

REPORT OF THE COUNCIL MEETING HELD IN THE ASSEMBLY ROOMS, THORNE ON TUESDAY 3rd NOVEMBER 2015 AT 7.00PM.

Present: Cllr. R. Walker (Chair)

Cllrs. D.Barton, J.Blackham, A.Brookes, S J.Durant, M. Hennessey, M.Houlbrook, R.Porter, , R.Turner, M.Williams.

There were approximately twenty members of the public present.

2814. APOLOGIES

Apologies were received from:

Cllr. J.Phillips - Illness

Cllr. K.Redmile – Work commitment

Cllr. C.Blackham - Personal

Cllr. J.Parker – Personal

Cll. A.Jones - Personal

RESOLVED: That the apologies be accepted.

2815. DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr. S.Durant declared a non-pecuniary interest in all planning items as she is on the Planning Committee at Doncaster MBC.

2816. MINUTES

Consideration was given to signing the minutes of the Council meeting held on Tuesday 14th July 2015, pages 4268 – 4274.

Item 2808 - Councillor Durant asked for there to be recognition to all the people and members of the previous working group who had contributed to acquiring the grant from Sport England.

Item 2813 – Councillor Durant said that wished it to be noted that she had asked for the consultation period to be extended and that reference should have been made to the Equalities Act in the resolution.

RESOLVED: That subject to the amendments the minutes be signed.

2817. MATTERS RAISED BY THE PUBLIC

The organiser of the Bingo sessions at the Wining Posts said that he was attending the meeting to represent the people who attend these Sessions. He said that he had attended 2 meetings with the Town Clerk and Councillors and was told that he would be kept in the loop, also that he had been told that he wouldn't get a room at the Community Centre. The Town Clerk said that he had been kept informed as much as possible but the Council's decision could not be prejudged.

One resident said that it was all around Thorne that the Winning Post had been sold.

A resident asked if it was true that the Council had not investigated alternative accommodation. The Clerk replied that as part of the decision-making process he had looked at the needs of user groups.

A resident said that she had asked a Councillor about a specific piece of land when he had visited her shop and his behaviour had been unsatisfactory. She said that she had reported the incident to Doncaster MBC for investigation but was not happy with the reply she had received and wanted an apology from him.

Another resident referred to land at the end of Wembley Road which had been fenced off. The Clerk said that as this was private land and was a DMBC matter. She was advised that it had been reported to DMBC as a Health & Safety risk but they say it is a low risk and would not be taking any action.

A Thorne resident referred to an email containing derogatory comments towards the Town Clerk, which he said had been delivered to him in error from one of the Councillors. The resident said that he

thought that the Councillor involved should make a statement to the press and should make an apology. The Chair said that the correct procedure for complaints was to contact the monitoring officer at Doncaster MBC.

A resident from Moorends asked why lorries delivering to the Solar Farm were going down Grange Road to access the site. She was advised that they had been denied access down the Pit Lane and were given permission to use Grange Road by Doncaster MBC. Doncaster MBC had sent letters to residents advising of this.

2818. PLANNING APPLICATIONS

i) i) 15/02492/CPE

Certificate for lawful use of building as hot food takeaway (A5) at 115 King Edward Road, Thorne for Mrs Thi Giang.

RESOLVED: No observations.

ii) 15/02275/OUT

Outline application for the erection of 80 dwellings and construction of access roads on approx. 2.48ha of land (Approval being sought for access, layout and scale) on Land Off White Lane, Thorne for Mr M. Ackroyd.

RESOLVED: That an objection be made on the grounds of flood risk and access issues.

iii) 15/02379/DEM

Demolition of garages 43 – 55 East Gate, Moorends for St Leger Homes.

RESOLVED: No objections.

iv) 15/02377/FULM

Development of discounted food store (LIDL) with car parking, access, servicing and other associated works on approx 0.58 ha of land (Without compliance with conditions 2 and 20 of planning application 15/01461/FULM granted on 09.09.2015 – removal of condition 20 (boundary treatment) and variation of condition 2 (in accordance with approved plans) on Land Adjacent Water Tower, Field Road, Thorne for Abernant Homes Ltd.

