

## DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 17th October, 2023

<b>Application</b>	01
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<b>Application Number:</b>	23/00108/FUL
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<b>Application Type:</b>	Full Planning Permission
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<b>Proposal Description:</b>	Conversion of existing dwelling with erection of rear extension to create 7 - one bed HMO units and conversion of rear outbuilding to create a one bed apartment
<b>At:</b>	18 Lifford Road, Wheatley, Doncaster, DN2 4BY

<b>For:</b>	Mr Kay
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<b>Third Party Reps:</b>	32 representations objecting to the proposal and petition with 90 signatures	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

**A proposal was made to REFUSE Planning Permission contrary to officer recommendation.**

**Proposed by: Councillor Steve Cox**

**Seconded by: Councillor Iris Beech**

**For: 8 Against: 0 Abstain: 0**

**Decision: The application be refused contrary to officer recommendation for the following reasons:-**

- 01. The proposal is overdevelopment of the site which results in poor living conditions for future occupants by virtue of the provision of small room sizes. The proposal will result in the loss of amenity through noise**

**impacts for both the intended occupants and nearby neighbours as a result of the number of intended occupants. There is inadequate waste bin provision and inadequate rear garden space for the amount of residents proposed. There is also considered to be a lack of adequate on street parking. The proposal is therefore contrary to Doncaster Local Plan Policy 9 Parts A, B, C and D).**

**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 each:-**

- Mr Richard Maddox spoke in opposition to the Application; and**
- Councillor Dave Shaw spoke in opposition to the Application**

**(It was noted that Councillor Gemma Cobby was due to speak in opposition to the application, however, was unable to attend).**

**(The receipt of an additional representation received from Councillor Jake Kearsley outlining concerns on Proliferation of such properties, Parking, Noise pollution and impact on neighbouring properties was reported at the meeting)**

**(An amendment to the report at 9.41 which refers to 5 permits per property – Further clarification from parking services confirmed that this should read per household. This means that all residents would be eligible to apply for car park permits if registered to the same address).**

<b>Application</b>	02
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<b>Application Number:</b>	22/00255/REMM
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<b>Application Type:</b>	Reserved Matters
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<b>Proposal Description:</b>	Details of Access, Appearance, Landscaping, Layout and Scale of design for 248 units with 25 affordable units and 223 open market units (being matters reserved in outline application previously granted permission under ref 15/01278/OUTM on 05/02/2019) (Amended Plans and Description).
<b>At:</b>	Land to the east of Mere Lane, Edenthorpe, Doncaster DN3 2BF

<b>For:</b>	Avant Homes
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<b>Third Party Reps:</b>	13 Objections	<b>Parish:</b>	Edenthorpe Parish Council
		<b>Ward:</b>	Edenthorpe & Kirk Sandall

**A proposal was made to defer the Application to allow the re-advertisement of the application with the amended description.**

**Proposed by: Councillor Gary Stapleton**

**Seconded by: Councillor Sue Farmer**

**For: 9 Against: 0 Abstain: 0**

**Decision: Reserved Matters Approved subject to conditions**

**In accordance with Planning Guidance 'Having Your Say at Planning Committee', Charlotte Hatton of Avant, Applicant spoke in support of the Application for the duration of 5 minutes.**

<b>Application</b>	03
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<b>Application Number:</b>	21/00398/MINA
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Proposed northerly extension of the quarry workings into around 31.6ha of land to include material extraction; in-pit primary processing and transfer of mineral to plant site. Proposals also include creation of peripheral screen mounds, advance planting and progressive restoration of workings.
<b>At:</b>	Land north of Holme Hall Quarry, Stainton

<b>For:</b>	Breedon Southern Ltd
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<b>Third Party Reps:</b>	64 against 25 in support	<b>Parish:</b>	Edlington Town Council
		<b>Ward:</b>	Edlington and Warmsworth

**A proposal was made to GRANT Minerals Planning Permission**

**Proposed by:** Councillor Gary Stapleton

**Seconded by:** Councillor Charlie Hogarth

**For: 9 Against: 0 Abstain: 0**

**Decision: Minerals Planning Permission granted.**

**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 each:-**

- **Mr John Parkes, Local resident, spoke in support of the Application;**
- **Parish Councillors Sarah Brown of Stainton Parish Council and Mike Addenbrooke of Braithwell and Micklebring Parish Council spoke in support of the application (5 minutes collectively);**
- **Councillor Martin Greenhalgh, Ward Member, spoke in support of the Application;**

- **Councillor Phil Cole, Ward Member, spoke in support of the Application; and**
- **Mr Kris Furness of Breedon, the Applicant, spoke in support of the Application.**

**(The receipt of a further two letters of support raising similar issues were reported at the meeting).**

**(It was noted that the Council had received 60 letters of support that had been submitted. These were redacted and include the 25 letter already mentioned in the report. The letters cite reasons for support including the creation of jobs, need for material and that Breedon are a good company).**

<b>Application</b>	04
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<b>Application Number:</b>	22/02392/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of a sales office building and associated works. Change of use of land to caravan storage and sales
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<b>At:</b>	Vacant land East of Adwick Lane, Toll Bar, Doncaster DN5 0RE
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<b>For:</b>	Mr Lee – Adwick Caravans
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<b>Third Party Reps:</b>	17 objections and 10 representations in support	<b>Parish:</b>	
		<b>Ward:</b>	Bentley

**A proposal was made to GRANT Planning Permission subject to conditions.**

**Proposed by: Councillor Steve Cox**

**Seconded by: Councillor Iris Beech**

**For: 8 Against: 0 Abstain: 1**

**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 each:-**

- Councillor James Church, Ward Member, spoke in opposition to the Application; and**
- Angela Simmonds, the Agent, spoke in support of the application.**