

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 26th May, 2020

Application	1
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Application Number:	19/01725/FULM
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Application Type:	Planning FULL Minor
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Proposal Description:	Change of use of former public house to ground floor retail and first floor residential including erection of extension following demolition of outbuildings
At:	Millstone Hotel, Westgate, Tickhill, Doncaster, DN11 9NF

For:	Mr Lloyd Nicholson
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Third Party Reps:	45 in support 195 letters in opposition 4 representations	Parish:	Tickhill Town Council
		Ward:	Tickhill & Wadworth

A proposal was made to refuse the Application contrary to the Officer's recommendation.

Proposed by: Councillor Mick Cooper

Seconded by: Councillor Duncan Anderson

For: 11 **Against:** 0 **Abstain:** 0

Decision: Planning permission refused for the following reason:-

01. The proposed development fails to provide a high quality environment lacking sufficient and adequate landscaping contrary to paragraph 127 parts a) and b) of the National Planning Policy Framework (NPPF 2019) and Policy 49 of the emerging Doncaster Local Plan.

- 02. The proposal would result in an unacceptable risk to pedestrian and road safety by virtue of vehicle movements within and outside of the site, contrary to paragraph 109 of the National Planning Policy Framework (NPPF, 2019) and Policy CS14 A(iii) of the Doncaster Core Strategy (2011 – 2028).**

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:-

- Mrs Wendy Hattrell and Mr Christopher Taylor spoke in opposition to the application;**
- The Mayor of Tickhill Town Council, Town Councillor John Bergin, spoke in opposition to the application; and**
- Mr Graham Raynor, the Agent, spoke on behalf of the Applicant in support of the application.**

(The receipt of additional representations from 66 Objectors in opposition to the application and the amendment to Condition 04 with regard to the restriction of delivery hours being extended, were reported at the meeting.)