

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 26TH APRIL, 2022

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 26TH APRIL, 2022, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Duncan Anderson (In the Chair)

Councillors Iris Beech, Steve Cox, Sue Farmer, Charlie Hogarth and Gary Stapleton

APOLOGIES:

Apologies for absence were received from the Chair Councillor Susan Durant and Councillors Aimee Dickson, Sophie Liu and Andy Pickering.

71 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Steve Cox declared an interest in relation to Application No 21/01502/FULM, Agenda Item No.5 (2) 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.

72 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29TH MARCH 2022.

RESOLVED that the minutes of the meeting held on 29th March, 2022 be approved as a correct record and signed by the Chair.

73 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'.

74 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:-

<b>Application No.</b>	<b>Description and Location</b>
21/01502/FULM	Erection of 33 dwellings and associated infrastructure land off Church Lane, Finningley, Doncaster.

75 APPEAL DECISIONS.

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

<b>Application No.</b>	<b>Application Description &amp; Location</b>	<b>Appeal Decision</b>	<b>Ward</b>	<b>Decision Type</b>	<b>Committee Overturn</b>
21/01759/FUL	Erection of detached 4-bedroom dwelling and associated works (amended from an outline application to a full planning application) at 37 Allenby Crescent, New Rossington, Doncaster, DN11 0JX	Appeal Dismissed 30/03/2022	Rossington And Bawtry	Delegated	No
21/02711/ADV	Installation of freestanding internally illuminated 48 sheet D-Poster display sign. at Goals, Worcester Avenue, Wheatley, Doncaster	Appeal Dismissed 29/03/2022	Wheatley Hills And Intake	Delegated	No
19/00382/M	Appeal against enforcement action for unauthorised replacement of larger windows to first floor without planning permission under grounds B C D and E at N C B Officials Club, The Crescent, Woodlands, Doncaster	ENF Appeal Allowed, ENF Notice Quashed 07/04/2022	Adwick Le Street And Carcroft		No

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 26th April, 2022

<b>Application</b>	1		
<b>Application Number:</b>	21/01109/FUL		
<b>Application Type:</b>	Full Planning		
<b>Proposal Description:</b>	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.		
<b>At:</b>	Hooton Pagnell Hall Hooton Pagnell Village Streets Hooton Pagnell Doncaster DN5 7BW		
<b>For:</b>	Mr Mark Norbury		
<b>Third Party Reps:</b>	8 letters of objection	<b>Parish:</b>	Hooton Pagnell
		<b>Ward:</b>	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).

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

<b>For:</b>	Partner Construction and Guinness Partnership
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<b>Third Party Reps:</b>	57 letters of objection 1 letter of support	<b>Parish:</b>	Finningely Parish Council
		<b>Ward:</b>	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.