

**REPORT OF THE POLICY AND RESOURCES MEETING HELD IN THE ASSEMBLY ROOMS, THORNE ON TUESDAY 14<sup>TH</sup> APRIL 2015 AT 7.00 PM.**

**Present:** Cllr. R. Powell (Chair)

Cllrs. C.Blackham, J.Blackham, R.S.Durant, S.J.Durant, A.Farrand, M Houlbrook, and A. Jones.

7 members of the Public

**2734. APOLOGIES**

Apologies were received from:

Cllr. D.Barton – Illness

Cllr. L.Hinchliffe – work commitment

Cllr R.Porter - work commitment

**Resolved: That the apologies be accepted.**

**2735. LAWRENCE MILSOM**

A minute's silence was held for Lawrence Milsom, the Assembly Rooms Caretaker, who had recently passed away.

**2736. CHAIR'S STATEMENT**

As this was the last meeting before the Election the Chair gave a brief summary of the work of the Council over the last 4 years, and thanked all Councillors and Council staff for their contributions.

**2737. DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllrs Joe Blackham and Mark Houlbrook declared a non-pecuniary interest in item 10 (land adj Peel Hill Motte) as member on Doncaster MBC.

Cllr Mark Houlbrook joined the meeting at 7:10

**2738. POLICE AND CRIME COMMISSIONER**

The South Yorkshire Police and Crime Commissioner, Dr Alan Billings, attended the meeting to discuss the Local Policing Model and other issues relating to crime and community safety in Thorne and Moorends. Melanie Staples from the Police and Crime Commissioners office, and Supt Peter Norman and Sgt Phil Griffiths from South Yorkshire Police were also in attendance.

Dr Billings gave a background to the Police and Crime plan which has recently been produced. This sets police priorities which are protecting vulnerable people, tackling crime and anti-social behaviour, and to act with fairness. He advised there are strong pressures on budgets through the national cuts, and additional costs resulting from the major legal issues affecting South Yorkshire Police. Over 5 years police numbers have reduced from about 3000 to 2500.

He is keen to maintain neighbourhood policing, and the new police model aims to allow this to continue by merging neighbourhood and response staff into single teams, changing shift patterns and introducing new technology. This helps reduce overheads and will increase the number of police on the ground.

In a question and answer session the following was covered:

- Thorne Police Station – the police do not have the resources to staff this, though a service could be considered through volunteers or “drop-in” at alternative venues
- Concerns were raised about the lack of a visible police presence in Thorne and Moorends

- It was queried why Thorne was not a “hub” in the new police model. Spt Norman advised that the hubs had been developed using police data, and that it should not affect the service that is received.
- The lack of consultation on the Police Model. Dr Billings agreed that this needed improving in the future.

The Chair thanked Dr Billings and his colleagues for their attendance.

Cllrs A Jones and C Blackham, left the meeting at 7:45.

#### **2739. MATTERS RAISED BY THE PUBLIC**

The recent vandalism in the Park was deplored, particularly in the light of the efforts that have been put in to improve it.

There are continuing problems with the lack of bus stops near North Station with some drivers not stopping, and some stopping in the wrong place.

#### **2740. MINUTES**

Consideration was given to signing the minutes of the Planning and Amenities meeting held on Tuesday 10<sup>th</sup> March 2015, pages 4223 - 4230.

**RESOLVED: That the minutes be signed.**

#### **2741. PLANNING APPLICATIONS**

##### **i) 15/00496/FUL**

Erection of single storey extension to factory (56.5m x 12.0m) at Chesterfield Poultry Company, Coulman Street, Thorne for Samsara Consultancy.

**Resolved: No observations.**

##### **ii) 15/00560/FULFT**

Erection of single storey pitched roof extension to front and rear of detached bungalow at 94 Kirton Lane, Thorne for Mr T. Wilson.

**Resolved: No observations.**

##### **iii) 15/00556/FUL**

Installation of weatherproof plant enclosure (7.25m x 3.25m) at Pumping Station, West Street, Thorne for Yorkshire Water.

