



The Story Of The Car Park In Several Chapters

**By Cllr Ian Smith
& Debs Smith**

In recent years ownership of the land which is now the shopper's car park on St Marys Road has come into question and previous councils have tried and failed to establish ownership as the process has been so time consuming and the information not readily available.

Both Cllr Ian Smith and his wife Debs took up the challenge of proving ownership given by our solicitor earlier in the year and over the last few months have spent many hours over several visits researching the archives looking for evidence that would prove definitively that the land was purchased by and is owned by Tickhill Town Council.

They have photographed, documented and catalogued all the evidence available in the archives and from these, produced the following document which has been sent to our solicitors. It is to be noted that several minutes are missing from the archives, explanations of this are in the document.

The Story Of The Car Park In Several Chapters

We worked through all the TTC minutes in the Doncaster archives, which included a limited set from before the conversion from an Urban District Council to a subordinate body of Doncaster MBC. We photographed every reference we could find to the area of land now occupied by the carpark and any reference to the Village/Community Hall project. These references covered many years but was just drawing towards a useful conclusion when we reached the last set of archived minutes. The crucial period was not included in the set we had access to.

The minutes that contain the relevant part of the story are either:

- Stored in the Doncaster archives but not correctly/usefully indexed.
- Stored somewhere in the Tickhill Pavilion
- Lost/destroyed
- Held by a previous member of the Council or an ex-employee of the Council
- Held by Tickhill History Society

These minutes do cover the “interesting” period of the Council where there was something of an unexpected ousting of the council that were planning to build a Community Hall where the car park now resides and there was a considerable amount of ill feeling felt by the various parties involved. Whether the absence of the minutes has anything to do with this is unknown, but we can’t currently locate the minutes that relate to the tenure of the Tickhill Ratepayer’s Alliance.

We had planned to do further digging and asked the archivist for suggestions when she remembered a second box that related specifically to the Community Hall project. By this time, it was late in the day so we took the box and worked through it at some speed but I’m confident we have photographs of everything that is relevant to ownership of the carpark.

Frustratingly, the box contained a useful summary of all the references to the Community Hall project which made the earlier search through the minutes largely unnecessary. We did not find any reference to the missing minutes but a second visit to the archives may yet unearth them if required.

The remainder of this document is organised thus:

1. The summary of the history of the Community Hall project
2. The Purchase documents and related plans
3. Copies of the relevant sections of communications, minutes etc. related to the Community Hall Project
4. OS 25 inch map fragment from around 1900 (for reference to show old building/plot locations)
5. Some background information from Tickhill History Society

We have copies of all the relevant sections of the minutes we could find but these are not included to keep the document size manageable. As far as we can ascertain, all these sections are echoed in the two summaries in section 1.

There is one aspect of this investigation that is still unresolved. There were rumours of nine parcels of land being involved. We have found three land purchases that account for the full area of the car park. Two of these are from businesses trading in Tickhill but the third was from the then DMBC.

We had considered that this land had been bought by Tickhill UDC, prior to the transfer of powers and property to DMBC, possibly in a number of small purchases, but we could find no record of Tickhill UDC acquiring the land:

(a) we have found no record of this at Doncaster Archives,

(b) the Tickhill History Society report on Tickhill UDC post war activities do not mention it (although they do mention land acquired elsewhere for housing) and

(c) the timings are odd – after Tickhill transitioned to a Parish Council, plans were still in hand to acquire the old Tickhill School building so there is no reason for Tickhill UDC to acquire (and subsequently pass to DMBC) this strip of land.

For now it will have to remain a mystery but in 1983 DMBC were sufficiently convinced that they owned the land to sell it to Tickhill Town Council for 12,000 GBP. One final note – the sales documents for the other two parcels of land held notes on the original owners of the land before the businesses acquired them. The DMBC documents are oddly silent on this matter!