RESOLVED: That the application be supported with soft landscaping the preferable option.

v) 15/00031/HOUSE

Erection of single storey pitched roof extension to side and single storey pitched roof extension to rear of semi detached house, following demolition of existing conservatory (Being resubmission of application refused under ref: 13/00762/FULFT on 25.06.2013). (Being Removal of Condition 3 of application granted under ref: 13/01566/FULFT on 04.09.13 – Garage Door) at 7 Henry Court, Thorne, Thorne for Mr G.Cawkwell.

RESOLVED: No observations.

vi) 15/02530/FULFT

Erection of two storey pitched roof extension to side and single storey pitched roof extension to rear of semi-detached dwelling at 2 St Michaels Close, Thorne for Mr P Hinchcliffe.

RESOLVED: No observations.

vii) 15/02422/FUL

Erection of two blocks of 4 residential apartments with associated car parking (Being resubmission of application refused under Ref: 15/00893/FUL on 09/06/15) for WPS Developments.

RESOLVED: To object on grounds of overdevelopment, as previously resolved at the Policy & Resources meeting on 9th June 2015.

viii) 15/02569/FULFT

Raising of roof height in connection with formation of rooms in roof space and erection of perimeter

wall (1.5m high overall) to front and side of detached bungalow. Bloomhill Bungalow, Bloomhill Road, Moorends for Mr B. Collis.

RESOLVED: No observations.

Planning Appeals

ix) 15/00027/REF - Appeal Against Refusal.

Change of use of land for siting of caravans for residential purposes for 1 gypsy pitch, formation of hardstanding, installation of package treatment plant and erection of associated utility building (8.0m x 5.0m) at Former Nursery, Waterside, Thorne for Mr P. Cunningham.

The Council confirmed its original objection. This will be submitted to the Inspector so does not need to be

x) 15/00030/REF – Appeal Against Refusal

Erection of 70 dwellings including ancillary works of 1.97ha of land North East of Industrial Park, King Edward Road, Thorne for Gleeson Homes.

RESOLVED: That a comment be submitted raising concern that the current requirements of the Environment Agency with regard to flood mitigation are stifling investment in Thorne and Moorends, and that a more balanced approach should be taken to support regeneration

2819. ACCOUNTS PAYABLE

Consideration was given to the Accounts Payable for Month 6 of the current financial year.

RESOLVED: That the accounts payable be approved.

2820. FINANCIAL REPORT

Consideration was given to the financial report to the end of month 6.

RESOLVED: That the report be noted.

2821. THORNE MARKET PROMOTION

At Planning and Amenities Committee on 14th July 2015 it was agreed to run a promotional offer to retain existing and encourage new traders onto the Market involving a 6 week rent free period. This offer followed problems that had occurred with the trailer being unavailable.

The Clerk reported that the offer for new traders was somewhat ambiguous and did not have a clear end date and that the purpose of this report is to consider its future.

The Clerk said that the offer had encouraged a number of new starters which helped to replace some traders who left earlier this year. In addition a number took advantage of the offer and did not return.

The promotional offer was intended to be a short term incentive to deal with the lack of service earlier in the year. Whilst it has had some impact it has not resulted in the attraction of significant business, and it is probable that some of the new traders would have come anyway.

The market charges help offset the Council's costs, particular associated with the erection of the stalls. In the light of the above the Clerk suggested an end date of 31st December 2015, with all traders paying in full after this date. This may help encourage some pre-Christmas trade. This gives a clear end date which is fair to all traders.

RESOLVED: That the 6 week free period for new traders be terminated from 31st December 2015, with all traders paying in full after that date.

2822. STANDING ORDER 1C – ADMISSION OF PUBLIC AND PRESS

Consideration was given to the implementation of Standing Order 1C (exclusion of press and public) in view of the confidential nature of the business about to be transacted.

RESOLVED: That Standing Order 1C be invoked due to consideration of a confidential matter.

All public and press left the meeting.

2823. WINNING POST

A report on the potential sale of the Winning Post was considered at Policy and Resources Committee on 13th October 2015. It was agreed to defer this report to allow further information on and consideration of equalities issues.

A report on the potential sale of the Winning Post was initially considered by Council on 1st September 2015. At that meeting the Council resolved the following:

1. The Clerk be authorised to invite bids for the disposal of the Winning Post for consideration at a future Council meeting
2. A commercial agent be appointed to advise the Council and to undertake the building marketing.
3. The Clerk consults with current regular users of the building and report back to the Council.
4. The Staffing Issues be referred to the Staffing sub group for further consideration.
5. That consultation be carried out with the people of Thorne and Moorends as to the future of the Winning Post.

