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CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 17TH OCTOBER, 2023

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 17TH OCTOBER, 2023, at 2.00 pm.

PRESENT:

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

Councillors Duncan Anderson, Iris Beech, Steve Cox, Charlie Hogarth, Sophie Liu, Emma Muddiman-Rawlins and Gary Stapleton

APOLOGIES:

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

34 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members Code of Conduct, Councillor Emma Muddiman-Rawlins declared an interest in Application No 23/00108/FUL Agenda Item 5(1) and took no part in the discussion and left the meeting for the duration of the consideration of the application.

35 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH SEPTEMBER, 2023

RESOLVED that the minutes of the meeting held on 19th September, 2023 be approved as a correct record and signed by the Chair.

36 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'.

37 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.55 p.m., to be reconvened on this day at 3.05 pm.

38 RECONVENING OF MEETING.

The meeting reconvened at 3.05 p.m.

CONSIDERATION OF SECTION 106 AGREEMENT FOLLOWING VIABILITY ASSESSMENT FOR RESIDENTIAL DEVELOPMENT AT OWSTON ROAD, CARCROFT (19/01514/OUTM)

The Committee considered a report seeking approval to the variation to the Section 106 Agreement for a development of residential housing at Owston Road, Carcroft.

It was advised that outline planning permission was granted under delegated authority on the 16th December, 2019, with the decision being subject to a Section 106 Agreement dated 13th December, 2019. The Agreement sought to deliver the following objections:-

- Delivery of 26% on site built units for affordable housing. The tenure split 75% to be Social Rented dwellings and 25% to be Shared Ownership dwellings;
- Commuted sum of £201,267.00 to provide 11 secondary school places at Outwood Academy; and
- On site Public Open Space (POS) and scheme for maintenance.

Committee were informed of the background to the application and its subsequent amendments. It was advised that the applicant had submitted a Deed of Variation accompanied by a Full Viability Appraisal (FVA) concurrently with the submission of the Reserved Matters application.

In September 2023, the FVA was assessed by an independent external consultant and the conclusion of the assessment showed that the scheme with the policy compliant amount of affordable housing and education contributions would make the scheme unviable.

Committee noted the amendment to the report at paragraph 4 which should read 'This report does not contain exempt information'.

Before members went into debate the Legal Officer outlined the relevant tests for modifying s106 obligations. Advice was given that the usual planning considerations are not engaged in such a case and the question for Members was whether the planning obligations continued to serve a useful purpose in the public interest such that they should be maintained and the request refused, or alternatively that they no longer served a useful purpose in order that the request should be approved.

During debate Members discussed the impacts on education provision. Members sought that the report be deferred to the next Committee meeting to allow officers from Education to attend and provide Committee with further education information.

RESOLVED the report be deferred to the next meeting to allow officers from Education to attend and provide further information on the impacts on education provision.

40 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.

41 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
22/00572/FUL	Erection of 2 bedroom bungalow in rear garden of No. 23 Hazel Grove (Resubmission of refused scheme – 21/02799/FUL, refused: 4.11.2021) at 23 Hazel Grove, Conisbrough DN12 2JD	Appeal Dismissed 15/09/2023	Conisbrough	Delegated	No
22/00160/M	Appeal against enforcement action for alleged unauthorised erection of fence to front under grounds (a) and (g) at 8 Briar Road, Skellow, Doncaster DN6 8HY	ENF – Appeal Dismissed, ENF Notice Upheld 07/09/2023	Adwick Le Street and Carcroft	Delegated	No

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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 17th October, 2023

Application	01
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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
At:	18 Lifford Road, Wheatley, Doncaster, DN2 4BY

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 REFUSE Planning Permission contrary to officer recommendation.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Iris Beech

For: 8 Against: 0 Abstain: 0

Decision: The application be refused contrary to officer recommendation for the following reasons:-

- 01. The proposal is overdevelopment of the site which results in poor living conditions for future occupants by virtue of the provision of small room sizes. The proposal will result in the loss of amenity through noise**

impacts for both the intended occupants and nearby neighbours as a result of the number of intended occupants. There is inadequate waste bin provision and inadequate rear garden space for the amount of residents proposed. There is also considered to be a lack of adequate on street parking. The proposal is therefore contrary to Doncaster Local Plan Policy 9 Parts A, B, C and D).

