

MINUTES OF THE MEETING OF ARMTHORPE PARISH COUNCIL HELD IN ARMTHORPE COMMUNITY CENTRE,
WELFARE PARK, CHURCH STREET, ARMTHORPE, ON TUESDAY, 03 MARCH 2026

PRESENT:

Chairperson: Councillor C Brodhurst Brown.

Councillors: A Barrington, A Bradley, L Bradley, C Head, L Monks, T Needham, E North, C Trewick and M Walton.

City Councillors: C Marriott and N Pritchard.

Deputy Clerk to the Council: B Walton.

Twelve members of the public, Darryl Barker and Bryn Iwanyckyj of Albemarle Homes.

Absent: Councillor M Jackson

145 ITEMS TO WHICH THE PUBLIC AND PRESS ARE TO BE EXCLUDED FROM

RESOLVED: None

146 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS

Councillors T Needham and A Barrington declared an interest in item 14c: Request for funding from Armthorpe Community Theatre.

Councillor C Brodhurst-Brown declared an interest in item 8b: Ladycroft development.

Councillor A Bradley declared an interest in item 14d: Request for funding for sponsorship to attend The World Scout Jamboree.

RESOLVED

147 APOLOGIES

Apologies were received from Councillors N Berry, A Duckitt, C Parry and S Rose.

RESOLVED: To approve the reasons for absence.

146 ARK DONCASTER PROJECT

Alex Powell, Biosphere Engagement couldn't attend the meeting.

RESOLVED: To defer to a future meeting.

147 ALBEMARLE HOMES UPDATE

Councillor C Brodhurst Brown welcomed Darryl Barker and Bryn Iwanyckyj of Albemarle Homes to the meeting to update the Parish Council on a proposed development at Grange Farm. The following information was provided from the developer and consultants: Due to a lack of housing throughout the UK, the government has

proposed an increase for new housing targets, Doncaster are expected to deliver 920 homes each year, and this will increase. Doncaster Council are in the process of reviewing the Local Plan to identify sites that can be developed. Albemarle Homes were waiting for the Local Plan and Armthorpe Parish Council's Neighbourhood Plan to be renewed prior to submission however this is a lengthy process, so they feel the time is right now.

Council members asked a number of questions of the developers and informed the Members of public that there would be a consultation by the developer in due course and to keep an eye on the planning portal and Parish Council agenda for when the application is submitted. The Parish Council will consider the application at the appropriate time.

RESOLVED: To note the presentation by Albemarle Homes.

148 MINUTES OF THE FULL COUNCIL MEETING HELD ON 03 FEBRUARY 2026

RESOLVED: That the minutes be approved and signed as a true record of the meeting.

149 MINUTES OF THE EVENTS COMMITTEE MEETING HELD ON 20 JANUARY 2026

RESOLVED: That the minutes of the meeting be noted as received.

150 MINUTES OF THE COMMUNITY CENTRE AND GENERAL-PURPOSE COMMITTEE MEETING HELD ON 20 JANUARY 2026

RESOLVED: That the minutes of the meeting to be noted as received.

151 MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 06 OCTOBER 2025

RESOLVED: That the minutes of the meeting to be noted as received.

152 PLANNING

a. Planning Applications

26/00003/REF: 38 Whiphill Lane, Armthorpe: Change of Use from Use Class C3 (dwellinghouse) to Use Class E(f) (Nursery), and alterations to car park layout.

RESOLVED: Council members wished to resubmit their original objections plus the following which had come to light:

In the Statement of Case the evidence stating this application is like other day nurseries is not comparable. The other nurseries are on main roads whereas this is on a private road without the same infrastructure, which poses a risk to public access. A nursery provision in this area will increase noise levels as the area is a noticeably quiet one.

There is a parking precedent on the other sites whereas the land proposed for car parking uses is owned by the City of Doncaster Council so cannot be incorporated in this application for use.

Children to staff ratio seems high which poses concerns.

26/00207/FUL: 21 Hatfield Lane: Erection of a 2-storey side extension and a single storey internal garage side extension.

RESOLVED: No objections were made.

25/02459/FUL: Sandall View, Barton Lane: Erection of 2 four-bedroomed detached dwellings with integral garage following the demolition of existing dwelling.

RESOLVED: Council members wished to submit their objections to this application on the following grounds:

Armthorpe Community Centre, Welfare Park, Church Street, Armthorpe, Doncaster, DN3 3AG

Tel: 01302 830543

There are already drainage issues on Barton Lane, this would add to them. There is a foul water manhole on the site with no indication as to where this goes. There will be an impact on neighbouring houses, unmade road issues, and concerns where the construction traffic access would be with a potential breach of planning of a neighbouring development by the same developer.

b. Ladycroft Development

Councillor Brodhurst-Brown informed Members that a Working/Campaign Group has been set up with strategies in place and background work being undertaken to source information that will assist with any objections put forward. A petition will be sent out shortly and Ward Councillors are supporting residents. Ward Councillor Marriott informed the Parish Council that a 6-month Tree Preservation Order has been placed on the trees on the piece of land that is proposed to be used as access to the site.

RESOLVED: To note the update from the Ladycroft Working/Campaign Group.

153 FINANCE

a. Bank Reconciliation

Council members were provided with the bank reconciliation dated 31st January 2026.