The following reports were considered:

1. A report advised of actions taken regarding the resolution above.
2. A report on public consultation
3. The agent's post marketing report
4. The agent's comments on offers received
5. A Due Regard Statement on the equality issues

Reports 1 to 4 had been considered at the Council meeting on 13th October.

The Clerk advised that a request had been submitted to Doncaster MBC for the Winning Post to be registered as an Asset of Community Value. If this request is accepted (which seems likely) the Council there would be restrictions on selling the building for a period of up to 6 months.

Consideration

The current situation and main issues affecting the Winning Post were covered in papers previously issued to the Council. These are summarised in previous minutes.

Additional information in this report is covered in the Due Regard Statement. This has been prepared following further discussions with the users. Issues considered arising from this document included:

1. Services currently available in the Winning Post are used by "protected" groups and could result in a reduction of service
2. The Council does not directly offer these services, but offers space, the loss of which may impact on the ability of others to offer these services to "protected" groups
3. There are similar alternative premises available in Moorends and Thorne, some provided by the Council
4. The financial impact of maintaining the facility.

The Clerk advised that the Council initially needed to consider whether it agrees to the principle of disposal weighing up the information and evidence included in his reports. He said that if the Council did decide to dispose of the building, the Caretaker's Post (which includes accommodation) would become redundant.

Some Councillors thought that the Due Regard Statement produced was not detailed enough and there was no reference made to transport nor the alternative arrangements for the current user groups.

Other Councillors thought that the decision was hasty and too quick.

The Clerk was asked if he was satisfied with the Due Regard Statement and he confirmed that he was.

It was proposed that a recorded vote be taken to determine whether the Council should dispose of the Winning Post. The result was as follows:

In favour of disposing of the Winning Post: Cllrs. M.Williams, R.Turner, M.Hennessey,

D.Barton and R.Walker

Against the disposal of the Winning Post:

Cllrs. S.Durant, R.Porter, J.Blackham, M.Houlbrook

Abstention:

Cllr. A.Brookes.

RESOLVED: That disposal of the Winning Post be agreed in principle.

The Clerk reported that the following two offers had been received:

1. WPS Developments £15,000
2. Mr M Tuby £32,400

The following needs to be considered:

- Evidence of Best Value – the building has been advertised, and offers submitted through a formal tender process. The agent's reports (appendix D and E) provide adequate evidence that the higher offer represents full value.
- Alternative offers – Secretary of State's consent is required should the Council wish to accept the lower offer, but deemed consent is granted for schemes which involve "the promotion or improvement of social wellbeing" providing that the difference in values is less than £2M. The lower of the 2 offers intends to maintain community functions within the building, and work with local groups. However it is more caveated than the higher offer (YHA tenancies, overage).
- Overage – it would be unusual to dispose of a building of this nature without including an overage clause, as this protects the Council should a new owner be able to achieve an unexpected "windfall" profit within a short timescale. The agent has suggested (and I agree) that an overage of 40% for a 15 year period would be reasonable as it recognises the purchasers risk, and covers the period where the flat tenancies remain in place.
- Yorkshire Housing Association (YHA) tenancy – YHA have confirmed the situation regarding any surrender of their lease remains largely unchanged from when it was discussed in 2014. They had received a valuation of £150,000, and there would be home loss payments of about £35,000.

The Clerk recommended that the Council take the higher offer as it represented Best Value but said that it was up to the Council to decide.

A recorded vote was called for:

Proposal:

1. That the bid for £32,400 be accepted: Cllrs. M.Williams, R.Walker and D.Barton.
2. That the bid for £15,000 be accepted: Cllrs. M.Hennessey, R.Turner.

3. Abstentions: Cllrs. M.Houlbrook, S.Durant, R.Porter, J.Blackham, A.Brookes.

The Clerk advised that the completion of any sale would automatically make the Caretaker's Post redundant. However as there was likely to be delay in completion he recommended no action until timescales are clearer.

RESOLVED: That the offer of £32,400 from Mr M Tuby be accepted, and Councillors be authorised to sign relevant legal documents.

End of meeting

JC/C:/COUNCIL 03.11.15

DRAFT