

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 10TH JANUARY, 2023

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 10TH JANUARY, 2023, at 2.00 pm.

PRESENT:

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

Councillors Bob Anderson, 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

46 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Bob Anderson declared an interest in relation to Application No. 22/01960/FUL, Agenda Item No. 5(4), by virtue of being a member on the Yorkshire Wildlife Consultative Committee. He had not been involved in discussions or expressed an opinion on the application.

In accordance with the Members' Code of Conduct, Councillor Steve Cox, declared an interest in relation to Application Nos. 21/02867/FULM, 22/01960/FUL and 22/01290/COU, Agenda Item No. 5(3,4&5), by virtue of being a Local Ward Member.

47 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH DECEMBER, 2022

RESOLVED that the minutes of the meeting held on 13th December, 2022 be approved as a correct record and signed by the Chair.

48 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 Scheduled and marked Appendix 'A'.

49 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 3.31 p.m., 4.41p.m. and 6.00 p.m. respectively to be reconvened on this day at 3.41 p.m., 4.48 p.m. and 6.05 p.m.

50 RECONVENING OF MEETING.

The meeting reconvened at 3.41 p.m., 4.48 p.m. and 6.05 p.m. respectively.

51 DURATION OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 33.1, the Committee, having sat continuously for 3 hours, continue to consider the remaining item of business on the agenda.

52 APPEALS 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
22/00069/OUT	Residential development of up to 5 dwellings as entry-level exception site (access and principle only to be considered) (being resubmission of application 20/03082/OUT) at Land to the West of Station Road, Blaxton, Doncaster DN9 3AF	Appeal Dismissed 02/12/2022	Finningley	Delegated	No
20/03548/FUL	Erection of a detached bungalow with integral garage (Amended plans) at Land on the South Side of Green Lane, Old Cantley, Doncaster	Appeal Dismissed 02/12/2022	Finningley	Committee	Yes

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 10th January, 2023

Application	1		
Application Number:	21/03311/FULM		
Application Type:	Full Planning Permission		
Proposal Description:	Proposed residential development with public open space, access, landscaping and associated infrastructure (amended plans).		
At:	Land South East of Old Road, Conisbrough, Doncaster DN12 3LR		
For:	Robert Harding – Countryside Partnerships PLC		
Third Party Reps:	35 representations in opposition	Parish:	N/A
		Ward:	Conisbrough

A proposal was made to defer the application for further consideration of sustainability, impact on the community in terms of infrastructure and drainage issues.

Proposed by: Councillor Steve Cox

Seconded by: Councillor Sue Farmer

For: 10 **Against:** 0 **Abstain:** 0

Decision: The application be deferred for further consideration of sustainability, impact on the community in terms of infrastructure and drainage issues.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 10 and 5 minutes:-

- Councillor Nigel Ball, Lani-Mae Ball and Ian Pearson, Ward Members spoke in opposition to the Application (sharing 10 minutes);

- **Mr Peter Wright, member of the public, spoke in opposition to the Application; and**
- **Mr J Londesborough (Applicant/Agent) spoke in support of the Application**

(The receipt of a further objection from Mr Watson raising concerns with regard to the lack of buffer to No.134 Old Road and Archaeology – potential for human remains was reported at the meeting.

Application	2
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Application Number:	19/02977/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works.
At:	Land off Watch House Lane, Bentley, Doncaster

For:	C/O Quod
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Third Party Reps:	37 (of which only 7 are against the current affordable housing scheme).	Parish:	
		Ward:	Bentley

A proposal was made to defer the application for further information on the amount of floor space that the dwellings are below NDSS and for further confirmation on viability and further consideration of parking provision within the site.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 10 Against: 0 Abstain: 0

Decision: The application be deferred for further information on the amount of floor space that the dwellings are below NDSS and for further confirmation on viability and further consideration of parking provision within the 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:-

- **Mr Stephen Benstead and Mr Ken Murray, spoke in opposition to the application (sharing 5 minutes); and**
- **Mrs Emma Bilton (from Quod, applicant) spoke in support of the application.**

Application	3
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Application Number:	21/02867/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Erection of stables and change of use of field to equestrian use (Amended plans – change of access and design of stable block as well as the addition of a perimeter fence).
At:	Land On the North Side Off Bawtry Road, Bawtry Road, Finningley, Doncaster FN9 3BX

For:	Natalie O’Connir G.A Mell (Builders) Ltd
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Third Party Reps:	20 objections received in respect of the amended scheme, 19 in respect of the original proposal	Parish:	Finningley
		Ward:	Finningley

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Susan Durant

For: 4 Against: 6 Abstain: 0

On being put to the meeting, the proposal to GRANT Planning Permission subject to conditions was declared LOST.

