

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 12th October, 2021

Application	1
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Application Number:	20/03415/FULM	Application Expiry Date:	10th March 2021
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Application Type:	Planning FULL Major
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Proposal Description:	<p>A hybrid planning application comprising:</p> <p>a) An application for full planning permission for the construction of highway/drainage infrastructure and strategic landscape planting within the application site; and</p> <p>b) An application for outline planning permission with all matters reserved (except access) for up to maximum floorspace of 42,689sqm GIA, comprising of;</p> <p>13,572m² of floorspace to be used within Class E(g) (offices);</p> <p>12,143m² of floor-space to be used within Class C3 (residential);</p> <p>8,826m² to be used within Class C1 (up to 3 hotels);</p> <p>3,529m² to be used within Classes E(a) (b) & Sui Generis (r) (retail / restaurant / cafe / hot food takeaway);</p> <p>2,833m² to be used within Classes E(a)/E(c)/E(b)/ SG (p)/SG (r)/ E(e) or E(f)/ (retail / financial and professional services / restaurant / cafe / drinking establishment / hot food takeaway and community facilities such as medical facilities or creche);</p> <p>1,700m² to be used within Class E(a) (food-retail) ;</p> <p>919m² to be used within Classes E(b) / SG(r) (restaurant / cafe / hot food takeaway);</p> <p>473m² to be used within Class E(a) / Sui Generis (retail / petrol filling station); and</p> <p>314m² to be used within Classes SG(q) (public house) together with facilities for the storage of waste, car parking, landscaping, site re-profiling, drainage and utilities infrastructure.</p>
At:	Land off Insall Way, Auckley, Doncaster

For:	Mr G Finch - Peel L&P Investments (North) Ltd
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Third Party Reps:	23	Parish:	Auckley Parish Council
		Ward:	Finningley

A proposal was made to grant the Application subject to a Section 106 Agreement.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Sue Farmer

For: 9 Against: 0 Abstain: 0

Decision: Planning permission granted subject to the amendment of condition 4 to read as follows and the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters:-

- (i) an affordable housing contribution of 23% of built units (or commuted sum in lieu of);**
- (ii) a traffic monitoring sum for the purpose of monitoring the outcomes of each Satisfactory Travel Plan; and**
- (iii) a travel plan bond.**

04. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:-

Full Planning permission element (initial highway access, infrastructure, landscaping and drainage)

Layout Sections (Ref: M18112-A-004C)

Long Sections (Ref: M18112-A-002D)

Proposed Access Road Alignment (Ref: M18112-A-010B)

Layout and Alignments Change (Ref: M18112-A-007)

Cross Section Alignments CL1 (Ref: M18112-A-006)

Cross Section Alignments CL2 Sheet 1 of 2 (Ref: M18112-A-007)

Cross Section Alignments CL2 Sheet 2 of 2 (Ref: M18112-A-008)

Planting Proposals (Ref: 60596702-L-P-01 Rev VJ)

Outline Planning permission element

Location plan/application boundary (Ref: 13041_PL001 A)

Development Cells and Land Use (Ref: 13041_PL002 B)

Access and Movement (Ref: 13041_PL003)

Drainage Infrastructure (Ref: 13041_PL004 A)

Green Infrastructure & Ecology (Ref: 13041_PL005 A)

Building priority frontages (Ref: 13041_PL006 A)

Illustrative Masterplan (Ref: 13041_PL007 B)

Design and Access Statement

Proposed foul water drainage arrangement (Ref: 60596702/SK/FW001)

**Proposed surface water drainage arrangement
(Ref: 605956702/SK/SW001)**

Topographical survey (Ref:AO 18L002/001 & 002)

REASON

To ensure that the development is carried out in accordance with the application as approved.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Gareth Finch (Peel L&P applicant) and Mr David Diggle (Turley Associates – agent) spoke in support of the application for the duration of up to 5 minutes.

Application	2
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Application Number:	21/00445/FULM
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Application Type:	Full Planning
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Proposal Description:	Change of Use of a former Agricultural grainstore to B8 (storage and distribution) and conversion of a redundant agricultural cartshed to Class E (offices) or Class B8 (storage and distribution), with associated means of access and parking. (Being resubmission of 16/02123/FULM refused 13/02/2020).
At:	Manor Farm Cottages, Wakefield Road, Hampole, Doncaster, DN6 7EP

For:	Mrs Elizabeth Nelson
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Third Party Reps:	38 letters of objection	Parish:	Hampole And Skelbrooke
		Ward:	Sprotbrough

A proposal was made to defer the Application for a site visit in order to assess the impacts upon heritage interests, and to assess the impact upon amenity.

