

**REPORT ON A MEETING OF THE PLANNING, ENVIRONMENTAL, AMENITIES & LEISURE COMMITTEE HELD AT 7.00PM ON TUESDAY 7<sup>th</sup> FEBRUARY 2011 IN THE ASSEMBLY ROOMS, THORNE.**

**Present:** Cllr. G. Derx (Chair)

Cllrs. K.Abell, J.Blackham, A.Brookes, R.Durant, S.Durant, A.Farrand, and M.Houlbrook and M.Williams.

There were two members of the public present.

The Caretaker of Moorends Community Centre had asked the Chair if she could address the Council on the subject of teenage parties in Council premises. It was agreed that agenda item 10 be the first item to be discussed at the meeting.

**1928. TEENAGE PARTIES**

The Caretaker of Moorends Community Centre, Mrs B. Teale, described the problems that she had experienced following teenage parties held at the Community Centre, including damage to the premises, abuse and bad behaviour which had led to the involvement of the Police on a couple of occasions. It was reported that these problems had continued despite safeguards being put in place by the Council - who had also received a number of complaints from residents.

After considering the issues raised, a motion was called to discontinue taking bookings for teenage parties at all the Council's venues. This motion was seconded and all present voted in favour of the motion.

**RESOLVED: That no more bookings for teenage parties be taken at any of the Council's premises.**

**1929. APOLOGIES**

The following apologies were declared:

Cllr B.M.Chowings – personal

Cllr K.Redmile – work commitment

Cllr. A.Wilson - illness

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

**1930. DECLARATIONS OF INTEREST**

Cllr. M.Williams declared a prejudicial interest in planning item 4 as he is a DMBC Councillor.

**RESOLVED: That the declaration be accepted.**

**1931. MINUTES**

Consideration was given to signing the minutes of the Planning, Environmental, and Amenities & Leisure Committee meeting held on Tuesday 13<sup>th</sup> December 2011.

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

**1932. PLANNING****i) 12/00076/FUL**

Erection of single story pitched roof extension to rear of semi-detached house including formation of loft conversion at 34 Gainford Road, Moorends for Mr L.Myers.

**RESOLVED: No objections.**

**1933. MATTERS RAISED BY THE PUBLIC**

None

**1934. FINANCIAL MATTERS****1934.1 Accounts Payable**

Consideration was given to the Statement of Accounts Payable to 29<sup>th</sup> February 2012, Vouchers 273 to 297.

**RESOLVED: That the accounts payable be noted.**

**1934.2 Financial Report**

The Clerk had prepared a table to take account of expenditure and income to the end of month 9 which showed a reduction in the outturn forecast, this was largely due to two main factors:

- a. Additional expenditure on the Winning Post for the Fire Alarm and Boiler which was not included in the last figures
- b. Additional expenditure at Moorends Welfare.

The Clerk reported that in order to assist year end budget management he proposed that the forecast expenditure outturn is adopted as a revised budget, with the Clerk being given delegated authority to vire up to 10% between Budget Heads.

Cllr. M.Williams, quoting the Council's Standing Orders, said that the report could not be passed until it had been to Full Council

**RESOLVED: That the Clerk's recommendations be discussed at the next Full Council meeting.**

**1935. NEIGHBOURHOOD PLANNING**

The Clerk reported that he had attended a seminar organised by Doncaster MBC and Planning Aid on Neighbourhood Planning and explained that:

1. The Localism Act 2012 includes an opportunity for the production of Neighbourhood Planning.
2. There are 3 opportunities available:
  - a. Neighbourhood Plans – these are land use plans that form part of the Development Plans process. They cover a defined neighbourhood, and defined issues as agreed locally.