Ian and Deb Smith

The History of the Community Hall

May 1975 The Environmental Advisory Committee undertook a survey of the need "Down the road" -

TICKHILL TOWN COUNCIL

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COMMUNITY CENTRE - HISTORY

| Date | Minute No. | Subject | Town Mayor |
|---------|----------------------------|--|---------------------|
| 28.1.75 | 97. | Town Council urged Doncaster M.B.C. to retain the former School for community purposes. | Cllr. E.J. Anderson |
| 29.4.75 | 148. | Interim report from the Environmental Advisory Committee recommending the long-term provision of a purpose built community centre. | ditto |
| 6.5.75 | Annual Meeting of Electors | Provision of community centre and retention of former School mentioned in Town Mayor's report. | ditto |
| 13.1.76 | 127. | £5,000 offered by Town Council to Borough Council to assist with repairs of former School on the understanding that accommodation would be made available for community purposes. The money was included in the Town Council's precept for 1976/77 financial year. | Cllr. P.J. Brown |
| May, 76 | | Parish Council elections - no Liberal Members. | |
| 25.5.76 | Annual Meeting of Electors | Town Council's offer of £5,000 and use of former School for community purposes referred to in Town Mayor's report. | Cllr. R. Oddy |
| 25.1.77 | 164. | Doncaster M.B.C. declined offer of £5,000 and approved demolition of former School. Money transferred into a reserve for a community centre. Precept for 1977/78 fixed and included £2,500 for that purpose. | ditto |
| 17.5.77 | Annual Meeting of Electors | Town Mayor's report referred to the fund formed for a community centre and that money would be set aside for that purpose every year. | Cllr. D.C. Miller |
| 7.2.78 | 174. | Town Council agreed to "an active and urgent search" for land for a community centre. Precept fixed for 1978/79 and included £9,000 for the community centre fund. | ditto |

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May 1975 The Environmental Advisory Committee undertook a survey of the need "Down the road" -

TICKHILL TOWN COUNCIL

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COMMUNITY CENTRE - HISTORY

| Date | Minute No. | Subject | Town Mayor |
|----------|----------------------------|---|--------------------|
| 28.2.78 | 202. | Committee appointed to undertake survey of sites for a community centre. Committee constituted by Town Mayor and Cllrs. S. Beresford and M.B. Walters. | Cllr. D.C. Miller |
| 23.5.78 | Annual Meeting of Electors | Town Mayor's report reaffirmed Town Council's policy for the provision of a Community Centre. Eleven sites identified by the Committee as having potential. Town Clerk advised the electors present on matters relating to the money saved in the community centre fund, investments, loan sanctions, land purchase and building costs. | Cllr. M.B. Walters |
| 24.10.78 | 110. | Town Council considered the Committee's report on the eleven sites. Five selected and forwarded to the Chief Planner of the Doncaster M.B.C. for his informal comments. | ditto |
| 16.1.79 | 161. | Precept fixed for 1979/80. £10,000 included for the community centre fund. | ditto |
| 27.2.79 | 184. | Observations of Chief Planner submitted to Town Council. Preferred site was St. Mary's Road. Secondary site was land at the Tickhill Institute. Town Council confirmed the preferred site as its choice. | ditto |
| May, 79 | | Parish Council elections. Councillors P.J. Brown, B.K. Fairhurst, A.W. Hutchinson, J.B. Mallender, D.C. Miller, D.R. Nixon, R. Oddy, F.D. Simpson and E.H. Simpson elected. | |
| 30.5.79 | Annual Meeting of Electors | Cllr. Oddy criticised the Liberal Party election publicity for referring to "a rumour" that a community centre site had been chosen. The site had been selected in March, 1979 and published in the Town Council's Minutes. | Cllr. D.R. Nixon |
| 25.9.79 | 88. | Authority given by the Town Council for the service of Requisition for Information notices re other land at St. Mary's Road to provide rear servicing to Market Place shops. | ditto |
| 15.1.80 | 174. | Precept fixed for 1980/81. £9,912 included for community centre fund. | ditto |

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May 1975 The Environmental Advisory Committee undertook a survey of
the need for a community centre

