

# ROSSINGTON PARISH COUNCIL

Clerk to the Council

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DN11 0PL



Rossington Parish Council 2016



## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT ROSSINGTON MEMORIAL HALL AT 7.00 PM ON TUESDAY 27 SEPTEMBER 2016

**Present:** Councillors: G Dutton, B Johnson, A Harper, D Harper, N Smithard and C Beaumont  
**Chair:** Councillor J Gibson  
**Clerk:** A M Hammond  
**Ward Cllr:** J Cooke (Parish Cllr)  
**Public:** 11 Members of the Public

### 28. TO WELCOME AND INTRODUCE CLLRS AND MEMBERS OF THE PUBLIC

Cllr J Gibson declared the meeting open and welcomed Cllrs, Ward Cllr and Members of the Public.

### 29. PUBLIC SESSION

**RESOLVED** to note there were 11 members of the public present.

### 30. TO RECEIVE ANY ANNOUNCEMENTS

**RESOLVED** to note the following:

- Cllr John Cooke has contacted key personnel within Doncaster MBC for information on the piece of land on Coronach Way behind Allenby Crescent with the view to the Parish Council potentially purchasing the land for the Community. Dean Leggott, Programme Manager for the Asset Team sent a map showing the outline of the land in question. He explained the land would go to auction on 6 December 2016.

**RESOLVED** to note the Clerk to contact Dean Leggott for a list of all land on the auction list and for dates of future auction(s).

### 31. TO RECEIVE ANY APOLOGIES AND APPROVE REASONS FOR ABSENCE

**RESOLVED** to note apologies and reasons for absence were received from Cllrs J Parkin, M Volante, K Connolly, R Greaves and G Sheldon which were approved by the Parish Council.

### 32. TO DISCUSS THE OPENING OF MAISIE CAFÉ AT 1 KING AVENUE – PART OF THE JUNK FOOD PROJECT

**RESOLVED** to note the following:

- 11 members of the public presented their concerns over the potential opening of a Junk Food Café at 1 King Avenue.
- Cllr J Gibson explained the Class Planning usage:
  - **A1** is use for shops such as retail, post office, hairdressers, travel agency, etc.
  - **A2** is for Financial and Professional Services (other than health or medical services)
  - **A3** is for restaurants and cafés for the sale of food or drink for consumption on the premises or of hot food for consumption on the premises

- **A4** is for drinking establishments such as pubs, wine bars and other drinking establishments
- **A5** is for hot food takeaways, the sale of hot food for consumption off the premises.
- If a building has A5 classification they can operate any business within the lower classifications without planning permission
- If a building has for example A1 or A2 classification, they cannot proceed to use that building as a café or fast food outlet without planning permission.
- J Gibson also explained the planning process and how the Parish Council fitted into that process.
- Ward Cllr J Cooke to follow up on the request already made by the Clerk for Adam Smith, the founder of the concept of Junk Food Cafés to meet with local residents in Rossington.
- J Cooke to invite Christine, the person opening the new Junk Food Café to meet with the Parish Council and local businesses.
- J Cooke to meet with Doncaster MBC Planning Officers on Thursday 29 September 2016
- J Cooke suggested local businesses contact Mr Brown, the owner of 1 King Avenue expressing their concerns.

### **33. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

#### **33.1 16/01606/FUL Hidden Pines, Littleworth Lane, Rossington**

Conversion of existing loft space to habitable accommodation and installation of Velux roof lights.

**RESOLVED** to note there were no observations.

#### **33.2 16/01609/FUL 19 Smillie Road, New Rossington, DN11 0AW**

Erection of first floor extension to property.

**RESOLVED** to note there were no observations.

#### **33.3 16/01648/OUTA Land West of West End Lane, New Rossington, Doncaster**

Construction of an inland port (Strategic Rail Freight Interchange) together with ancillary infrastructure and operational development.