**Resolved: No observations.**

##### **iv) 15/0015/FULM**

Erection of single storey pitched roof linked extension between detached house and garage at 25 kingsmede, Moorends for Mr M Saxton

**Resolved: No observations.**

##### **v) 15/00667/FUL**

Erection of detached house and outbuildings on approx. 0.8ha of land following demolition of existing dwelling and outbuildings (being resubmission of planning application 14/01715/FUL, withdrawn on 14/11/14) at Double Bridges Farm, Moor Road, Thorne for Mr and Mrs Lancashire.

**Resolved: As the proposal falls within the countryside policy area it would only be acceptable if it is justified in agricultural occupancy terms, and if a suitable condition is imposed. The demolition of the existing dwelling should also be a requirement of any approval**

##### **vi) 15/00696/FUL**

Erection of two extensions to side of care home at Autism Plus, Ashcroft Lodge, 18 Field Road, Thorne for Autism Plus.

**Resolved: No observations.**

vii) **15/00757/ADV**

Display of various internally illuminated and non-illuminated signs to replace existing at HSBC 5 Market Place, Silver Street, Thorne for HSBC Corporate Real Estate.

**Resolved: No observations.**

viii) **15/00756/FUL**

Installation of ATM machine to replace existing including surrounding glazing with anti-bandit glass at HSBC 5 Market Place, Silver Street, Thorne for HSBC Corporate Real Estate.

**Resolved: No observations.**

ix) **15/00742/FULM**

Erection of an effluent treatment plant at Chesterfield Company, Coulman Street, Thorne for Chesterfield Poultry Company

**Resolved: Consideration be deferred until the next meeting, with additional information requested regarding the location of the plant and the processes being undertaken.**

x) **15/00834/FULFT**

Erection of a ground floor pitched roof garage/ residential extension to side and rear of detached bungalow, following demolition of existing garage for Mr Robert Wynne.

**Resolved: No observations.**

xi) **15/00743/FUL**

Replacement of existing flat roof to new pitched roof over unit and change of use of adj garden space from residential to be used for 11 car parking spaces and domestic waste for Mr Jatinder Kumar..

**Resolved: No observations.**

**2742. ACCOUNTS PAYABLE**

Consideration was given to the Accounts Payable to 31<sup>st</sup> March 2015.

**RESOLVED: That the Accounts Payable be approved.**

**2743. LEASE REVIEWS**

The Clerk reported that the Council have a number of leases/ long-term agreements and there was a need to consider whether the lease costs should be reviewed in 2015.

In a number of cases the Community Building's sub group has agreed to review/ amend a number of these leases (marked \* below), so in some cases the proposed changes should be seen as interim.

For other charges any changes were based on the Retail Price Index figure for January 2015 which is 1.1%. This principle is also sensible for the relevant leases.

A full list of leases and recommendations for the annual charge is included below.

Lease	Review	Current charge	Proposed charge
Youth Club	Annual	£4,954	£5,008
Stainforth East Ings*	Annual	£1,117	£1,129
Hornets and Stingers	Annual	£3,029	£3,062
Fishing Rights*	Annual	£3,019	£3,052
Delves Café*	Annual	£2,406	£2,432
Park Café*	Annual	£3,120	£3,120

Coulman Bungalow	3 year term from January 2015	£7,000	£7000
Glebe Road Allotments	10 year term from January 2014	£1	£1
Citizens Advice*		£1	£1

**RESOLVED: That the revised lease charges be agreed.**

#### **2744. WAREHOUSE – ASBESTOS REMEDIATION WORK**

The Clerk reported that a recent asbestos inspection of the Council Warehouse identified a number of damaged insulation board ceiling panels at the rear which contain asbestos. An air test was carried out which confirmed that the building was safe for normal use, but the consultant recommended the following remedial works:

“The damaged areas of the ceiling should be repaired and the whole ceiling encapsulated. The debris to the floor and the mezzanine level should be removed and these areas including stored items suitable cleaned.”