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 each:-

- Mr Richard Maddox spoke in opposition to the Application; and**
- Councillor Dave Shaw spoke in opposition to the Application**

(It was noted that Councillor Gemma Cobby was due to speak in opposition to the application, however, was unable to attend).

(The receipt of an additional representation received from Councillor Jake Kearsley outlining concerns on Proliferation of such properties, Parking, Noise pollution and impact on neighbouring properties was reported at the meeting)

(An amendment to the report at 9.41 which refers to 5 permits per property – Further clarification from parking services confirmed that this should read per household. This means that all residents would be eligible to apply for car park permits if registered to the same address).

Application	02
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Application Number:	22/00255/REMM
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Application Type:	Reserved Matters
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Proposal Description:	Details of Access, Appearance, Landscaping, Layout and Scale of design for 248 units with 25 affordable units and 223 open market units (being matters reserved in outline application previously granted permission under ref 15/01278/OUTM on 05/02/2019) (Amended Plans and Description).
At:	Land to the east of Mere Lane, Edenthorpe, Doncaster DN3 2BF

For:	Avant Homes
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Third Party Reps:	13 Objections	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe & Kirk Sandall

A proposal was made to defer the Application to allow the re-advertisement of the application with the amended description.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Sue Farmer

For: 9 Against: 0 Abstain: 0

Decision: Reserved Matters Approved subject to conditions

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

Application	03
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Application Number:	21/00398/MINA
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Application Type:	Planning FULL Major
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Proposal Description:	Proposed northerly extension of the quarry workings into around 31.6ha of land to include material extraction; in-pit primary processing and transfer of mineral to plant site. Proposals also include creation of peripheral screen mounds, advance planting and progressive restoration of workings.
At:	Land north of Holme Hall Quarry, Stainton

For:	Breedon Southern Ltd
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Third Party Reps:	64 against 25 in support	Parish:	Edlington Town Council
		Ward:	Edlington and Warmsworth

A proposal was made to GRANT Minerals Planning Permission

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Charlie Hogarth

For: 9 Against: 0 Abstain: 0

Decision: Minerals Planning Permission granted.

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 each:-

- **Mr John Parkes, Local resident, spoke in support of the Application;**
- **Parish Councillors Sarah Brown of Stainton Parish Council and Mike Addenbrooke of Braithwell and Micklebring Parish Council spoke in support of the application (5 minutes collectively);**
- **Councillor Martin Greenhalgh, Ward Member, spoke in support of the Application;**

- **Councillor Phil Cole, Ward Member, spoke in support of the Application; and**
- **Mr Kris Furness of Breedon, the Applicant, spoke in support of the Application.**

(The receipt of a further two letters of support raising similar issues were reported at the meeting).

(It was noted that the Council had received 60 letters of support that had been submitted. These were redacted and include the 25 letter already mentioned in the report. The letters cite reasons for support including the creation of jobs, need for material and that Breedon are a good company).

Application	04
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Application Number:	22/02392/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of a sales office building and associated works. Change of use of land to caravan storage and sales
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At:	Vacant land East of Adwick Lane, Toll Bar, Doncaster DN5 0RE
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For:	Mr Lee – Adwick Caravans
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Third Party Reps:	17 objections and 10 representations in support	Parish:	
		Ward:	Bentley

A proposal was made to GRANT Planning Permission subject to conditions.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Iris Beech

For: 8 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 each:-

- **Councillor James Church, Ward Member, spoke in opposition to the Application; and**
- **Angela Simmonds, the Agent, spoke in support of the application.**