**RESOLVED** to note there were no observations.

#### **33.4 15/01885/TPO 9 Stripe Road, Rossington, Doncaster DN11 0HZ**

Consent to fell one Beech Tree: being subject to W1 of the Doncaster Rural District Council Tree Preservation Order (No. 15) Rossington 1971.

**RESOLVED** to note there were no observations.

#### **33.5 16/01866/FUL 6 The Shops, King Avenue, New Rossington, Doncaster**

Section 73 Application for Change of Use from Information Advice Centre/JET (Jobs Education Training) Centre (Class D1) to hot food take-away (Class A5) and installation of extraction duct to side (without compliance with condition 02,03,04 and 05 of planning application 15/01498 granted on 19/06/2015) - DRAFT

**RESOLVED** to note there were no observations.

#### **33.6 16/01867/ADV Unit IP2A Land West of West End Lane, New Rossington**

Display of 2 external sign at high level (north and east elevation).

**RESOLVED** to note there were no observations.

**33.7 16/02053/FUL Part of Plots 15 & 16 Unit Rw 1 Bankwood Lane, New Rossington**  
Proposed small Scale Electricity Generation Plant and associated access, welfare facilities and boundary treatment to provide 7MW Electricity. Generator consisting of siting of 7 no 1MW Gas Generators.

**RESOLVED** to note the following:

- David Richards, Doncaster MBC Senior Planning Officer sent the following email: *In answer to the questions below a noise assessment has been submitted with the application and the Environmental Health Officer has responded. In the response, further information has been requested which I have forwarded on to the planning agent. I will clarify with the Environmental Health Officer whether a vibration assessment is necessary once specific manufacturer details are known. The energy supplied to fuel the generators is gas. There is a supply that will be taken to the site and each generators has a 2.7mwe gross input. I will be happy to arrange a site visit in due course, first additional information has been requested which will help inform the process and also due to current workloads I don't currently have a day where I can say I will attend. Once I have a date in mind I will share with the PC to see if members would like to meet.*
- The Clerk to chase up a site visit.
- Cllrs J Cooke and C Stone to meet with Doncaster MBC Planning Department on Thursday 29 September 2016.

**33.8 16/02051/REM Land West of West End Lane, New Rossington, Doncaster**  
Details of landscaping for Unit 1P2D (being matters reserved in outline application previously granted under ref: 09/00190/OUTA on 19/08/2011).

**RESOLVED** to note there were no observations.

**33.9 16/02052/FUL New Lodge, Stripe Road, New Rossington, Doncaster**  
Erection of propose two storey extension to rear of detached house, portico to front elevation and raising roof height of main house, erection of balustrading above flat roof, including other external alterations, following demolition of existing two storey extension.

**RESOLVED** to note there were no observations.

**33.10 16/02102/REMM Land West of West End Lane, New Rossington, Doncaster**  
Details of access, appearance, layout and scale of design for Unit 2A.2 (being matters reserved in outline application previously granted under ref: 09/00190/OUTA on 10/08/2011)

**RESOLVED** to note there were no observations.

**34. TO REDEIVE INFORMAIOTN ON PASSIVE HOUSE (Kelly Connolly)**

**RESOVLED** to note this item to be put on the next agenda.

**35. TO DISCUSS HAVING A COMBINED FIRE, AMBULANCE AND POLICE STATION**

**RESOVLED** to note Cllr J Cooke to arrange a meeting with Alan Billings (SY Police and Crime Commissioner) and the Chief Fire Officer to discuss the sale of the Fire Station and Police Station in Rossington and having a purpose built building at Parrot's Corner.

**36. TO NOTIFY THE CLERK OF INCLUSION ON THE AGENDA FOR NEXT MEETING**

**RESOLVED** to note there were none:

**37. TO CONFIRM THE DATE AND TIME OF NEXT PLANNING COMMITTEE MEETING**

**RESOLVED** to note the next meeting is at **6.15 pm on Tuesday 25 October 2016.**