A proposal was made to refuse Planning Permission

Proposed by: Councillor Iris Beech

Seconded by: Councillor Andy Pickering

For: 6 Against: 4 Abstain: 0

On being put to the meeting, the proposal to refuse Planning Permission was CARRIED

Decision: Planning permission refused contrary to the officer recommendation for the following reason:-

- 01. The proposal is for private use and therefore is not an enterprise that supports a prosperous rural economy and is contrary to policy 25(4)(a) of the Doncaster Local Plan (2015-2035) and paragraph 84 (a) and (b) of the NPPF (2021).**

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 Richard Allan Jones, Ward Member, spoke in opposition to the application;**
- Parish Councillor Robert Castle, Chair of Finningley Parish Council, spoke in opposition to the application;**
- Mr Ian Collett, Mrs Caroline Newbould and Mr Graham Newbould, members of the public, spoke in opposition to the application (sharing 5 minutes); and**
- Mr Jim Lomas, Agent, spoke in support of the application.**

Application	4
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Application Number:	22/01960/FUL
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Application Type:	Full Application
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Proposal Description:	Erection and operation of an observation wheel at the Yorkshire Hive (retrospective)
At:	Yorkshire Wildlife Park, Brockholes Lane, Branton, Doncaster

For:	Mrs Louise Millington – Yorkshire Wildlife Park
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Third Party Reps:	8 in objection	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to grant the Application subject to conditions and addition of condition 3

Proposed by: Councillor Susan Durant

Seconded by: Councillor Duncan Anderson

For: 10 Against: 0 Abstain: 0

Decision: Planning permission granted subject to conditions and the addition of the following condition:-

03. The observation wheel shall not be illuminated before 9am or after 9pm, Monday to Sunday.

REASON

To safeguard the appearance and character of the area in accordance with policy 25 of the Doncaster Local Plan.

In accordance with Planning Guidance, ‘Having Your Say at Planning Committee’ Councillor Richard Allan Jones, Ward Member spoke in opposition to the application for the duration of up to 5 minutes.

Application	5
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Application Number:	22/01290/COU
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Application Type:	FULL PLANNING PERMISSION
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Proposal Description:	Change of use from residential dwelling (C3) to children's home for a maximum of 4 children (C4)
At:	Bankswood, Thorne Road, Blaxton, Doncaster

For:	Dove Adolescent Services Ltd
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Third Party Reps:	12 Objections have been received from 6 neighbouring households	Parish:	Blaxton Parish Council
		Ward:	Finningley

A proposal was made to grant the Application subject to conditions and the addition of 11.

Proposed by: Councillor Sue Farmer

Seconded by: Councillor Duncan Anderson

For: 6 Against: 2 Abstain: 1

Decision: Planning permission granted subject to conditions and the addition of the following condition:-

- 11. No development shall take place until details of the demolition works to the existing garage and making good the shared boundary wall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the approved development shall not be occupied until the works to the boundary wall have been completed.**

REASON

To ensure the satisfactory appearance of the development in accordance with policy 41 of the Doncaster Local Plan.

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:-

- **Mr Phillip Dalowsky, Neighbour spoke in opposition to the application; and**
- **Mrs Stacy Cooper (Dove Adolescent Services) spoke in support of the application.**

Application	6
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Application Number:	21/01877/FUL
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Application Type:	Full application
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Proposal Description:	Installation of flue to outbuilding
At:	Aberdeen Bungalow, Drake Head Lane, Conisbrough

For:	Mr P Heath
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Third Party Reps:	5 letters from 3 residents	Parish:	Conisbrough Parks Parish Council
		Ward:	Conisbrough

A proposal was made to grant the Application subject to conditions

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Susan Durant

For: 5 Against: 4 Abstain: 0

Decision: Planning permission granted subject to conditions

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 Nigel Ball, Ward Member, spoke in opposition to the application;**
- **Mr Brian Middleton, member of the public, spoke in opposition to the application; and**
- **Mr Paul Heath and Mrs Annette Heath, Applicants spoke in support of the application (Sharing 5 minutes).**