

# Public Document Pack

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### EXTRAORDINARY PLANNING COMMITTEE

TUESDAY, 6TH OCTOBER, 2020

A EXTRAORDINARY MEETING of the PLANNING COMMITTEE was held via MICROSOFT TEAMS AS A VIRTUAL MEETING on TUESDAY, 6TH OCTOBER, 2020, at 2.00 pm.

#### PRESENT:

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

Councillors Duncan Anderson, Iris Beech, Mick Cooper, Steve Cox, Charlie Hogarth, Eva Hughes, Andy Pickering and Jonathan Wood.

#### APOLOGIES:

An apology for absence was received from Councillor John Healy.

#### 1 Declarations of Interest, if any

No declarations of interest were made at the meeting.

#### 2 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'.

#### 3 Adjournment of the Meeting

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 4.10 p.m. to be reconvened on this day at 4.20 p.m.

#### 4 Reconvening of the Meeting

The meeting reconvened at 4.20 p.m.

#### 5 Duration of the Meeting

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the remaining item of business on the agenda.

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### DONCASTER METROPOLITAN BOROUGH COUNCIL

<b>PLANNING COMMITTEE – 6th October, 2020</b>
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<b>Application</b>	1
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<b>Application Number:</b>	20/01481/FUL
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<b>Application Type:</b>	Planning FULL Minor
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<b>Proposal Description:</b>	Change of use of former public house to ground floor retail and first floor residential including erection of extension following demolition of outbuildings (being resubmission of 19/01725/FUL refused 27.05.2020).
<b>At:</b>	Millstone Hotel, Westgate, Tickhill, Doncaster, DN11 9NF

<b>For:</b>	Mr Lloyd Nicholson
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<b>Third Party Reps:</b>	27 Letters of representation received - 26 in opposition, 1 in support	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill & Wadworth

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

**Proposed by: Councillor Mick Cooper**

**Seconded by: Councillor Steve Cox**

**For: 10    Against: 0    Abstain: 0**

**Decision: Planning permission refused for the following reasons:-**

- 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', Tickhill Town Councillor Peter Walker and Mr Christopher Taylor spoke in opposition to the application for the duration of up to 5 minutes each.**

**In accordance with Planning Guidance, 'Having Your Say at Planning Committee', Mr Graham Raynor, the Agent, spoke on behalf of the Applicant in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	2
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<b>Application Number:</b>	20/01324/COU
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Change of use from dwelling house (Class C3) to a 5 bedroom HMO (Class C4) in Article 4 Direction area.
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<b>At:</b>	33 Exchange Street, Hyde Park, DN1 3QW.
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<b>For:</b>	Mr P Ghumra
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<b>Third Party Reps:</b>	7 Letters of Objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

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

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Sue McGuinness**

**For: 7 Against: 3 Abstain: 0**

**Decision: Planning permission granted.**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Jonathan McDermott, the Agent and Mr Pepe Ghumra, the Applicant, spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	3
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<b>Application Number:</b>	19/02171/OUT
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<b>Application Type:</b>	Planning OUTLINE
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<b>Proposal Description:</b>	Outline development for erection of two detached dwellings and associated works (all matters reserved).
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<b>At:</b>	Land Rear of Hillcrest, Lings Lane
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<b>For:</b>	Miss Jennifer Sands
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<b>Third Party Reps:</b>	2 Representations in Objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

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

**Proposed by: Councillor Sue McGuinness**

**Seconded by: Councillor Charlie Hogarth**

**For: 7 Against: 3 Abstain: 0**

**Decision: Planning permission granted.**

<b>Application</b>	4
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<b>Application Number:</b>	20/01413/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Relocation of boundary wall to the side and installation of gate.
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<b>At:</b>	42, Bancroft Drive, Auckley, Doncaster DN9 3GQ.
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<b>For:</b>	Miss Zoeann Ward
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<b>Third Party Reps:</b>	7 Letters of objection.	<b>Parish:</b>	Auckley Parish Council
	7 Letters of support.	<b>Ward:</b>	Finningley

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

**Proposed by: Councillor Eva Hughes**

**Seconded by: Councillor Sue McGuinness**

**For: 10 Against: 0 Abstain: 0**

**Decision: Planning permission granted.**

**In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’, Mr Zor Khan 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’, Miss Zoeann Ward, the Applicant, spoke in support of the application for the duration of up to 5 minutes.**

<b>Application</b>	5
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<b>Application Number:</b>	20/01177/3FUL
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<b>Application Type:</b>	Planning FULL (DMBC Reg3)
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<b>Proposal Description:</b>	Erection of 4 bungalows and 3 houses on vacant land including access.
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<b>At:</b>	Land Adjacent, Appleby Road, Intake, Doncaster
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<b>For:</b>	Mr Paul Francis – DMBC
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<b>Third Party Reps:</b>	1 Letter of objection	<b>Parish:</b>	
	0 Letters of support		
		<b>Ward:</b>	Wheatley Hills & Intake

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

**Proposed by: Councillor Iris Beech**

**Seconded by: Councillor Eva Hughes**

**For: 10 Against: 0 Abstain: 0**

**Decision: Planning permission granted subject to Condition 08 being replaced with the following Condition:-**

- 08. Not to commence the development until a scheme ("the scheme") to ensure that there is no net biodiversity loss as a result of the development has been submitted to and agreed in writing by the Local Planning Authority.**

**The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include:-**

- Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development) and/or for off-site offsetting;**

2. A method for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and
5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

The development shall be carried out in accordance with the agreed scheme.

If the scheme is not agreed by the Local Planning Authority, not to commence the development until a fixed sum contribution based on Biodiversity Units lost and a requirement to deliver 10% of Biodiversity Net Gain has been paid to the Local Planning Authority. The Local Planning Authority shall use the biodiversity contribution to enhance and secure long term management of biodiversity within the vicinity of the site.

**REASON**

To comply with the requirements of the NPPF Chapter 15. Conserving and enhancing the natural environment.

(The receipt of a replacement Condition 08 was reported at the meeting.)

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