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## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE

TUESDAY, 28TH MAY, 2019

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 28TH MAY, 2019, at 2.00 pm.

#### PRESENT:

Chair - Councillor Susan Durant

Councillors Iris Beech, Mick Cooper, George Derx, John Healy, Eva Hughes and Jonathan Wood

#### APOLOGIES:

Apologies for absence were received from the Vice-Chair, Councillor Sue McGuinness, Mark Houlbrook and Andy Pickering

#### 1 DECLARATIONS OF INTEREST, IF ANY.

No declarations were reported at the meeting.

#### 2 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30TH APRIL, 2019

RESOLVED that the minutes of the meeting held on 30th April, 2019, be approved as a correct record and signed by the Chair.

#### 3 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'.

#### 4 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 17(I), the meeting stand adjourned at 3.35 p.m to be reconvened on this day at 3.40 p.m.

#### 5 RECONVENING OF MEETING.

The meeting reconvened at 3.40 p.m.

6 DONCASTER BOROUGH COUNCIL TREE PRESERVATION ORDER (NO.407) 2018 MEXBOROUGH DAY CENTRE, HARLINGTON ROAD, MEXBOROUGH, S64 0QG

The Committee considered a report which sought approval to confirm a Tree Preservation Order (TPO) (No.407) 2018 for Mexborough Day Centre, Harlington Road, Mexborough, S64 0QG. It was reported that the site had recently been subject to development pressure as part of the 18/01021/PREAPP and 18/02922/OUTM planning applications for 36 dwellings.

The report detailed that the Council had made the TPO, covering one common Lime, two false Acacia, eight Norway Maples, one Himalayan Birch and one Hornbeam on the 20th December 2019. The trees were protected as five individual trees and one group. This followed the Council's comments made at the time of the 18/01021/PREAPP application to the effect that the proposed development scheme appears to have given little or no regard to the existing trees on the site, which would result in an unacceptable loss of trees which would be significantly detrimental to the appearance of the area.

Provisional effect of the TPO took place on 20th December 2018 and must be confirmed by 20th June 2019 to remain in force. It was advised that there had been one objection to the TPO from the developer, SPV Mexborough Ltd.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Mohammed Farid spoke in opposition to the Tree Preservation Order (NO.407) 2018 for the duration of up to 5 minutes.

It was subsequently MOVED by Councillor Iris Beech and SECONDED by Councillor Eva Hughes that the Tree Preservation Order (No.407) be confirmed.

A vote was taken on the proposal made by Councillor Iris Beech which was declared as follows:-

For	-	7
Against	-	0
Abstain	-	0

On being put to the meeting the proposal made by Councillor Iris Beech and seconded by Councillor Eva Highes be CARRIED.

RESOLVED that the TPO (No.407) Mexborough Day Centre, Harlington Road, Mexborough, S64 0QG be confirmed without modification.

7 ATTERO HGV PARK PLANNING PERMISSION - POSITION STATEMENT.

The Committee received a report which updated Members on the consideration of the temporary Attero (the operator) HGV Park under Planning Reference 16/02386/COUM.

As Members will be aware a the temporary planning permission was granted at the 11th December Planning meeting and that permission was time limited for 6 months, meaning the permission would expire on 11th June 2019.

It was reported that the default position following the expiry of the temporary permission for the lorry park is that the use ceases and, where necessary, enforcement action is taken against the operator. However, in light of the significant risks, associated with distributing the significant risks, associated with the operator, a number of options for the lorry park have been considered. These options were:-

- Invite an application to extend the use of the current lorry park for a limited time period, to allow the EA to consider the environmental permit application;
- Do not invite a further application and consider enforcement options for the further use of the temporary lorry park; or
- Explore options for relocating a temporary lorry park, preferably away from residential areas.

Members were advised that the views of the local community were being sought on the above options which includes consultation with Rossington Parish Council, Community Liaison Officer, Ward Members and local residents in the vicinity of the site. Following the results of the consultation process, Legal will be consulted and a decision will be made on which option is most suitable.

It was noted that the Local Planning Authority would continue to work with the Environment Agency to ensure that the conditions of the environmental permit and the planning permission are aligned to ensure they are robust.

RESOLVED that the contents of the report be noted.

## 8 APPEAL DECISIONS.

RESOLVED that the following decision of the Secretary of State and/or his inspector, in respect of the under-mentioned Planning Appeal against the decision of the Council, be noted:-

<b>Application No</b>	<b>Application Description and Location</b>	<b>Appeal Decision</b>	<b>Ward</b>	<b>Decision Type</b>	<b>Overturned</b>
18/01185/FUL	Erection of detached two storey dwelling with detached garage 17/02696/FUL refused on 02/01/2018 at land rear of 10-11 St Edwins Close, Duncroft Doncaster	Appeal Dismissed 09/05/2019	Hatfield	Delegated	No

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### DONCASTER METROPOLITAN BOROUGH COUNCIL

#### PLANNING COMMITTEE – 28th May, 2019

<b>Application</b>	<b>1</b>
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<b>Application Number:</b>	19/00324/FUL	<b>Application Expiry Date:</b>	9th April 2019
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of 2 (semi-detached) residential units (use class C2 – residential institution).
<b>At:</b>	1 Stainton Street, Denaby Main, Doncaster DN12 4AP

<b>For:</b>	Mr Glyn Turner – Hesley Group
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<b>Third Party Reps:</b>	4	<b>Parish:</b>	Unparished
		<b>Ward:</b>	Conisbrough

