

MINUTES OF THE MEETING OF ARMTHORPE PARISH COUNCIL HELD IN
ARMTHORPE COMMUNITY CENTRE, WELFARE PARK, CHURCH STREET,
ARMTHORPE, ON TUESDAY, 2ND SEPTEMBER 2008

PRESENT:- Chairman - Councillor S.A. Pickles
Vice-Chairman - Councillor J.R. Armstrong

Councillors A. Brown, A.J. Brown, M. Davison, L.S. Dickman, P.J. Farrell,
G.R. Hayes, D.P. Hill, I.P. Hutchinson, J.R. Lowndes, W.L. Moore,
T.D. O'Connor and M. Pinkney.

APOLOGIES

An apology for absence was received from Councillor V. Jennings.

74. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS

RESOLVED that the following declarations made at the meeting
be noted:-

Chairman - Minute 82 (4) relating to an application for planning
permission for an extension to 19 Fair Holme View;

Councillor M. Pinkney - Minute 82 relating to all planning
applications.

75. MINUTES

RESOLVED that the Minutes of the meeting of the Council held on
1st July 2008 (copies of which had previously been circulated
to each Member) be approved as a correct record and signed by
the Chairman.

76. MINUTES OF SPECIAL MEETING

RESOLVED that the Minutes of the Special Meeting of the Council
held on 22nd July 2008 (copies of which had previously been
circulated to each Member) be approved as a correct record and
signed by the Chairman.

77. STAFFING (APPOINTMENTS) SUB-COMMITTEE MINUTES

RESOLVED that the Minutes of the meeting of the Staffing
(Appointments) Sub-Committee held on 25th June 2008 (copies of
which had previously been circulated to each Member) be approved
as a correct record and signed by the Chairman.

78. FINANCE MINUTES

RESOLVED that the Minutes of the meeting of the Finance Committee held on 22nd July 2008 (copies of which had previously been circulated to each Member) be noted and the recommendations therein be approved.

79. ALLOTMENTS

RESOLVED

- (1) that the results of this year's Allotments Competition be noted;
- (2) that the allotment tenants be notified of the results of the competition;
- (3) that the following prize-winners of the competition be invited to the next meeting of the Council to receive their prizes:-

Joint First Prize - Mr. G. Hazlehurst - Plot 10
Mrs. V. Jennings - Plot 25
(43 points out of 50)

Joint Second Prize - Mrs. C. Scholes - Plot 5
Mr. L. Leese - Plot 24
(41 points out of 50)

Third Prize - Mr. D. Green - Plot 16
(40 points out of 50)

- (4) it be noted that plot 8 had become vacant and was being re-let to the next person on the Council's waiting list.

80. BURIALS

RESOLVED

- (1) it be noted that since the meeting of the Council held on 1st July 2008, there had been 3 interments and 1 interment of cremated remains at the Rands Lane burial ground;
- (2) it be noted that the police were investigating a spate of criminal damage to property in the burial ground and as a result Councillor P.J. Farrell asked the public to notify the police if they witnessed any form of anti-social behaviour in that vicinity.

81. ACCOUNTS FOR PAYMENT

RESOLVED

- (1) that the following schedule of accounts paid or for payment be approved:-

	£		
Post Office	268.50	Stamps	506034
YHRTP	130.00	Conference fees	506038
YLCA	141.00	Seminar fees	506039
Employees	6,791.97	Pay	506037
			506041-
			506054
G. Shephard	207.29	Broadband allowance 2007/08	506057
J. Hepworth	375.00	Accountancy fees	506058
Inland Revenue	2,543.78	Tax, National Insurance	506064
Doncaster M.B.C.	119.93	Refuse collection - Burial ground	506066
M. Nowacki	75.00	Judging fee - Allotments Competition	506069
South Yorkshire Pensions Authority	431.57	Superannuation contributions	506073
D. Cooke	26.00	Petrol	506075
D. Cooke	331.50	Gardening charges	506076
Doncaster M.B.C.	717.30	Grounds maintenance	506077
Yorkshire Water	66.88	Water charges - Allotments	506078
Yorkshire Water	74.13	Water charges - Burial Ground	506079
E. Youngs	345.00	Internal audit fee	506082
Employees	8,427.64	Pay	506085-
			506100

- (2) that the following schedule of accounts for payment which was approved by the Council's Community Centre and General Purposes Committee on 15th July 2008, be noted:-