- b. Neighbourhood Development Orders – allow additional development rights within a defined area – i.e. more things that don't require planning applications.
  - c. Community Right to Build Orders – provide consent for a specific development so that a planning application is not required.
3. In areas with Town and Parish Councils they are expected to be the lead bodies.
  4. The government have supported a number of neighbourhood plan "front runners" with grants of £20,000 per area. This funding is no longer available, but further resources may be available in the future.
  5. The process is relatively simple, involving:
    - a. Agree neighbourhood and plan scope
    - b. Prepare plan
    - c. Submit to Council for independent check
    - d. Community Referendum
    - e. Adopt Plan
  6. Key points to be aware of include:
    - a. A plan can cover any area and any topics as determined locally.
    - b. They are for land use planning and don't directly cover socio-economic issues.
    - c. All plans must be in accordance with the Local Development Framework, and cannot be used to stop developments. It is principally about site allocations, rather than the principles of development.
    - d. The Borough Council needs to agree with the defined neighbourhoods prior to work commencing. This is largely to stop duplication etc, but there are issues with capacity for the Borough Council if large numbers of these plans are being produced at the same time.
    - e. The Borough Council are supporting the process, and will offer guidance. It seems unlikely that they will be able to offer much direct assistance with plan production.
    - f. The plans need to meet national and European regulations, so, for example an Environmental Impact Assessment may be necessary.
    - g. As well as costs of producing the plan there are costs in appointing the independent inspector, and holding a referendum (the regulations suggest that this is held alongside other elections, but this may not always be convenient).
    - h. Once completed the Plans become part of the Local Development Framework.
    - i. Planning applications will continue to be determined by the Borough Council.
  7. The question to determine at this stage is whether this is something that should be pursued by Thorne Moorends Town Council. The Clerk said that he felt the following should be taken into account.

- a. The production of a Neighbourhood Plan would increase the Town Council's role in the Development Plan process.
  - b. The process gives the opportunity to engage with local communities.
  - c. The process allows for changes to local allocations and for additional development. It seems more designed for areas with significant development pressures, or planning controversies.
  - d. There will be resource implications in plan production, both in terms of officer time, and the scrutiny and approval process.
  - e. Can the Council achieve the same goals through the existing Development Plan process?
8. Neighbourhood Planning is potentially a useful vehicle to increase Council influence on the land use planning process and to engage with the community. However it would not seem to be the top priority for use of Council resources at this point as it would have little impact on for example the use of recreation grounds, and Council buildings.
  9. It may become a useful tool at some point in the future, for example if development pressure increases, or for the Town Centre, so I would recommend that it is kept under review.

**RESOLVED: That the report be noted**

## **1936. WYKE GATE RECREATION GROUND**

### **1936.1 Entrance gate**

Currently pedestrian access to Wyke Gate Park from Wyke Gate Road is through 2 "kissing" gates that match the boundary fence. These are not easy for push chairs, or for disabled access. In addition, when the Council constructed the new playground no path was provided between the nearest gate and the playground meaning that playground users get muddy in winter.

The Clerk reported that he had discussed this with the Doncaster MBC who has identified funding to provide a path and gate, but have also asked for the Town Council to take responsibility for future maintenance. They have proposed a 1.2m self-closing gate and a minimum 2m wide footpath. The proposed gate would be lower than the existing as anything taller causes problems with the self-closing mechanism, but I was not seen as a problem as the existing fence and gates do not provide a security function.

The Clerk reported that the Town Council hold the Park on lease until 2024, and are responsible for maintaining the existing fencing etc. Any additional maintenance cost would be modest, and it would seem reasonable to take responsibility.

DMBC have accepted that they have maintenance responsibility for the playground. It is proposed to provide a side agreement to the current lease to ensure maintenance issues are clear in the future.

**1936.2 Ownership**

The Town Council have leased Park from the Borough Council since 1974 (38 years). It has been renewed twice. The current rent is £825 per year.

The government is encouraging Borough Council's to consider transferring community assets to local organisations. In view of the length of time that this site has been held by the Town Council it would seem sensible to raise the potential of a community transfer with DMBC so that the site becomes a permanent Town Council asset.

**1936.3 Fair**

The Clerk reported that he had been approached by Tuby's for the Town Fair to take place in the Park from 14<sup>th</sup> to 18<sup>th</sup> June 2012. It is proposed that the charge will be £400 (including VAT) which is a small increase from 2011.

**RESOLVED:**

- 1. The Council take on future maintenance responsibility for the entrance gate and pathway once the contract maintenance period is completed, and a side agreement be made to the current lease.**
- 2. The Council approach DMBC regarding a community land transfer for the Park.**
- 3. The use by the Fair be noted.**

**1937. THORNE COLLIERY F.C.**

The Clerk reported that he had been approached by Thorne Colliery FC/ Thorne Colliery Juniors asking if they can be offered a maintenance/lease arrangement similar to the arrangement agreed for the Canal Tavern at the Toll Bar ground.

