

# ROSSINGTON PARISH COUNCIL



## Clerk to the Council

Anne Hammond  
Tel: 01302 864731  
Mobile: 07402 206667

## Parish Office

The Memorial Hall  
McConnell Crescent  
Rossington  
Doncaster  
DN11 0PL



Rossington Parish Council

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT ROSSINGTON MEMORIAL HALL AT 6.00 PM ON TUESDAY 19 JUNE 2018

**Present:** Cllrs: K Guest, A Harper, C Wileman, G Dutton, C Stone and R Anderson  
**Chair:** J Gibson  
**Clerk:** Anne M Hammond  
**Ward Cllr:** M Cooper  
**Guests:** Tony Morris, Owner, Tanks & Vessels Industries Ltd  
Dave Wright, Property Manager, Tanks & Vessels Industries Ltd  
Guy Cooke, Director, BNP Paribas Real Estate  
Scott Royal, Owner, Resolve Public Affairs  
Jeremy Williams, Director, ID Planning  
Tony Kirby, Director of Local Transport Projects Ltd and President of the Institute of Highway Engineers.  
**Public:** 4

### 124. WELCOME AND INTRODUCTION

Cllr J Gibson declared the meeting open and welcomed Councillors, guests and the public.

### 125. TO CONSIDER THE PROPOSAL FROM TANKS & VESSELS INDUSTRIES LIMITED (TVI) 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

**RESOLVED** to note the following:

Scott Royal thanked the Parish Council for the opportunity to present their scheme. He introduced his colleagues and handed out the current and proposed plans for the new link road. He explained that TVI had engaged a professional team to develop their proposals of developing 7 new units, varying in size from 10,000 sq m to 23,000 sq m, totalling 46,822 sq m on the TVI site. This could potentially create up to 600 new jobs for Rossington. It would also create construction jobs for up to 3 years. TVI believe their Engineers have come up with the most deliverable route for Phase 2 of the link road.

Current access for commercial vehicles to the Bankwood Industrial Estate has been a contentious issue for local residents for some time as industrial traffic uses West End Lane before turning into Bankwood Lane going past existing and new homes. Attero has proposals before Doncaster Council which are designed to assist in the provision of the first phase of the new Link Road. However, TVI has concerns regarding these proposals and its current design. TVI believe it would prevent delivery of the full length of the Link Road that would take traffic away from residential areas.

Scott explained that Attero's proposals (application ref: 18/00548/FUL) includes the expansion of their existing facility with a new access taken directly from the West End Lane roundabout. TVI has submitted representations to the Doncaster Council 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. TVI does not object to the principle of the overall proposals but they have raised concerns regarding the proposed access arrangements.

As currently proposed, TVI's Highway Consultants consider 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.

TVI believe that 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 and enable the creation of a large number of jobs in the future.

TVI has 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 TVI's lawyers have been working on a commercial agreement to facilitate construction of phase 2 of the Link Road.

TVI are seeking support from the Parish Council to ensure that in planning terms the full Link Road for Rossington is safeguarded.

## 126. PUBLIC SESSION

**RESOLVED** to note the following:

**Question:** Will Bankwood Lane become a dead-end?

**Response:** That would be down to Doncaster Highways Department but we would support a dead-end or a tonnage restriction scheme. Routing agreements are unenforceable, employers cannot dictate to their staff the routes they take.

**Question:** I have concerns on the type of development you are proposing.

**Response:** The units will be of modern design and bespoke like a modern business centre. We are not competing with the iPort that has huge buildings. They will be similar to the current units on Bankwood Lane. We will look at landscaping to create a positive environment. The planning application would have conditions imposed such as hours of operation and noise protection, so for example the units would have to be sound proofed.

**Question:** What is the difference between the road proposed by Attero and your proposal?

**Response:** It is just that corner section (on the plan) but it must be right. The alignment of the Link Road, from a technical perspective, needs to be where it is shown on our design. It currently conflicts with the proposed Attero access which therefore needs to be altered to allow the full Link Road to be provided. The culvert has to be bridged. TVI will have to make sure the link road goes all the way through to where Attero finish phase 1.

**Question:** We do welcome employment opportunities.

**Response:** Technically we could submit the planning application without the link road but then all the heavy traffic would have to come along West End Lane and down Bankwood Lane but we do not want this to happen.

**Question:** Has TVI been talking to Attero? What is the feeling? Are they willing to accommodate your plans?

**Response:** We have been trying to solve this and have put forward a commercial agreement. The plans are not that different if there is a willingness to agree.

**Question:** The next step is for the Parish Council to invite all partners to a meeting.

**Response:** Just to reiterate, we have not put in any objections we have just raised concerns. We don't want to create a delay we just want to get it right.

**Question:** Will your proposal have a cost implication?

**Response:** What TVI has proposed should not make a difference to the costings.

**Question:** When was the last time you spoke to Doncaster Council?

**Response:** We had a meeting with Richard Purcell and Neil Firth 3 weeks ago.

**Question:** When did you first talk to Doncaster Council?

**Response:** We spoke to Scott Cardwell about a year ago. We've had several meetings since. Scott Royal once again thanked the Parish Council for enabling them to present their proposed plans.

- The Clerk to arrange a meeting at **6 pm on Wednesday 4 2018** inviting all relevant partners and agencies.

**127. TO RECEIVE ANY ANNOUNCEMENTS**

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

**128. TO RECEIVE ANY APOLOGIES AND APPROVE REASONS FOR ABSENCE**

**RESOLVED** to note the following:

- Apologies and reasons for absence were received from Cllrs J Parkin, N Smithard, D Harper and R Greaves which were approved by the Parish Council.
- There were no declarations of interest or applications for dispensation.

**129. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE ON 15 MAY 2018**

**RESOLVED** to note there were no matters arising.

**130. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**130.1 18/00548/FULM Attero Recycling, Bankwood Lane, New Rossington**

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.

**RESOLVED** to note the following:

- John Gibson explained there has been a number of concerns raised by various agencies, so this item is to be deferred until the next Planning Committee meeting.
- Mick Cooper to find out if the planning application has gone to the Government Minister

**130.2 18/01200/FUL 3 Castle Avenue, Rossington, DN11 0FF**

Erection of a single storey extension to rear

**RESOLVED** to note this application has been approved as of today.

**130.3 18/01303/FUL 70 Aberconway Crescent, Rossington DN11 0JW**

Erection of a rear garage (retrospective)

**RESOLVED** to note concerns were raised as to access to this 'so called' garage.

**130.4 18/01329/FUL 12 Yew Tree Crescent, Rossington DN11 0EJ**

Erection of a rear garage (retrospective)

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

**130.5          18/01395/FUL          West End Clinic, West End Lane, New Rossington**

Replacement of doors, windows and fascia boards.

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

**130.6          18/01371/FUL          1 Cherry Grove, New Rossington DN11 0DH**

Erection of two storey side extension.

**RESOLVED** to note that concerns were raised that the brick finish to the extension was not in keeping with other properties in the area.

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

**RESOLVED** to note planning application 18/00548/FULM, Attero Recycling, Bankwood Lane, New Rossington to be included on the next planning committee agenda.

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

**RESOLVED** to note the next meeting to be decided after the full Parish Council meeting with partner agencies to discuss Phase Two of the new link Road on West End Lane on 4 July 2018.