	£		
E.On	763.81	Electricity charges	506020
Adaptainer Ltd.	141.00	Supply 2 padlocks	506021
Yorkshire Purchasing Organisation	77.13	Cleaning materials	506022
Yorkshire Purchasing Organisation	10.58	Target ring toss	506023
Doncaster M.B.C.	69.38	Pest control charges	506024
Hatherley Commercial Services Ltd.	123.38	Glass washer repairs	506025
British Gas Business	1,808.11	Gas charges	506026
Johnston Publishing	1,105.94	Advertisement - Free Press	506027
Staples	151.74	4 drawer filing cabinet & card	506029
Yorkshire Rural Community Council	35.00	Annual subscription	506030
Approved Fire Protection	55.23	Annual inspection	506031

Ltd. Armthorpe Community Enterprise Ltd.	65.12	Mobile phone charges	506032
Staples	121.32	Copy paper, ink cartridges & shredder	506033
Cash	74.46	Petty cash - Community Centre	506035
BST Marketing Ltd.	158.75	Sports Leader shirts	506036

82. PLANNING

RESOLVED

- (1) that details of the 14 applications submitted to Doncaster Borough Council since the last meeting of the Parish Council for planning permission to carry out development in Armthorpe, be noted;
- (2) that in respect of the outline application for employment park comprising buildings for use within Classes B1(c), B2 and/or B8 and B8, construction of roads and ancillary facilities, and landscaping on approximately 46.52 ha of land at Holme Wood Lane, the following objections be submitted:-
 - (a) the proposed development does not comply with the provisions of the development plan as the site is designated as a countryside policy area;
 - (b) identification of the site in the initial LDF Core Strategy Preferred Options Key Diagram as one of six 'Preferred Areas of Search for New Strategic Employment Sites' is a material consideration that carries little if any weight, as the Strategy has not been formally approved and adopted by the local planning authority;
 - (c) there is no justification for the proposed development as:-
 - (i) there is currently spare capacity for the proposed B1(c), B2 and B8 uses on other business parks situated within the Borough, including the existing West Moor Business Park which is immediately adjacent to the proposed site;
 - (ii) the applicants have not demonstrated a need for the same by providing details of any potential users of the proposed buildings;
 - (iii) the site of the proposed development has visual significance and has a role as a significant

green wedge between the existing residential settlement and the West Moor Business Park;

- (d) the height of the proposed A, B & C units:-
 - (i) are excessive, incongruous and detrimental to the amenity of residential occupiers; and
 - (ii) the applicants' comparison with the 'existing logistics development to the north' is flawed, as the latter development is considerable further away in distance from the affected residential properties as to be of little consequence in land use terms;
- (e) the site has ecological significance as New Close Wood is located on the same and the proposed development (which will surround and isolate it from adjoining countryside) will be detrimental to its designation as a Site of Scientific Interest;
- (f) that irrespective of the proposed fencing the three lagoons proposed are considered to be a danger to health and safety, particularly to young children who may be attracted to the site;
- (g) Armthorpe has a deficiency of public open space and the proposed development will increase this deficiency, as the applicants need to acquire part of the Holmewood Lane playing field for the purposes of constructing an access road;
- (h) as the proposed development will provide approximately 1,180 car parking spaces and 390 lorry parking spaces, it is self evident that increased traffic will be generated on local roads which are already congested at peak morning and evening times, causing further danger to road safety.
- (i) the applicants' Transport Assessment has indicated that by 2018 without the proposed development, four out of five junctions in the study area would be operating above capacity and that the addition of development traffic 'has a significant impact on certain parts of the network'; consequently it is considered that the mitigation proposed is inadequate and that by 2018 the affected junctions would be gridlocked at peak times.
- (j) traffic generated by the proposed development (particularly heavy goods vehicles) will cause nuisance by reason of noise and fumes to the

detriment of the amenity of occupiers of residential dwellings adjacent to the site.

- (k) when the existing West Moor Business Park was built, local residents experienced loss of analogue television reception and it is considered that this situation will be exacerbated by the current proposal and difficult to overcome despite assurances from the applicants.
- (3) that the petition of objection signed by 500 residents objecting to the application referred to at (2) above, which had been submitted to the Borough Council, be noted;
- (4) it be noted that Councillor A.J. Brown, in his capacity as a local Ward Member of the Borough Council, had agreed to a request from local residents to speak and object on their behalf when the local planning authority meet to determine the application described in item (2) above;
- (5) that Councillor W.L. Moore be thanked for reporting the outcome of her discussion with Mr. D. Morgan Planning Director of Gazeley UK Limited, at the end of the public consultation meeting regarding the company's application, when he confirmed that the proposed improvements to the Skate Park at Wickett Hern Road could be undertaken elsewhere if land was available for this purpose;
- (6) that in respect of the application for erection of a single storey pitched roof connecting extension to front of detached house at 19 Fair Holme View:-
 - (a) the Council object on the grounds that the size of the proposed development is excessive for that location and will result in a loss of amenity to residential occupiers in that vicinity;
 - (b) the objections submitted by residents at 2 Granby Court and 16 Alder Holt Close in connection with this application, be noted;
- (7) that in respect of the application for erection of pitched roof double garage/residential extension (incorporating rooms in roofspace) to front/side (following demolition of existing garages), pitched roof porch extension and bay window to front, two storey pitched roof extension to replace existing to rear, replacement conservatory extension to side and new pitched roof dormer windows to front and side elevations in connection with formation of additional rooms in roofspace at 60 Rands Lane (being resubmission of previous application