TICKHILL TOWN COUNCIL
COMMUNITY CENTRE - HISTORY

Page No. 3

| <u>Date</u> | <u>Minute No.</u> | <u>Subject</u> | <u>Town Mayor</u> |
|-------------|----------------------------|---|-------------------|
| 6.5.80 | Annual Meeting of Electors | Community centre land acquisition and land assembly discussed. | Cllr. P.J. Brown |
| 30.9.80 | 57. | Town Clerk reported that not all owners of lands at St. Mary's Road were willing to sell. It might be necessary to contain the community centre within a smaller site. | ditto |
| 28.10.80 | 75. | Town Clerk instructed to obtain the observations of the Chief Planner on a site being provided at the Recreation Ground. | ditto |
| 25.11.80 | 90. | Chief Planner not in favour of a site at the Recreation Ground as it would involve the construction of a highway across land not in the ownership of Doncaster M.B.C. and also would introduce an unacceptable volume of traffic through the new Common Lane development. | ditto |
| 16.12.80 | 118. | Town Clerk instructed to gain further information from the Chief Planner regarding vehicular access to a site at the Recreation Ground. | ditto |
| 20.1.81 | 126. | Town Clerk reported that Chief Planner was of the opinion that there would be difficulties in obtaining a planning consent for a site at the Recreation Ground due to the highway access problems. | ditto |
| 20.1.81 | 129. | Precept fixed for 1981/82. £11,184 included for the community centre fund. | ditto |
| 27.1.81 | 138. | Town Council reaffirmed its decision to negotiate the St. Mary's Road site. | ditto |
| 24.2.81 | 155. | Site layout plan approved for the purpose of submitting an application for an outline planning consent. | ditto |
| 28.4.81 | 197. | Town Clerk reported on the progress of the negotiations with John Smith's Brewery. | ditto |
| 12.5.81 | Annual Meeting of Electors | Town Mayor's report included the information that the community centre fund stood at £60,000. Reference made to the progress of the negotiations. | Cllr. R. Oddy |

The Environmental Advisory Committee undertook a survey of
the need for a community centre

TICKHILL TOWN COUNCIL
COMMUNITY CENTRE - HISTORY

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| <u>Date</u> | <u>Minute No.</u> | <u>Subject</u> | <u>Town Mayor</u> |
|-------------|----------------------------|--|--------------------|
| 30.6.81 | 21. | Town Clerk reported on the progress of the negotiations with the Brewery and the National Westminster Bank. | Cllr. R. Oddy |
| 28.7.81 | 45. | ditto | ditto |
| 29.9.81 | 75. | Outline planning consent granted. | ditto |
| 19.1.82 | 145. | Precept fixed for 1982/83. £16,596 included for the community centre fund. | ditto |
| 11.5.82 | Annual Meeting of Electors | Town Mayor's report referred to the community centre fund, the progress of the negotiations to acquire the lands and the benefit of the car parking facilities which would be available for general use thereby easing the parking problem of the Market Place. The Electors discussed whether or not the public should be charged for the car parking spaces. | ditto |
| 27.7.82 | 73. | Town Clerk reported on the progress of the negotiations to acquire the lands owned by the Brewery, the Bank and Doncaster M.B.C. | Cllr. E.H. Simpson |
| 28.9.82 | 101. | ditto | ditto |
| 30.11.82 | 154. | Terms agreed for the purchase of the Doncaster M.B.C.'s land at £12,000. | ditto |
| 14.12.82 | 167. | Terms agreed for the purchase of the Bank's land at £7,250. | ditto |
| 18.1.83 | 186. | Precept fixed for 1983/84. £22,064 included for the community centre fund. | ditto |
| 29.3.83 | 239 | Town Clerk reported on the progress of the negotiations for the Brewery's land. | ditto |
| May, 1983 | | Parish Council elections. Councillors D.J. Banham, P.J. Brown, D. Hoyle, D.A. Markham, C.M. Parker, F.D. Simpson, E.H. Simpson and K.N. Wright elected. | ditto |
| 17.5.83 | Annual Meeting of Electors | Town Mayor's report referred to the community centre fund. The meeting discussed the need for the community centre. | ditto |
| 28.6.83 | 29. | Informal valuation submitted for the purchase of the Brewery's land. Mention made of the possibility of further public consultations. | ditto |

