

ROSSINGTON PARISH COUNCIL



Clerk to the Council

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13 June 2018

Dear Cllrs J Gibson (Chair), G Dutton (Vice Chair), K Guest, A Harper, C Wileman, D Harper and R Greaves

You are summoned to attend the next meeting of Rossington Parish Council **PLANNING COMMITTEE** to be held at 6.00 pm on Tuesday 19 June 2018 at Rossington Memorial Hall

AGENDA

1. To welcome and introduce Cllrs and members of the public
2. Public session (15 minutes)
(Members of the Public will adhere to the rules set out by the Council for this Session)
3. To receive any announcements
4. To receive apologies and approve reasons for absence.
 - 4.1 To receive any declarations of interest not already declared under the council's code of conduct or members Register of Disclosable Pecuniary Interest
 - 4.2 To receive and consider any applications for dispensation (Clerk to be notified 3 working days prior to the meeting)
5. Matters arising from the minutes of the Planning Committee meeting on 15 May 2018
6. To consider the following Planning Applications:
 - 6.1 **18/01200/FUL** **3 Castle Avenue, Rossington, Doncaster DN11 0FF**
Erection of a single storey extension to rear.
 - 6.2 **18/01303/FUL** **70 Aberconway Crescent, Rossington, Doncaster DN11 0JW**
Erection of a rear garage (retrospective).
 - 6.3 **18/01329/FUL** **12 Yew Tree Crescent, Rossington, Doncaster DN11 0EJ**
Erection of a rear garage (retrospective).
 - 6.4 **18/01395/FUL** **West End Clinic, West End Lane, New Rossington, Doncaster**
Replacement of doors, windows and fascia boards.
 - 6.5 **18/01371/FUL** **1 Cherry Grove, New Rossington, Doncaster DN11 0DH**
Erection of two storey side extension.
 - 6.6 **18/00548/FULM** **Attero Recycling, Bankwood Lane, New Rossington, Doncaster**
 1. Provision of adoptable new link road and private access road.
 2. Change of use of land to waste recycling area and ancillary development (part-retrospective).
 3. Erection of waste management buildings.
 4. Provision of rail loading and HGV parking area.
7. To consider the proposal by Scott Royal from Resolve Public Affairs via email on 6 June 2018 re Tanks and Vessels Limited and the 44 acres they operate from and the delivery of a prospective new Link Road to connect the Industrial Estate with the new West End Lane roundabout and the Great Yorkshire Way.
8. To notify the Clerk of matters for inclusion on the agenda for the next meeting
9. To confirm the date and time of next meeting.

A. M. Hammond

I am contacting you on behalf of my client, Tanks & Vessels Industries Ltd (TVI), regarding the 44 acres of land that they own and currently operate from, on the eastern/northern side of the Bankwood Industrial Estate. In particular I wish to bring to the parish council's attention the delivery of a prospective new Link Road to connect the Industrial Estate with the new West End Lane roundabout and the Great Yorkshire Way.

We know that access for commercial vehicles to Bankwood Industrial Estate has previously been a contentious issue for local people and the parish council, as currently industrial traffic uses West End Lane before turning into Bankwood Lane and therefore goes past existing and new houses. We also know that Attero have proposals before Doncaster MBC which are designed to assist in the provision of the first phase of the new Link Road. **However we have concerns regarding these Attero proposals, as we believe that as currently designed, it would prevent delivery of the full length of the Link Road that would take traffic away from residential areas thus providing a benefit for all the community.**

TVI's land at Bankwood Industrial Estate is allocated for employment in Doncaster MBC's statutory development plan for the area and TVI would now like to progress a planning application on the site. To this end, we have entered into pre-application discussions with the local authority and I have attached the relevant documentation for your information.

We believe that the TVI site has the potential for an exciting new Business Park for Rossington, to comprise of a number of high quality small-medium commercial employment units, across a range of sizes, up to 46,822 sq m (504,000 sq ft). The strategy being to create a complementary type of development to the successful I-Port scheme, to cater for local/regional and supply chain businesses. To this end a 'pre-App' was lodged, by TVI, with Doncaster MBC on 15th May to describe the proposed development. In addition TVI has engaged with a full professional team to prepare an Outline Application for phase 2 Link Road, which is anticipated to be submitted by the middle of June.

Clearly, a development of this size and in this location is likely to create a large number of jobs within your area and we are confident that significant commercial demand exists. The proposed access to the site would be from Bankwood Lane, with the preferred option for future access to be via the proposed new Link Road (shown on the attached illustrative masterplan) to the Great Yorkshire Way. The securing of this new Link Road will provide significant benefits to the wider community. However, this is dependent on a new Link Road being able to be secured across Rossington Drain and land owned by Attero.

As previously mentioned, Attero's proposals (application ref: 18/00548/FUL) include expansion of their existing facility with a new access taken directly from the West End Lane roundabout. We have submitted representations to the local authority on the proposed access arrangements to the Attero scheme and suggested that improvements to the road design should be made to enable Phase 2 to happen. Whilst my client does not object to the principle of the overall proposals, we have raised concerns regarding the proposed access arrangements.

As currently proposed, our Highway Consultants consider that the Attero scheme would prevent the provision of Phase 2 of the Link Road across Rossington Drain to connect with Bankwood Lane. This would remove the possibility of securing an alternative access route serving the existing and future premises on the industrial estate. This would mean traffic from the industrial estate would have to continue to use West End Lane, passing existing houses and new houses coming forward on the Harworth Estates new development on the edge of Rossington.

Needless to say, securing the Link Road from the West End Lane roundabout to connect to the Bankwood Industrial Estate would provide significant benefits for the whole community in this part of Rossington, and enable the creation of a large number of jobs in the future. **It is understood the industrial estate traffic has been a local concern for residents in this part of Rossington for some time and the proposals that TVI are bringing forward would deliver the rest of the Link Road, although at present if the current Attero scheme is approved, this is likely to be in doubt.**

TVI have been endeavouring, over recent months, to work with Attero in order to amend and improve their proposed road layout to cater for Phase 2. In addition to this we have lawyers working on a commercial agreement to facilitate construction of phase 2 of the Link Road. At this point we are therefore seeking support to ensure that in planning terms the full Link Road for Rossington is safeguarded.