ref 08/01708/FUL withdrawn 11.07.08), the Parish Council objects for the following reasons:-

- (a) the size of the proposed development is too large in that setting and changes the whole character of the existing dwelling;
 - (b) the proposed development would be to the detriment of the character of the area and the street scene;
 - (c) it appears that the land may be used for business purposes;
 - (d) in the event that the Borough Council may be minded to approve the application, it is requested to impose a condition prohibiting the use of the land for business purposes;
- (8) that in respect of the application for erection of 10 town houses on approximately 0.16 ha of land at Direct Fireplaces Limited, Tranmoor Lane, following demolition of existing buildings, the Borough Council be informed that the Parish Council has no objections to the principle of the proposed development but requests that:-
- (a) the height of the proposed dwellings are no higher than the newly erected dwellings which comprise nos. 12-20 Nutwell Lane;
 - (b) that the footway on Tranmoor Lane (leading from its junction with Nutwell Lane towards Tennyson Avenue) be retained and widened to accommodate pedestrians with prams;
 - (c) there is no alteration to the existing prohibition of vehicles turning left from Nutwell Lane into Tranmoor Lane;
- (9) that no objections be submitted to the Borough Council in respect of the remaining applications considered;
- (10) that the advice note entitled "Positive Engagement, A Guide for Planning Councillors" issued by central government, the Local Government Association and other bodies, be noted;
- (11) that the contents of a letter from the Borough Council be noted, which confirmed that the outline application for erection of 6 no. detached houses with garages on approximately 0.31 ha of land, following demolition of the existing house and outbuildings at The Coach House, Barton Lane, had been approved.

83. ARMTHORPE POORS ESTATE CHARITY

RESOLVED that the Statement of Accounts for the Armthorpe Poors Estate Charity for the financial year 2007/08, be noted.

84. DEFINITIVE MAP MODIFICATION ORDERS

RESOLVED

- (1) that the contents of a letter received from Doncaster Borough Council, enclosing its existing Statement of Priorities relating to Modification of the Definitive Map and Statements, together with its proposed Statement of Priorities relating to the same and its Priority Matrix, be noted;
- (2) that the Borough Council be requested to clarify the effects of the Matrix on existing applications for modification orders, particularly the Parish Council's Schedule 14 application in respect of Seven Yards Road.

85. BRIAR ROAD PLAYING FIELD

RESOLVED

- (1) that the contents of a letter received from Armthorpe Albion Football Club, requesting use of the Briar Road playing field on Sunday mornings, be noted;
- (2) that the request be approved, subject to the Club accepting the following terms and conditions:-
 - (a) that as the Tadcaster Arms Football Club already has the Parish Council's consent to use the Briar Road playing field on Sunday mornings it has priority over Armthorpe Albion Football Club relating to use of the same;
 - (b) the Club provides its own nets and corner flags;
 - (c) the pitch is marked out by the Club;
 - (d) the Club arranges third party insurance to indemnify participants and the Council against any liability howsoever arising out of the use of the pitch, including any damage or personal injury to spectators, their personal effects and adjoining residents and their property and provides a copy of the same to the Council;

- (e) after using the pitch, the playing field is left in a clean and tidy condition;
- (f) no nuisance is caused to residents living adjacent to the field and/or the Parish Council;
- (g) no motor vehicles are permitted to park within the fenced areas of the playing field;
- (h) the Council reserves the right to withdraw the permission hereby granted at any time upon written notice to the Club;
- (i) the Council reserves the right to allow any other persons, organisation or club to use the playing field at any time other than on the Sunday mornings during the football season.

86. GRANTS TO OUTSIDE BODIES

RESOLVED that in accordance with its powers under Section 137 of the Local Government Act 1972, the Council should incur the sum of £50.00 to Mencap which, in its opinion, is in the interests of the area or part of it or all or some of its inhabitants and will benefit them in a manner commensurate with the expenditure.