RESOLVED: To approve the statement.

b. Schedule of Payments

Insert payments table

Councillor Needham questioned the spending relating to the Youth Club and where approval took place for this expenditure and where funds were sourced from. Members were informed that Full Council had authorised the items purchased in December 2025.

RESOLVED: To approve the payments.

c. Income and Expenditure Report

Council members were provided with a copy of the report dated 12th February 2026. Councillors A Bradley and Needham queried Budget headings 1090: Grants Received, 4700: Sports and Recreation, 4680: Equipment/Furniture and 4720: Parks Expenditure.

RESOLVED: To approve the report.

d. Rialtas Quote

Council members were provided with a quote for annual support and maintenance for RialtasWeb for 3 users. This is an upgraded version of the software currently used for bookings, cemeteries and finances.

RESOLVED: To accept the quote for RialtasWeb in the sum of £560 plus VAT.

154 PARISH MATTERS

a. **Rands Lane Burial Ground:** Defer to next meeting.

b. **Mercel Avenue Allotments:** Defer to next meeting.

c. **Play Park Project:** Members were provided with quotes for supporting planning reports for the play park planning application which have been sourced by Building Link Design, appointed architects for the project.

Armthorpe Community Centre, Welfare Park, Church Street, Armthorpe, Doncaster, DN3 3AG

Tel: 01302 830543

RESOLVED: To approve the supporting planning reports at a cost of £10,400 plus VAT.

d. **Solar Panels:** Defer to next meeting.

e. **Website and Branding:** Defer to next meeting.

155 CITY COUNCILLOR UPDATES

Councillor C Marriott provided members with a report which included the following updates:

- Temporary (6 month) Tree Preservation Orders on trees on Ladycroft Road.
- 7.5T weight restrictions on Nutwell Lane.

Councillor T Needham provided an update on mayoral duties.

156 TERMS OF REFERENCE

Members were asked to consider amendments to the Traffic Committee's Terms of Reference to enable meetings to be held.

RESOLVED: To approve the amended Terms of Reference with a few additions.

157 POLICIES

a. **Local Government Pension Scheme Regulations 2014 Employers Discretions Policy Statement**

RESOLVED: Defer to next meeting.

b. **Investment Policy**

RESOLVED: Defer to next meeting.

c. **Internet Banking Policy**

RESOLVED: Defer to next meeting.

158 CORRESPONDENCE

a. **Cash Access UK**

Council members were provided with a copy of an email and associated papers regarding a banking hub. The Chairman explained that the banking hub would provide a counter service for essential cash transactions for customers of all major banks every weekday, a community banker service where customers can speak face to face with a representative of the top 5 banks used within the Parish about more complex matters on a set day. The banking hub will open before the Halifax closes and opening hours of the hub will be longer than those of the current Halifax.

RESOLVED: To note the update on Cash Access UK.

b. **Closure of the Halifax Bank**

Council members were provided with a copy of an email from a concerned resident regarding the closure of the Halifax Bank. Members considered the request to write to the Halifax Bank in an attempt to request it be kept open.

RESOLVED: To respond to the resident thanking her for her email and provide her with information on Cash Access UK/Banking hub.

c. Funding Request from Armthorpe Community Theatre

Council members were provided with a copy of an email from Armthorpe Community Theatre requesting assistance with funding for the cost of a shed base. One quote for £1200 had been sought and another was being sought on 4th March 2026.

RESOLVED: To approve funding of £500 towards the shed base, on the condition that any work commissioned is approved by the Clerk.

d. Sponsorship for the World Scout Jamboree

Council members were provided with a copy of an email from a resident whose son has been invited to attend the World Scout Jamboree in Poland in 2027. The total cost of the experience is £3550, and the child will be carrying out fundraising events to fund this.

RESOLVED: To approve initial funding of £300 towards the World Scout Jamboree. Should additional funding be required at a later date, the resident may return to the Parish Council with updates on their fundraising efforts and any further requests.

e. Proposed Development off Ladycroft Road

Council members were provided with a copy of an email from a resident expressing concerns regarding the Ladycroft development.

RESOLVED: Members noted the residents' concerns and wished to express their thanks for such a detailed email. The Clerk will ask the resident to keep an eye on the planning portal and Parish Council agenda for when the application is submitted. The Parish Council will consider the application at the appropriate time.

159 DATE AND TIME OF NEXT MEETING

RESOLVED: To hold the next Full Council meeting on Tuesday 7th April 2026 at 7pm

160 MEMBERS ITEMS

Councillor T Needham stated that he had not been present at the 02/12/25 meeting hence querying the grant information.

There being no further Council business the meeting was closed.

PUBLIC SESSION

A member of the public reported an issue with DCLT's booking system for classes and oversubscription. Ward Councillor C Marriott agreed to report the matter to Doncaster Council.

A member of the public advised that planning applications had been put in twice before for Grange Farm and declined due to no green space/wedge between Edenthorpe and Armthorpe.

A member of the public advised that the 7.5 tonne limit had been brought up with South Yorkshire Police before. Ward Councillor C Marriott informed the resident and Council members that in the future enforcement will fall with City of Doncaster Council not South Yorkshire Police. In the meantime, South Yorkshire Police will monitor.

A member of the public advised that Armthorpe Rovers Club are currently negotiating their Lease with City of Doncaster Council, and they won't have to maintain the grass verge and car park – they will have no right over it.

DRAFT