

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 1st March, 2022

Application	1
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Application Number:	21/01109/FUL
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Application Type:	Full Planning
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Proposal Description:	Landscape works to area within the walled garden at Hooton Pagnell Hall to create new car parking area, a wildflower garden and a way finding lighting scheme
At:	Hooton Pagnell Hall Hooton Pagnell Village Streets Hooton Pagnell Doncaster DN5 7BW

For:	Mr Mark Norbury
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Third Party Reps:	8 Letters of objection	Parish:	Hooton Pagnell
		Ward:	Sprotbrough

The Chair announced that a request had been made by the applicant seeking a deferral of the application. Following a brief update from officers, it was agreed that the application be deferred to the next available committee in order to allow the applicant time to resolve some of the issues raised.

Application	2
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Application Number:	20/01774/TIPA
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Application Type:	Tipping/Waste with Environmental Access
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Proposal Description:	The construction of an energy recovery facility involving the thermal treatment of residual waste and associated infrastructure including engineering, access, landscape, ground and landscaping works
At:	Land North West of Sandall Stones Road, Kirk Sandall, Doncaster

For:	BH Energy Gap (Doncaster) Ltd
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Third Party Reps:	2 letters of objection and 2 objections from Barnby Dun/Kirk Sandall PC and Edenthorpe PC	Parish:	Barnby Dun/Kirk Sandall Parish Council
		Ward:	Edenthorpe and Kirk Sandall

A proposal was made to grant the Application subject to the completion of a Section 106 Agreement and conditions.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Iris Beech

For: 6 Against: 3 Abstain: 0

Decision: Planning permission granted subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to the following matters, the amendment of conditions 7, 28 and 35 to read as follows, the addition of condition 36 and the Head of Planning be authorised to issue the planning permission upon completion of the legal agreement:-

(A) Routeing Agreement

07. Details of intended piling activities (including time frames) shall be submitted to and approved by the Local Planning Authority prior to the development commencing. The approved details shall be adhered to for the lifetime of the development.

REASON

To ensure that the development does not prejudice the local amenity in accordance with Local Plan Policy 54.

28. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to the LPA for approval, such CEMP shall include:

- A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
- A method statement for the protection of reptiles and other terrestrial fauna that may be encountered on site.
- Measures to protect the adjacent ecological receptors and impact pathways
- The use of protective fencing, exclusion barriers, and wildlife safety measures.
- The CEMP shall be implemented in accordance with the approved details prior to commencement of the development.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan Policy 30.

35. Prior to the commencement of the relevant works. Detail of any external lighting should be submitted and approved in writing by the Local Planning Authority.

REASON

In the interests of safeguarding the nearby railway line.

36. All vehicles leaving the site carrying material shall be securely sheeted and appropriately covered.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Councillor David Nevett 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 James Houlston (applicant BHEnergy) and Mr Mark Walton, Planning Agent, spoke in support of the application for the duration of up to 5 minutes.

(The receipt of four additional representations from local residents and Barnby Dun with Kirk Sandall Parish Council were reported at the meeting).

Application	3
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Application Number:	21/02978/OUT
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Application Type:	OUTLINE PLANNING PERMISSION
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Proposal Description:	Outline application for the erection of detached dwelling and garage including construction of new access on 0.03ha of land (all matters reserved)
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At:	Land East of Guelder Cottage, West End Road
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For:	Mrs S Peacock
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Third Party Reps:	10 objections have been received from members of the public. Objection from Parish Council	Parish:	Norton Parish Council
		Ward:	Norton and Askern

A proposal was made to defer the application for a site visit to assess the impact of the development on the character of the area.

Proposed by: Councillor Andy Pickering

Seconded by: Councillor Sue Farmer

For: 6 Against: 3 Abstain: 0

Decision: The Application be deferred for a Site Visit order to assess the impact of the development on the character of the area.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Liam Richards spoke in opposition to the application for the duration of up to 5 minutes.

(Councillor Austen White had requested to speak but unfortunately was unable to attend the meeting, a copy of his representation was read out by an officer at the meeting).

(The receipt of an additional representation from a neighbour withdrawing their objection and replacing with the following comments was reported at the meeting - *When the first application for planning on this piece of land I*

objected, I now wish to withdraw that objection, If planning is granted I will be very pleased, because at present the plot is just a dumping ground and is an eyesore).

Application	4
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Application Number:	20/03548/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Erection of a detached bungalow with integral garage (Amended plans)
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At:	Land on the East side of Green Lane, Old Cantley, Doncaster DN3 3QW
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For:	Mr David Riley
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Third Party Reps:	8 Letters of objection (original scheme) 3 in respect of the amended plans	Parish:	Cantley with Branton
		Ward:	Finningley

A proposal was made to defer the application for a site visit to assess the impact of the development on highway access.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Andy Pickering

For: 7 Against: 1 Abstain: 1

Decision: The Application be deferred for a Site Visit order to assess the impact of the development on highway access.

(The receipt of additional comments in relation to the application description were reported at the meeting).