

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 7TH JANUARY, 2020

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER - CIVIC OFFICE on TUESDAY, 7TH JANUARY, 2020, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue McGuinness

Councillors Duncan Anderson, Iris Beech, George Derx, Charlie Hogarth, Eva Hughes, Andy Pickering and Jonathan Wood

APOLOGIES:

Apologies for absence were received from Councillors Mick Cooper and John Healy

58 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members Code of Conduct, the Vice-Chair, Councillor Sue McGuinness, declared an interest in Application No. 19/01843/FUL 5(4) which had been discussed at a recent Armthorpe Parish Council meeting of which she was a member but had not given her opinion thereon.

In accordance with the Members Code of Conduct, the Chair declared an interest in Application No. 19/01169/FUL 5(3) stating that she had asked for the application to be brought to the Planning Committee.

In accordance with the Members Code of Conduct, Councillor Eva Hughes declared an interest in Application No. 19/01965/FULM 5(1) by virtue of being a member of the Friends of Sandal Park but had not given her opinion thereon.

59 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH DECEMBER, 2019

RESOLVED that the minutes of the meeting held on Tuesday, 10th December, 2019 be approved as a correct record and signed by the Chair.

60 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'.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 7th January, 2020

Application	1		
Application Number:	19/01965/FULM		
Application Type:	Planning FULL Major		
Proposal Description:	Demolition of existing building and erection of new restaurant/café with associated parking		
At:	Sandall Park Café, Thorne Road, Wheatley Hills, Doncaster DN2 5DZ		
For:	Mrs J Silkcock – Sandall Park Leisure Ltd.		
Third Party Reps:	13 in support 1 letter in opposition	Parish:	
		Ward:	Wheatley Hills & Intake

A proposal was made to defer the application for a site visit to assess the access, parking an impact to highway Safety. Further clarity regarding viability, public consultation, amount of open space to be lost, and justification on the size and position of the proposed building to made available to members for the purpose of the site visit.

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Andy Pickering

For: 8 Against: 1 Abstain: 0

Decision: Defer for a site visit to assess the access, parking an impact to highway Safety. Further clarity regarding viability, public consultation, amount of open space to be lost, and justification on the size and position of the proposed building to be made available to members for the purpose of the site visit.

(The receipt of additional information from the applicant regarding the opening hours and confirmation that the viability report for the scheme incorporated assumptions on expected levels of income was reported at the meeting).

(The receipt of further information from Friends of Sandall Park regarding the later opening hours was reported at the meeting).

Application	2
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Application Number:	19/02180/COU
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Application Type:	Planning FULL
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Proposal Description:	Change of use from 17 bed hotel with ancillary facilities and rear car park, to 20 bed HMO on floor 1,2 and 3.
At:	Kellet Hotel, 87 Thorne Road, Doncaster DN1 2ES

For:	Mrs Anna Ang
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Third Party Reps:	10 in opposition	Parish:	N/A
		Ward:	Town

A proposal was made to grant the application.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor Iris Beech

For: 5 Against: 4 Abstain: 0

Decision: Planning Permission granted

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mrs Helen Henderson spoke in support of the application for the duration of up to 5 minutes.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Councillor Dave Shaw (Ward Member) spoke in opposition to the application for the duration of up to 5 minutes.

Application	3
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Application Number:	19/01169/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Change of use of industrial building (Use Class B2) to mixed use including vehicle repair and body shop with spray booth and office (retrospective).
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At:	5 Lock Lane, Thorne, DN8 5ET
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For:	Mr Cosmin Croitoru
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Third Party Reps:	5 Representations	Parish:	Thorne Town Council
		Ward:	Thorne and Moorends

A proposal was made to refuse the application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Andy Pickering

For: 9 Against: 0 Abstain: 0

Decision: Planning permission refused for the following reason:-

- The proposal would cause significant adverse harm to residential amenity of neighbouring properties by virtue of noise, odours and fumes generated from the operations. As a consequence, the application is considered to be contrary to Core Strategy (2011-2028) Policies CS1 and CS14 and saved Unitary Development Plan Policy PH12 (adopted 1998).**

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Peter Wailes 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', Councillors Mark Houlbrook and Joe Blackham (Ward Members) spoke in opposition to the application for the duration of up to 5 minutes each.

(The receipt of additional consultation response from the Health and Safety Inspector was reported at the meeting).

Application	4
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Application Number:	19/01843/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of dormer bungalow including detached garage with stable block and horse paddock
At:	Land East of Foxgloves, Whiphill Lane, Armthorpe

For:	Mr Barry Dale
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Third Party Reps:	2 representations	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

A proposal was made to grant the application.

Proposed by: Councillor Eva Hughes

Seconded by: Councillor George Derx

For: 8 Against: 0 Abstain: 0

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

11. Within 1 month of commencement of the development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- **A scheme of native tree and shrub planting to be implemented in landscaped areas of the site**
- **The inclusion of nectar rich species in a planting design to support a range of invertebrates.**
- **The location and type of 4 No. bird boxes to be sited around the perimeter of the site.**
- **The inclusion of 1 integrated bat box within the fabric of the building.**
- **Gaps within the boundary fence to provide access for hedgehogs throughout the site and in the wider landscape.**

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy CS16 of the Core Strategy.

(The receipt of additional consultation responses from the Ecology Officer suggesting an additional condition regarding an ecological enhancement plan and from the Waste and Recycling Team regarding the collection point and suggesting that the gravel drive be replaced with a smooth surface was reported at the meeting).