

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 26th April, 2022

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| 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 |

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

A proposal was made to grant planning permission.

Proposed by: Councillor Sue Farmer

Seconded by: Councillor Iris Beech

For: 6 **Against:** 0 **Abstain:** 0

Decision: Planning permission granted subject to the addition of the conditions 18 and 19 as follows:-

18. Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has

been approved in writing by the Local Planning Authority. The WSI shall include:

The programme and method of site investigation and recording.

The requirement to seek preservation in situ of identified features of importance.

The programme for post-investigation assessment.

The provision to be made for analysis and reporting.

The provision to be made for publication and dissemination of the results.

The provision to be made for deposition of the archive created.

Nomination of a competent person/persons or organisation to undertake the works.

The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

Required prior to commencement of development to safeguard the archaeological interest in the site in accordance with Policy 39 of the Local Plan.

19. No parking by visitors or staff shall take place outside of the approved areas as shown on approved plan 'Proposed Layout Rev 1' and demarcated by the areas shown within the 'walled garden' and the yellow areas indicating existing parking areas.

REASON

In the interests of preserving the openness of the Green Belt and the conservation interest of the area.

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

(As previously reported at the Planning meeting on 1st February, 2022, conditions 11 and 12 (Drainage Pipework) are to be removed).

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| Application | 2 |
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| Application Number: | 21/01502/FULM |
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| Application Type: | Planning FULL Major |
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| Proposal Description: | Erection of 33 dwellings and associated infrastructure. |
| At: | Land off Church Lane, Finningley |

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| For: | Partner Construction and Guinness Partnership |
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| Third Party Reps: | 57 letters of objection 1 letter of support | Parish: | Finningely Parish Council |
| | | Ward: | Finningley |

A proposal was made to grant the Application subject to the completion of a Section 106 agreement.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Duncan Anderson

For: 4 **Against:** 0 **Abstain:** 1

Decision: Planning permission granted subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 in relation to the following matters and the Head of Planning be authorised to issue the planning permission on completion of the Agreement, to read as follows:-

- (a) 100% affordable housing to be secured in perpetuity
- (b) Off-site ecological enhancement or a commuted sum of £106,700 for the Council to identify and provide ecological enhancement on an alternative site.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- Councillor Steve Cox (Ward Member) spoke in opposition to the application; and

- **Mr Alastair Willis of Litchfields (Planning agent) spoke in support of the application. Amie Hutton of Guinness (Applicant) assisted in answering questions.**