

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 10th January, 2023

Application	1
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Application Number:	21/03311/FULM
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Application Type:	Full Planning Permission
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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
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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.
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At:	Land off Watch House Lane, Bentley, Doncaster
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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 (03)

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)
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At:	Bankswood, Thorne Road, Blaxton, Doncaster
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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).**