

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 12TH OCTOBER, 2021

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE on TUESDAY, 12TH OCTOBER, 2021, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant  
Vice-Chair - Councillor Duncan Anderson

Councillors Daniel Barwell, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from Councillors Sophie Liu and Andy Pickering

29 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Steve Cox, declared an interest in relation to Application No. 20/03415/FULM, Agenda Item No. 5(1), by virtue of being a Local Ward Member and declared a non-registerable interest in Application Nos. 21/02299/FUL and 21/01681/FUL, Agenda Item No.5 (5&6) by virtue that a family relative had lodged a formal objection to the applications and took no part in the discussion at the meeting and vacated the room during consideration thereof.

In accordance with the Members' Code of Conduct, Councillor Amie Dickson declared an interest in relation to Application Nos 21/01681/FUL and 21/02299/FUL, Agenda Item No. 5 (5&6) by virtue of being in employment at the office of Rosie Winterton MP and had been made aware of the applications but had not given her opinion thereon.

In accordance with the Members' Code of Conduct, Councillor Daniel Barwell declared an interest in relation to Application No 21/01564/COU, Agenda Item No.5 (4) by virtue of being the Local Ward Member and having requested to speak in opposition to the application and took no part in the discussion or vote on the application.

30 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 SEPTEMBER 2021

RESOLVED that the minutes of the meeting held on 14th September 2021 be approved as a correct record and signed by the Chair.

31 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'.

32 TOWN AND COUNTRY PLANNING ACT 1990, SECTION 106 AGREEMENTS.

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

Application No	Description and Location
20/03415/FULM	<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>13,572m<sup>2</sup> of floorspace to be used within Class E(g) (offices);</p> <p>12,143m<sup>2</sup> of floor-space to be used within Class C3 (residential);</p> <p>8,826m<sup>2</sup> to be used within Class C1 (up to 3 hotels);</p> <p>3,529m<sup>2</sup> to be used within Classes E(a) (b) &amp; Sui Generis (r) (retail / restaurant / cafe / hot food takeaway);</p> <p>2,833m<sup>2</sup> 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>1,700m<sup>2</sup> to be used within Class E(a) (food-retail) ;</p> <p>919m<sup>2</sup> to be used within Classes E(b) / SG(r) (restaurant / cafe / hot food takeaway);</p> <p>473m<sup>2</sup> to be used within Class E(a) / Sui Generis (retail / petrol filling station); and</p> <p>314m<sup>2</sup> to be used within Classes SG(q) (public house)</p> <p>together with facilities for the storage of waste, car parking, landscaping, site re-profiling, drainage and utilities infrastructure Land off Insall Way, Auckley, Doncaster</p>

33 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 18.1(f), the meeting stand adjourned at 3.40 p.m. to be reconvened on this day at 3.50 p.m.

34 RECONVENING OF MEETING

The meeting reconvened at 3.50 p.m.

35 APPEAL DECISIONS

RESOLVED that the following decision of the Secretary of State and/or his Inspector, in respect of the undermentioned Planning Appeal against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
20/02761/FUL	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	Appeal Allowed 20/09/2021	Rossington And Bawtry	Committee	Yes
20/03392/FUL	Erection of two storey extension to the side, partially over existing side ground floor extension at 89 Stoops Lane, Bessacarr, Doncaster, DN4 7RS	Appeal Dismissed 15/09/2021	Bessacarr	Delegated	No

21/00162/ADV	Display of illuminated 48-sheet advertisement display and ancillary vertical meadow at Filling Station, 81 Church Way, Doncaster DN1 2RE	Appeal Dismissed 21/09/2021	Town	Delegated	No
20/03375/FUL	Erection of 2 metre high boundary fence at 1 Raintree Court, Cusworth, Doncaster DN5 8XF	Appeal Allowed 03/09/2021	Roman Ridge	Delegated	No
20/01214/CPE	Certificate of existing lawful use for tyre storage and stock for retail at land adjacent 58 Beckett Road, Wheatley, Doncaster	Appeal Allowed 15/09/2021	Town	Delegated	No
19/00188/M	Appeal against enforcement action for alleged unauthorised running of sweet shop business in garage under grounds A and C at 38 Hawthorne Crescent, Mexborough, S64 9EL	ENF – Appeal Dismissed ENF Notice Upheld 15/09/2021	Mexborough		No
20/03323/FUL	Siting of a storage container to replace existing damaged container (RETROSPECTIVE) at SupaSave Food Store, Chestnut Grove, Conisbrough, Doncaster	Appeal Dismissed 16/09/2021	Conisbrough	Delegated	No

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 12th October, 2021

<b>Application</b>	1		
<b>Application Number:</b>	20/03415/FULM	<b>Application Expiry Date:</b>	10th March 2021
<b>Application Type:</b>	Planning FULL Major		
<b>Proposal Description:</b>	<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>13,572m<sup>2</sup> of floorspace to be used within Class E(g) (offices);</p> <p>12,143m<sup>2</sup> of floor-space to be used within Class C3 (residential);</p> <p>8,826m<sup>2</sup> to be used within Class C1 (up to 3 hotels);</p> <p>3,529m<sup>2</sup> to be used within Classes E(a) (b) &amp; Sui Generis (r) (retail / restaurant / cafe / hot food takeaway);</p> <p>2,833m<sup>2</sup> 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>1,700m<sup>2</sup> to be used within Class E(a) (food-retail) ;</p> <p>919m<sup>2</sup> to be used within Classes E(b) / SG(r) (restaurant / cafe / hot food takeaway);</p> <p>473m<sup>2</sup> to be used within Class E(a) / Sui Generis (retail / petrol filling station); and</p> <p>314m<sup>2</sup> 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>		
<b>At:</b>	Land off Insall Way, Auckley, Doncaster		
<b>For:</b>	Mr G Finch - Peel L&P Investments (North) Ltd		
<b>Third Party Reps:</b>	23	<b>Parish:</b>	Auckley Parish Council
		<b>Ward:</b>	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 Diggie (Turley Associates – agent) spoke 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>	21/00445/FULM
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<b>Application Type:</b>	Full Planning
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<b>Proposal Description:</b>	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).
<b>At:</b>	Manor Farm Cottages, Wakefield Road, Hampole, Doncaster, DN6 7EP

<b>For:</b>	Mrs Elizabeth Nelson
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<b>Third Party Reps:</b>	38 letters of objection	<b>Parish:</b>	Hampole And Skelbrooke
		<b>Ward:</b>	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).

<b>Application</b>	3
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<b>Application Number:</b>	21/01242/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	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)
<b>At:</b>	Dentists Surgery, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA

<b>For:</b>	Ms Heema Sharma, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA
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<b>Third Party Reps:</b>	7 objections have been received.	<b>Parish:</b>	n/a
		<b>Ward:</b>	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).

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

<b>For:</b>	Dr Hena Brar
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<b>Third Party Reprs:</b>	6 Representations & 2 objections from local Councillors	<b>Parish:</b>	N/A
		<b>Ward:</b>	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.

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

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

<b>For:</b>	Mr & Mrs Clarkson
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<b>Third Party Reps:</b>	2 letters of objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	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.**

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

<b>For:</b>	Mrs Nicola Mitchell
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<b>Third Party Reps:</b>	There have been no representations.	<b>Parish:</b>	Hatfield
		<b>Ward:</b>	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.**