stapleton

For: 8 Against: 0 Abstain: 0

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

09. The external materials and finishes shall be Green GRP (Glass Reinforced Plastic) to match the rest of the site

REASON

To ensure the satisfactory appearance of the development in accordance with policy 41 of the Doncaster Local Plan.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Jordan Guy, the Agent, spoke in support of the Application for the duration of 5 minutes.

(The receipt of additional drainage information provided by the applicants, however Internal Drainage still felt that the conditions provided in the report were necessary and an additional consultation response from South Yorkshire Archaeology Services were reported at the meeting).

Application	3
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Application Number:	23/00769/COU
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Application Type:	Planning FULL Major
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Proposal Description:	Change of use from Retail (Class E) to Adult Gaming & Amusement Arcade (Sui Generis)
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At:	37 Cleveland Street, Doncaster DN1 3DS
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For:	Mr Charles Hayes – Jackpot Amusements
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Third Party Reps:	None	Parish:	N/A
		Ward:	Town

A proposal was made to grant the application subject to Conditions and the completion of a Section 106 Agreement.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Gary Stapleton

For: 7 Against: 1 Abstain: 0

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 matter, and the Head of Planning be authorised to issue the Planning Permission upon completion of the Legal Agreement:-

The applicant not to open or operate the 37 Cleveland Street unit until the 14 Pell's Close operation has been permanently closed. It will not require the Applicant to seek planning permission for an alternative use at the vacated premises.

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