

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 1ST MARCH, 2022

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 1ST MARCH, 2022, at 2.00 pm.

PRESENT:

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

Councillors Iris Beech, Steve Cox, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton.

APOLOGIES:

An apology for absence was received from Councillor Aimee Dickson

59 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Gary Stapleton declared that in relation to Application No 20/01774/TIPA Agenda Item No.5 (2) by virtue that he was a Parish Councillor for Kirk Sandall where this application had been discussed but he had not expressed his opinion.

In accordance with the Members' Code of Conduct, Councillor Iris Beech declared that in relation to Application No 21/02978/OUT, Agenda Item No.5 (3) by virtue of being a Ward Member for Norton and Askern.

In accordance with the Members' Code of Conduct, Councillor Steve Cox declared that in relation to Application No 20/03548/FUL, Agenda Item No.5 (4) by virtue of being a Ward Member for Finningley.

60 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1ST FEBRUARY, 2022.

RESOLVED that the minutes of the meeting held on 1st February, 2022 be approved as a correct record and signed by the Chair.

61 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'.

62 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
20/01774/TIPA	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 and Land North West of Sandall Stones Road, Kirk Sandall, Doncaster.

63 REVISIONS TO THE CONISBROUGH CONSERVATION AREA BOUNDARY.

The Committee were advised that a request had been made for the report to be deferred to allow time for officers to investigate a Tree Preservation Order (TPO) on site.

RESOLVED that the report be deferred to allow the TPO to be served.

64 APPEALS DECISIONS.

Discussion took place with regard to appeals that had been withdrawn and whether it meant that the appeal was now concluded. Officers stated that if an appeal is withdrawn, the current appeal falls and the applicant would have to resubmit and follow normal procedures.

The Committee also discussed the 3 crematorium applications that were brought to Committee in December 2020, where the application for Barnby Dun was granted and the applications at Green Lane and Conisbrough were refused. An Appeal for Green Lane was submitted and dismissed by the Planning Inspectorate. However, there had not been an appeal brought for the site at Conisbrough. Officers stated that it was unlikely that a further application would come forward in Doncaster to deal with any residual need. Further details were provided to Members in relation to the possibility of a legal challenge to the appeal decision on the Green Lane site, in which the applicant had 6 weeks to challenge the decision of the Inspector. It was noted that this was unlikely to happen.

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
19/01624/FUL	Change of use of land for Travelling Showpeoples yards to accommodate 8 family units. (resubmission of previous application 18/00724/FUL). at Land On The South West Side Of, Waggons Way, Stainforth, Doncaster	Appeal Allowed 14/02/2022	Stainforth And Barnby Dun	Delegated	No
19/03088/FULM	Construction of crematorium including memorial gardens, associated car parking, a new vehicle access onto Green Lane and ancillary works. at Land South Of Green Lane, Brodsworth, Doncaster, DN5 7UT	Appeal Dismissed 26/01/2022	Sprotbrough	Committee	No
21/00759/FUL	Alterations and erection of extensions to create recreation room, enlarged kitchen, utility, porch and 3 additional bedrooms with 2 en suites. at Bridge House, Bramwith Lane, South Bramwith, Doncaster	Appeal Dismissed 25/01/2022	Stainforth And Barnby Dun	Delegated	No
20/02870/FUL	Erection of a livestock building for pig finishing unit and associated infrastructure at Toecroft Farm , Toecroft Lane, Sprotbrough, Doncaster	Appeal Withdrawn 25/01/2022	Sprotbrough	Committee	Yes
17/00493/M	Appeal against enforcement action	ENF-App Dis/Upheld	Roman Ridge	Enforcement	No

	for alleged unauthorised erection of wall/fencing to front of property under ground (a) at 30 Rosedale Road, Scawsby, Doncaster, DN5 8SU	Sub to Correction/ Var 28/01/2022			
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DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 1st March, 2022

Application	1		
Application Number:	21/01109/FUL		
Application Type:	Full Planning		
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		
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		
Application Number:	20/01774/TIPA		
Application Type:	Tipping/Waste with Environmental Access		
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.	Parish:	Norton Parish Council
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	Objection from 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 withdrew 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)
At:	Land on the East side of Green Lane, Old Cantley, Doncaster DN3 3QW

For:	Mr David Riley
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Third Party	8 Letters of objection	Parish:	Cantley with Branton
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Reps:	(original scheme) 3 in respect of the amended plans		
		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).