

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 5th January, 2021

Application	1
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Application Number:	19/01500/OUT
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Application Type:	Outline Planning
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Proposal Description:	Outline application for mixed use development to include B1 (Business), D1 (Non-residential institutions), D2 (Assembly and leisure) uses in addition to A3 use (Food and drink) ancillary to the office unit (Approval being sought for access)
At:	Land at South End, Thorne, Doncaster, DN8 5QP

For:	Mr James and Albert Clarke
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Third Party Reps:	22 objections	Parish:	Thorne Town Council
		Ward:	Thorne & Moorends

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

Proposed by: Councillor Susan Durant

Seconded by: Councillor Duncan Anderson

For: 3 Against: 3 Abstain: 3

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal to refuse the Application, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted for the proposal to refuse the Application.

Decision: Planning permission refused for the following reason:-

- 01. The proposal fails to reinforce the character of the local landscape, respond positively to existing site features or**

integrate well with its immediate and surrounding local area. The existing site is rural in appearance and directly adjacent to a residential area, and the development of the site for commercial purposes would not be in keeping with the surrounding land uses. As such, the proposal is contrary to Policy CS 14 of the Doncaster Council Core Strategy (adopted in 2012) and paragraphs 9, 122 (d) and 127 (c) of the National Planning Policy Framework.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Dennis Poskitt, a local resident, 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', Ms Dianne Holgate, the Agent, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional Condition to ensure the continued maintenance of the visibility splay and receipt of representations for Councillor Mark Houlbrook, a Local Ward Member, objecting to the Application, were reported at the meeting.)

Application	2
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Application Number:	20/00930/REMM
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Application Type:	Reserved Matters Major
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Proposal Description:	Details of appearance, landscaping, layout and scale of design for the erection of 95 dwellings on approx 3.37ha of land (being matters reserved in outline application 14/02965/OUTM (appeal ref -16/00025/REF) granted on 12/07/2017).
At:	Land off Westminster Drive, Dunsville, Doncaster

For:	Harron Homes Ltd
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Third Party Reps:	12 (10 objections)	Parish:	Hatfield Parish Council
		Ward:	Hatfield

A proposal was made to grant the Application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor John Healy

For: 5 Against: 5 Abstain: 0

Upon the Chair declaring that there was an equal number of votes cast for and against the proposal to grant the Application, the Chair, Councillor Susan Durant, in accordance with Council Procedure Rule 21.2, exercised her right to use her casting vote and voted for the proposal to grant the Application.

Decision: Reserved Matters granted and that the decision to grant be delegated to the Head of Planning to issue following the completion of a Deed of Variation to the original Section 106 Agreement.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Andy Van Vliet, representing the Applicant, 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 Linda Curran, a Local Ward Member, spoke in opposition to the application for the duration of up to 5 minutes.

(Receipt of an amendment to paragraph 2.2 of the report with regard to the first sentence which should read 'The scheme comprises of a mixture of 95 detached properties...', was reported at the meeting.)

Application	3
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Application Number:	20/02137/FUL
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Application Type:	FULL Planning Application
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Proposal Description:	Change of use of agricultural land to provide continuation of temporary takeaway cafe to a permanent change of use including creation of takeaway cafe, outdoor seating area, indoor seating area, and toilets.
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At:	Loversall Farm, Rakes Lane, Loversall, Doncaster, DN11 9DA
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For:	Mr & Mrs Lee - Loversall Farm
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Third Party Reps:	21 Letters of representation received- 3 in opposition, 17 in support, and 1 stating neither objecting or supporting	Parish:	Loversall Parish Council
		Ward:	Tickhill & Wadworth

Application withdrawn at the request of the Applicant.

Application	4
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Application Number:	20/02145/FUL
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Application Type:	Planning FULL
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Proposal Description:	Change of use of ground floor from public house (Sui Generis) to retail (Class E), with hardstanding to front and side for additional parking
At:	Cantley Lodge, Acacia Road, Cantley, Doncaster, DN4 6NR

For:	Mr N Griffiths
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Third Party Reps:	13 objectors, 0 supporters	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the Application.

Proposed by: Councillor Sue McGuinness

Seconded by: Councillor Steve Cox

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Councillor Nick Allen, a Local Ward Member, spoke in support of the application for the duration of up to 5 minutes.

Application	5
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Application Number:	20/02761/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of 2-storey rear extension and creation of dressing room in the loft space, and erection of detached garage/workshop following demolition of existing garage with laurel hedge around the boundary and gates to the front and the addition of a detached outbuilding to the rear. (Without compliance of condition 2 of Application Reference Number: 20/00949/FUL granted on 01/07/2020) RETROSPECTIVE
At:	17 Westwood Road, Bawtry, Doncaster, DN10 6XB

For:	Mr Tom Lewis
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Third Party Reps:	14 letters of representation in opposition.	Parish:	Bawtry Town Council
		Ward:	Rossington & Bawtry

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

Proposed by: Councillor John Healy

Seconded by: Councillor Jonathan Wood

For: 10 Against: 0 Abstain: 0

Decision: Planning permission refused for the following reason:-

- 01. The proposed outbuilding, on account of its scale, siting and design, would be harmful to the amenities of occupiers of neighbouring dwellings by virtue of overlooking, loss of outlook and the smell associated with the log burner. It is also of a design which is considered out of keeping with the surrounding area. As such, the proposal is contrary to policies CS 1 and CS 14 of the Doncaster Council Core Strategy (adopted in 2012) and paragraph 127 (f) of the National Planning Policy Framework.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Robert Devonshire, a local resident, 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', Councillor Rachael Blake, a Local Ward Member, spoke in opposition to the application for the duration of up to 5 minutes.