TICKHILL TOWN COUNCIL

COMMUNITY CENTRE - HISTORY

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| <u>Date</u> | <u>Minute No.</u> | <u>Subject</u> | <u>Town Mayor</u> |
|-------------------|----------------------------|--|--------------------|
| 27.9.83 | 81. | Terms submitted for the purchase of the Brewery's land at £9,500. Authority given for the acquisition of all lands. | Cllr. E.H. Simpson |
| 29.11.83 | 137. | Working Party formed to advise the Town Council on matters relating to the community centre, including the draft Brief to the Architect. The Town Council's Members of the Environmental Advisory Committee appointed to serve on the Working Party which was given authority to co-opt other members. Authority given for site clearance work to begin as soon as the lands were conveyed to the Town Council. Temporary use of the cleared site approved as a car park. Authority given for the renewal of the outline planning consent. | ditto |
| 17.1.84 | 169. | Precept fixed for 1984/85. £21,926 included for community centre fund. | ditto |
| 28.2.84 | 211. | Working Party submitted draft article for inclusion in "Tickhill News" which outlined the history of the community centre subject. | ditto |
| 27.3.84 | 231. | Application made for Listed Building Consent for the demolition of the outbuildings. | ditto |
| March/April, 1984 | | "Tickhill News" distributed to every property in Tickhill. The newspaper was devoted exclusively to the community centre, its history, funding, land purchase, site clearance and facilities to be provided in the new premises. Questionnaire published which invited residents to submit comments, observations and suggestions. | ditto |
| 22.5.84 | Annual Meeting of Electors | In response to a question regarding a Parish Poll the Town Mayor replied that the decision to provide a community centre had previously been made by the Town Council on several occasions. Further public consultations were being conducted with the co-operation of the "Tickhill News" relating to detailed matters, including the facilities to be provided by the centre. | ditto |
| 31.7.84 | 40. | Listed Building Consent granted. | Cllr. P.J. Brown |
| 25.9.84 | 63. | Results of questionnaires submitted to the Town Council which forwarded the information to the Working Party. Town Clerk reported on a delay in the exchange of Contracts for the purchase of the lands due to a defective site plan. | ditto |
| 27.11.84 | 106. | Working Party submitted the draft Brief to the Architect which included the proposed accommodation, its uses and measurements. Estimated cost of between £300 and £400 per square metre of floor space provided. Land purchases completed. | ditto |

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May 1975

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COMMUNITY CENTRE - HISTORY

Page No. 6

| <u>Date</u> | <u>Minute No.</u> | <u>Subject</u> | <u>Town Mayor</u> |
|-------------|----------------------------|---|--------------------|
| 18.12.84 | 127. | Tender accepted for tarmacadam work to community centre site. | Cllr. P.J. Brown |
| 15.1.85 | 142. | Precept fixed for 1985/86. £23,462 included for community centre fund. | ditto |
| 26.2.85 | 176. | Enquiries made to the R.I.B.A. regarding the appointment of an architect by way of a competition. | ditto |
| 26.3.85 | 213. | Progress report on site clearance work. Information submitted on R.I.B.A. competition. Formal decision made by Town Council to promote a competition. Reference made to a report in a local newspaper regarding an unspecified number of residents who were not in favour of a community centre. Town Council discussed this issue and again reaffirmed its belief that the community centre was required by the majority of the residents and that it would be of great benefit to future generations. | ditto |
| 30.4.85 | 230. | Arrangements for the Town Council and the Working Party to visit other community centres. | ditto |
| 21.5.85 | Annual Meeting of Electors | Town Mayor's report referred to the decision to promote the competition. | ditto |
| 21.5.85 | 14. | Councillors D.J. Banham and E.H. Simpson appointed as the Town Council's representatives on the Competition Assessment Panel. | Cllr. F.D. Simpson |
| 25.6.85 | 37. | Revised tender submitted for the tarmacadam work to the community centre site. | ditto |
| 29.10.85 | 101. | First meeting of the Competition Assessment Panel held on the 30th September, 1985. Report submitted and approved by the Town Council on the proposed timetable for the Competition. | ditto |
| 17.12.85 | 147. | Financial report on the costs of the site clearance submitted and approved. Draft Competition Brief to the Architect received from the Senior Architect Assessor for consideration. Extracts made available to the local press. | ditto |
| 14.1.86 | 160. | Precept fixed for 1986/87. £23,543 included for the community centre fund | ditto |