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Steve Cox

For: 9 Against: 0 Abstain: 0

Decision: The application be deferred for a site visit in order to assess the impacts upon heritage interests, and to assess the impact upon amenity.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Dr Nick Balliger, 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 Glenn Bluff (Ward Member), 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', Mr Justin Paul (agent), spoke in support of the application for the duration of up to 5 minutes.

(An amendment to the description of the application and the receipt of additional representation registering support for the proposal was reported at the meeting).

Application	3
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Application Number:	21/01242/FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of first floor pitched roof extension above existing ground floor extension and single storey pitched roof store to the rear and internal alterations (Amended plans - first floor extension reduced)
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At:	Dentists Surgery, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA
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For:	Ms Heema Sharma, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA
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Third Party Reps:	7 objections have been received.	Parish:	n/a
		Ward:	Bessacarr

A proposal was made to grant the Application

Proposed by: Councillor Amie Dickson

Seconded by: Councillor Iris Beech

For: 9 Against: 0 Abstain: 0

Decision: Planning permission granted.

(The receipt of a further representation from Mr Ian Hill stating concerns that the application remained unchanged in respect of the traffic impact and future plans for expansion were reported at the meeting).

Application	4
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Application Number:	21/01564/COU
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Application Type:	Planning FULL
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Proposal Description:	Conversion from single occupancy semi detached house to 3 bed HMO (RETROSPECTIVE)
At:	29 St Patricks Road, Intake, Doncaster, DN2 5EP

For:	Dr Hena Brar
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Third Party Reps:	6 Representations & 2 objections from local Councillors	Parish:	N/A
		Ward:	Wheatley Hills And Intake

A proposal was made to refuse the Application.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Steve Cox

For: 8 Against: 0 Abstain: 0

Decision: Planning permission refused contrary to officer recommendation for the following reasons:-

- 01. The proposal fails to provide sufficient off street parking for the number of potential future occupiers of the proposal. The parking space provided is not sufficient in terms of size, would be unable to fit a standard size car and therefore would fail to provide a sufficient level of off street parking. This is likely to lead to greater pressure on parking provision in the surrounding area where parking is at a premium. The proposal is therefore considered to conflict with the requirements of**

Policies 9 (b) and 44 (b) of the Local Plan; which in part seek to ensure safe and secure car parking spaces as well as adequate operational parking.

02. The internal layout of the proposal would not provide a satisfactory standard of living for the future occupants of the HMO due to its configuration and lack of facilities and would therefore be contrary to Policies 9 (a & c) and 10 (a 1.) of the Local Plan.

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

Application	5
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Application Number:	21/01681/FUL
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Application Type:	Planning Full
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Proposal Description:	Demolition of existing outbuildings, erection of detached dwelling, creation of access and associated works.
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At:	9 Whin Hill Road, Bessacarr, Doncaster, DN4 7AF
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For:	Mr & Mrs Clarkson
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Third Party Reps:	1 letter of objection	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the Application.

Proposed by: Councillor Daniel Barwell

Seconded by: Councillor Duncan Anderson

For: 7 Against: 1 Abstain: 0

Decision: Planning permission granted

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Kate Clarkson (Applicant), spoke in support of the application for the duration of up to 5 minutes.

(The receipt of an additional representation from Councillor Nick Allen and the amendment to the plan contained in Appendix 4 (Site Plan Ref 21/01681/FUL) was reported at the meeting).

Application	6
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Application Number:	21/02299/FUL
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Application Type:	Planning Full
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Proposal Description:	Demolition of existing bungalow and construction of new detached dwelling
At:	9 Whin Hill Road, Bessacarr, Doncaster, DN4 7AF

For:	Mr & Mrs Clarkson
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Third Party Reps:	2 letters of objection	Parish:	N/A
		Ward:	Bessacarr

A proposal was made to grant the Application.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Amie Dickson

For: 7 **Against:** 1 **Abstain:** 0

Decision: Planning permission granted

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Kate Clarkson (Applicant), spoke in support of the application for the duration of up to 5 minutes.

Application	7
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Application Number:	21/02119/COU
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Application Type:	Full Planning
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Proposal Description:	Change of use of land to domestic curtilage.
At:	Havercroft, Bawtry Road, Hatfield Woodhouse, DN7 6BT

For:	Mrs Nicola Mitchell
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Third Party Reps:	There have been no representations.	Parish:	Hatfield
		Ward:	Hatfield

A proposal was made to grant the Application subject to an additional condition in relation to landscaping/planting.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue Farmer

For: 9 Against: 0 Abstain: 0

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

03. Within 3 months of the date of the permission a landscaping/planting scheme shall be submitted and agreed in writing with the Local Planning Authority. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place within 3 months of the approval of the landscaping details. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To provide adequate screening of the site.