87. BATTLE OF BRITAIN COMMEMORATIVE SERVICE

RESOLVED that the contents of a letter received from Doncaster Borough Council, providing details of the service to commemorate the Battle of Britain to be held at the Minster Church of St. George on 21st September 2008, be noted and that the Vice-Chairman, together with Councillors A. Brown, A.J. Brown and M. Pinkney be thanked for their undertaking to represent the Parish Council at this event.

88. TRAFFIC REGULATION ORDERS

RESOLVED that the copy notices received from Doncaster Borough Council relating to the following Traffic Regulation Orders, be noted:-

- (1) proposed amendment to the prohibition of waiting for motor vehicles at any time on the north side of Church Street, from 20 metres to 26 metres in a westerly direction from Woodlea Grove;
- (2) deletion from the existing Traffic Regulation Order of any reference to prohibition of waiting for motor vehicles at any time on the south side of Doncaster Road, from 2 metres east of its junction with the western kerbline of Paxton

Crescent in an easterly direction for 80 metres;

- (3) proposed temporary restrictions relating to the use of the A630 West Moor Link, Durham Lane and Carolina Way on the West Moor Business Park.

89. DMBC - VARIOUS MATTERS

RESOLVED

- (1) that the following replies received from Doncaster Borough Council, regarding the matters referred to, be noted:-
 - (a) the blocked gullies between 35/37 Woodlea Grove were investigated, reported to SITA and subsequently emptied and flushed through on 6th June 2008;
 - (b) Highways Maintenance will arrange a formal inspection of the carriageway outside 13 Nutwell Lane where the gully has dropped and instigate appropriate remedial measures reflective of current priorities and available budgets;
 - (c) the Neighbourhood Team inspect Barton Lane on a regular basis and fly-tipped rubbish is removed as appropriate;
 - (d) the defective street lighting column 60084 in Tranmoor Lane was repaired on 10th June 2008;
 - (e) ownership of the site of the former White House Farm, Church Street, is not clear and therefore enquiries are being made to clarify this regarding the unauthorised wooden building sign erected on the same;
 - (f) as a result of recent temporary roadworks in Church Street, it has not been possible to remove the remains of the litter bin outside the fish and chip shop but now these works have been completed a new litter bin will be installed onto the original base;
 - (g) the missing gully cover at Briar Road/Beech Road junction has been reported to Highways Maintenance with a request for a replacement to be fitted as a priority;
 - (h) a replacement has been ordered for the damaged street nameplate in Ramskir Drive and delivery is awaited;
 - (i) Traffic and Road Safety state that the no left turn from

Nutwell Lane into Tranmoor Lane sign and lining is sufficient and there is a physical build out at this point, which makes it very difficult for all but the very determined; no complaints have been received since the scheme was first installed 8 years ago which would suggest that any offender is fully aware of his/her action and ineffective signing is not the cause;

- (j) all highway verges and public open spaces in the vicinity of The Lings have been inspected and it was found that all grassed areas have been and are regularly cut;
 - (k) the lay-by in Church Street is public highway and available for all to enjoy and as parking of developer's vehicles is temporary while work is being carried out things will return to normal when the adjacent development is complete;
 - (l) to prevent vehicles riding over the footway on Nutwell Lane opposite Cow House Lane, a bollard is to be erected in the footway, hopefully within the next 2 months;
 - (m) accumulations of rubbish in front of Junction 4 Pallets on Durham Lane is a regular hotspot for fly tipping, some of which is on private land and concerted efforts are being made with the owners to deal with this persistent problem;
 - (n) to detect dog fouling in the Rands Lane and Gunhills Lane area, there have been a number of enforcement patrols at varying times over the last few months but as yet no offenders have been caught; these patrols will continue and footway signs will be re-sprayed;
- (2) that the Borough Council be requested to:-
- (a) arrange for the whole of the Holmewood Lane playing field to be cut on a regular basis and not two-thirds of it;
 - (b) litter bins on the Skate Park ??????????

90. SOUTH YORKSHIRE PASSENGER TRANSPORT ADVISORY GROUP

RESOLVED that the contents of correspondence received from the South Yorkshire Passenger Transport Executive, inviting applications from those interested parties who wish to be

considered for membership of its Transport Advisory Group, be noted.

91. ROBIN HOOD AIRPORT

RESOLVED that the contents of a letter received from the Directorate of Airspace Policy of the Civil Aviation Authority, regarding its decision to approve the introduction of Class D Controlled Airspace in the vicinity of Robin Hood Airport Doncaster Sheffield, be noted.

Signature