Thorne Colliery FC/ Thorne Colliery Juniors use the number 1 pitch at Moorends. This pitch and its associated grandstand are fenced off with a palisade fence. The club own the 2 demountable buildings that are within the site. They plan to move these buildings and create an additional junior pitch within the fenced area.

The club currently maintain the pitch and look after the white lines/ goal posts etc. They make use of the pavilion, and the Council provides some grass seed and lime. They have also carried out minor works to the grandstand, such as painting.

This arrangement is similar to the arrangement recently agreed with Canal Tavern FC. It was agreed that they would not be charged due to the saving to the Council from the grass cutting contract.

To date the Town Council has made no saving from the club doing the grass cutting as this has been the responsibility of Doncaster MBC. It would, however seem unreasonable to offer a different approach in this case, especially as no charge has been made to the Cricket Club for some time in view of their maintenance of the square.

The Clerk proposed that an agreement is drawn up with Thorne Colliery FC/ Thorne Juniors FC to include the following:

- a. Use of the no1 pitch, surrounding land and grandstand for no fee (use of any other pitch would incur a normal fee).
- b. The football clubs maintain the ground and undertake white lining etc, and lay out a new junior pitch.
- c. The football clubs undertake decoration and minor repairs to the grandstand.

The Clerk reported that the clubs have some outstanding arrears dating back to January 2011 as follows:

Seniors - £97.99  
 Juniors - £56.40

There is no existing authority to waive these fees. However the club has asked if they can be waived in light of the work they have carried out to the pitch.

**RESOLVED: That**

- 1. That an agreement be drawn up with Thorne Colliery FC/ Thorne Juniors FC to include the following:**
  - a. Use of the no1 pitch, surrounding land and grandstand for no fee (use of any other pitch would incur a normal fee).**
  - b. The football clubs maintain the ground and undertake white lining etc, and lay out a new junior pitch.**
  - c. The football clubs undertake decoration and minor repairs to the grandstand.**
- 2. That the arrears be waived.**

**1938. MOORENDS GRASSCUTTING**

It had previously been reported that the grass cutting on the Moorends Welfare Recreation Ground, which has been undertaken by Doncaster Council since 1967, was under review along with maintenance at other Welfares. Doncaster MBC have been consulting on potentially withdrawing or modifying this service. Initially it had been understood that this was to be considered by cabinet in February 2012.

The Council has obtained a quote as a contingency, and this has been included in the 2012-13 budget.

The Clerk reported that he has been provided with a specification of works from Doncaster MBC and it would appear, however that in practice these have been varied depending on the needs at the time.

The current situation appears to be as follows:

- i) The report on the review is likely to be delayed, meaning that the service may continue into 2012-13.
- ii) Whilst not pre-empting the review it now seems more likely that there will be some form of continuing service, albeit with a reduced budget.

- iii) Doncaster MBC will wish to encourage partnership working with users, and increased use by the community.

The Clerk reported that the Town Council would seem well placed to respond to this issue in that a budget has been identified, and partnership working is underway through the Welfare Working Group.

**RESOLVED: That the report be noted.**

### **1939. GRASSCUTTING – TOLL BAR GROUND**

It was agreed at the December meeting that Canal Tavern FC would start maintaining the football pitch on the Toll Bar Ground. Grass cutting is currently provided by our contractor Undercut, who is currently entering the second year of a 2 year contract of £5,401.63 per year based on 13 visits per year to Coulman Recreation Ground, Wyke Gate Recreation Ground and Toll Bar Recreation Ground. They have agreed to reduce this to £5,084.17 to take account for the reduced area at Toll Bar.

The Clerk reported that Undercut have provided a good service to the Council, and have been co-operative with regard to the contract changes referred to above. He recommended that Undercut be offered a 12 month negotiated extension to the contract. Undercut have proposed a rate of £5401.63 for 2013-14, which represents an increase of around 6% which is below the rate of inflation over the last 2 years.

**RESOLVED: That Undercut be offered a further 12 months contract for 2013-14 at a rate of £5401.16**

**End of meeting.**