**A proposal was made to grant the application**

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor George Derx**

**For: 7    Against: 0    Abstain: 0**

**Decision: Planning permission granted**

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	18/02592/3OUTM	<b>Application Expiry Date:</b>	15 January 2019
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<b>Application Type:</b>	Major
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<b>Proposal Description:</b>	Outline application for residential development of up to 542 dwellings on approx. 20.9ha of land with associated public open space, parking, landscaping and infrastructure (approval being sought for access).
<b>At:</b>	Hungerhill Business Park, Edenthorpe

<b>For:</b>	DMBC
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<b>Third Party Reps:</b>	1	<b>Parish:</b>	Edenthorpe Parish Council
		<b>Ward:</b>	Edenthorpe and Kirk Sandall

**A proposal was made to grant the application**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor George Derx**

**For: 7    Against: 0    Abstain: 0**

**Decision: Planning permission granted subject the addition of the following condition:-**

- 21. On submission of the first reserved matters application, a scheme for Biodiversity Offsetting shall be submitted to the LPA. This scheme must apply the mitigation hierarchy and identify the residual impacts that must be compensated for. Using the LPA's or Defra's Biodiversity Offsetting Process, the conservation credits and a means of delivering them either on site or off site shall be submitted for written approval by the LPA. Development shall be carried out in accordance with the approved scheme.**
- REASON**
- To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and guidance within the NPPF.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Phil Brock (Agent) spoke in support of the application for the duration of up to 5 minutes.**

**(An update on the air quality position was reported at the meeting).**

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	17/025585/FULM	<b>Application Expiry Date:</b>	18 <sup>th</sup> January, 2018
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.
<b>At:</b>	Manor Farm, Barnsley Road, Marr, Doncaster

<b>For:</b>	Mr Atkinson – A.J. Atkinson and Sons
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Marr Parish Meeting
		<b>Ward:</b>	Sprotbrough

**A proposal was made to defer the application to allow for further consideration of highway matters such as speed reduction and a pedestrian crossing, with the Highway Officer in attendance at the Committee meeting.**

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor Mick Cooper**

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

**Decision: The application be deferred to allow for further consideration of highway matters such as speed reduction and a pedestrian crossing, with the Highway Officer in attendance at the Committee meeting.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee, Mr John Lomax (local resident) spoke partly in support of the application for the duration of up to 5 minutes.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee, Mr Michael Bamford (Agent) spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	<b>4</b>
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<b>Application Number:</b>	17/02586/LBCM	<b>Application Expiry Date:</b>	17 <sup>th</sup> January 2018
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<b>Application Type:</b>	Listed Building Consent Major
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<b>Proposal Description:</b>	Listed Building Consent for erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.
<b>At:</b>	Manor Farm, Barnsley Road, Marr, Doncaster

<b>For:</b>	Mr Atkinson – A.J. Atkinson and Sons
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Marr Parish Meeting
		<b>Ward:</b>	Sprotbrough

**A proposal was made to defer the application in light of the deferment to Item 3 to allow for further consideration of highway matters such as speed reduction and a pedestrian crossing, with the Highway Officer in attendance at the Committee meeting.**

**Proposed by: Councillor Jonathan Wood**

**Seconded by: Councillor George Derx**

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

**Decision: The application be deferred in light of the deferment to Item 3 to allow for further consideration of highway matters such as speed reduction and a pedestrian crossing, with the Highway Officer in attendance at the Committee meeting.**

**(Mr John Lomax, local resident and Mr Michael Bamford, Agent spoke at Item 3 of the agenda).**

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	18/03081/FUL	<b>Application Expiry Date:</b>	5th March, 2019
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of 2 single storey buildings for mixed A3/A5 use class (restaurant and hot food takeaway). Incorporating drive-thru lanes, car and cycle parking, plant, refuse storage and landscaping along with both freestanding and elevational illuminated and non-illuminated signage.
<b>At:</b>	Capitol Park, Omega Boulevard, Thorne, Doncaster

<b>For:</b>	Mr Arjun Patel – QFM Group
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<b>Third Party Reps:</b>	6	<b>Parish:</b>	Thorne Town Council
		<b>Ward:</b>	Thorne and Moorends

**A proposal was made to grant the application.**

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Jonathan Wood**

**For: 7    Against: 0    Abstain: 0**

**Decision: Planning permission granted subject to the amendment of condition 2 in relation to Plan H and not G to read as follows:-**

**Drawing no. P214 Rev.H – revised site plan & external, including signage, for KFC unit (amended).**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Mr Adam Beamish (Agent) spoke in support of the application for the duration of up to 5 minutes.**

**(An update with regard to amended plans was reported at the meeting).**

<b>Application</b>	<b>6</b>
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<b>Application Number:</b>	19/00811/FUL	<b>Application Expiry Date:</b>	3rd June 2019
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of 2 bungalows following demolition of existing dwellings, including associated landscaping and curtilage works.
<b>At:</b>	2 Lancaster Close, Tickhill, Doncaster DN11 9PZ

<b>For:</b>	Mr Patrick Doran
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<b>Third Party Reps:</b>	9	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill and Wadworth

**A proposal was made to grant the application.**

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Mick Cooper**

**For: 7    Against: 0    Abstain: 0**

**Decision: Planning permission granted.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Patrick Doran (Applicant) and Mr Abel Hinchliffe (Agent) spoke jointly in support of the application for the duration of up to 5 minutes.**

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