With support from the Council’s Architect, I have sought quotations from 3 qualified asbestos firms to undertake the works, with each being asked to carry out appropriate remedial works based on the issues identified in the asbestos survey report. Their quotations are as follows:

Cordtape	£14,650+VAT
Colt Industrial Services	£12,945+VAT
Rhodes Ltd	£8,485+VAT

Rhodes Ltd has put forward an alternative approach which involves the removal and replacement of the ceiling panels with non-asbestos material. This would cost £11,450+VAT. This would reduce the potential of future problems should ceiling panels be damaged in the future. However I do not see this additional expense as cost effective for the following reasons:

**RESOLVED: That the quote of £8,485 + VAT from Rhodes Ltd for asbestos remediation at the Council Warehouse be approved.**

#### **2745. NEIGHBOURHOOD PLAN GRANT**

The Clerk reported that Thorne and Moorends Neighbourhood Plan has reached the draft plan stage with two rounds of consultation having been completed. The work on the draft plan is underway and should be complete in the summer. This work will need assistance from planning consultants to ensure that it is appropriately prepared.

The government have recently announced that further grant funds are available to assist in the production of Neighbourhood Plans, with up to £8,000 available for all Plans, and an additional £6,000 is available in some circumstances.

The Council has previously received a grant of £7,000 to support the Neighbourhood Plan, but this has been fully defrayed.

For this round of grants, the application can only cover expenditure over the 6 months following grant approval, though multiple applications can be made. An estimate of costs has been provided by the Planning Consultants to cover this period as £7,500. As there will be costs for printing and publicity once the Plan is available, it is sensible to submit an application for £8,000.

The Council is eligible in principle for the additional £6,000 principally due to the levels of deprivation in the area. There will be further costs later in the year, but these will be clearer once the draft plan stage is completed. It would therefore be sensible to submit a further application in the autumn which if approved would cover activity later this year.

If approved these grants will reduce the pressure on the precept as it is likely that some of the £15,000 Neighbourhood Plan allocation would not be needed. This can be considered in future budget reviews.

**RESOLVED: That:**

1. **An application for £8,000 Neighbourhood Plan Grant be submitted, and the expenditure be agreed if the grant is approved.**
2. **A further application for £6,000 Neighbourhood Plan Grant be submitted later this year once further costs are known, and the expenditure be agreed if the grant is approved**

**2746. 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.**

**2747. LAND ADJACENT PEEL HILL MOTTE**

At Planning and Amenities Committee on 10<sup>th</sup> March the Clerk reported on progress with regard to the sale of the land in Town Council ownership to Doncaster MBC for an Extra care housing scheme. The principle of disposing of this land for the proposed scheme was agreed by Council on 28<sup>th</sup> January 2014. This was subject to consideration of the site value.

The District Valuer has been asked to prepare a valuation for Doncaster MBC and the Town Council as both Councils need to have the value “signed off”. Doncaster MBC have provided the District Valuer with evidence of “site abnormalities”. The restrictions on the development of the site

The Town Council own 2 parcels of land that are subject to this potential disposal. The background to these sites is as follows:

- Peel Hill Motte (0.744ha)–this site was acquired in 1979. At the time there is reference in the minutes that the principle purpose of the purchase was to acquire the Peel Hill monument, but that the landowner insisted that all of the land in his ownership was acquired. There is also reference to the balance of the land being used for housing. It is this latter area which is subject to the potential disposal.
- Rear of 4 King Street (0.017ha) – this site was acquired in 1992 as part of the Council’s strategy for the redevelopment of Church Street, as existed at that time.

The most recent Valuation (2013) that the Town Council have received valued site a at £380,000, and site b at £15,000.

Having reviewed the most recent evidence the District Valuer has now accepted that the Extended Construction programme resulting from archaeological work should be taken into account in his revised valuation, with the final value to be agreed when actual costs are known on scheme completion.

This gives a valuation of £426,500 minus the costs of the extended construction programme and watching brief (£85,000) leaving an estimated balance valuation of £341,500.

Following consideration of the District Valuers report Doncaster MBC have submitted an offer for the sites for £341,500, subject to a viable scheme and planning approval.

**RESOLVED: That the**

1. **The offer of £341,500 from Doncaster MBC for the sites next to Peel Hill Motte and rear of 4 King Street be accepted, subject to consideration of detailed terms**

2. The Clerk be authorised to agree the details of the disposal agreement in consultation with the Chair and vice Chair of Policy and Resources Committee, and that Councillors be authorised to sign the agreement providing that it is in line with the terms detailed in this report.

End of the meeting.

P+R meeting 14.4.15

DRAFT