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TICKHILL TOWN COUNCIL

PROPOSED COMMUNITY CENTRE

| <u>Date</u> | <u>Event</u> |
|----------------------------|---|
| May 1975 | The Environmental Advisory Committee undertook a survey of the need "For the provision of a purpose-built Community Centre for use both during the day-time and evenings by the Town's various organisations, groups and societies". The questionnaire was sent to 26 local organisations. In brief, 8 organisations said that they would use the Centre on a regular basis; 8 said that they would use the Centre on a casual basis; and 10 did not reply. |
| September to December 1975 | Doncaster Metropolitan Borough Council announced its intention to demolish the former Tickhill School at St. Mary's Road. Representations were made by the Town Council and several local organisations urging the Borough Council to consider the adaptation of the premises to provide a Community Centre. The Town Council offered a sum of £5,000 to the estimated costs. The Borough Council declined the offer and demolished the premises. |
| January 1976 | The Town Council included an amount of £5,000 in its precept for the 1976/77 financial year for the Community Centre purposes. |
| September 1976 | The Environmental Advisory Committee made several recommendations to the Town Council to the effect that, notwithstanding the decision of the Doncaster M.B.C. to demolish the former Tickhill School, the Town Council should accept the principle of a Community Centre and proceed on its own course. The Town Council confirmed the Committee's recommendations. |
| January 1977 | In fixing its precept for the 1977/78 financial year, the Town Council again included an amount for Community Centre purposes. This became the policy for subsequent years and created what is now known as the "Community Centre Fund". |
| May 1978 | The Town Council appointed a Committee of three of its Members to examine the suitability of some 15 sites for the Community Centre. The Committee took into account the Town Council's ability to acquire and develop the site, the area of the site, its location, its vehicular and pedestrian access, the effect on street parking and any possible nuisance to nearby residents. |
| October 1978 | The Committee reported to the Town Council on the survey of potential sites and arising therefrom, the Town Council sought the comments of the Chief Planning Officer of the Doncaster M.B.C. |

Cr E. H. Simpson

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| <u>Date</u> | <u>Event</u> |
|----------------|--|
| February 1979 | The informal observations of the Chief Planner were submitted to the Town Council. The Chief Planner was of the opinion that the preferred site should be the land between the Market Place and St. Mary's Road. A second preference was for the land at the rear of the Tickhill Institute. The Chief Planner felt that a Community Centre at the Recreation Ground was unlikely to gain planning permission due to the inadequate highway access and the loss of the area to recreation purposes. The Town Council resolved to give first preference to the site between the Market Place and St. Mary's Road. |
| March 1979 | Requisitions for Information were served on the owners and occupiers of the lands between the Market Place and St. Mary's Road. The owners were requested to indicate whether or not they were willing to enter into voluntary negotiations. |
| November 1979 | The completed Requisitions for Information showed that the Doncaster M.B.C., the National Westminster Bank and John Smith's Brewery were willing to negotiate. All other owners declined. |
| June 1980 | Those owners who had declined to enter into voluntary negotiations were approached again and asked to reconsider their decisions. The owners declined. |
| September 1980 | The Town Council advised of the current situation regarding offers to negotiate. |
| October 1980 | The Town Council inspected Community Centres at Barnburgh, Scawsby and Scawthorpe. |
| October 1980 | The Town Council asked the National Westminster Bank and John Smith's Brewery to reconfirm their willingness to negotiate the disposal of their lands at the rear of the Market Place; and also asked the Chief Planner of the Doncaster M.B.C. to clarify his observations regarding the siting of a Community Centre at either the Recreation Ground or the Cricket Ground. |
| November 1980 | The Chief Planner confirmed that the siting of the Community Centre at the Cricket Ground was not considered suitable as it would require the construction of a two-lane vehicular access across the northern side of the land. This would be an intrusion into the environment and would be detrimental to nearby residents. A site at the Recreation Ground would also involve the construction of a two-lane highway which would be over land <u>not</u> owned by the Doncaster M.B.C. There was no reason to believe that the owners of the land were willing to sell. Additionally, the construction of the highway access would require the Borough Council to exercise an option to purchase land from the Developers of the Common Lane housing site. No guarantee could be given that this option would be exercised. |

| <u>Date</u> | <u>Event</u> |
|----------------|--|
| January 1981 | The Town Council gave detailed consideration to the comparative merits of the land at the rear of the Market Place and the land at the rear of the Tickhill Institute. In connection with the latter site, the Trustees of the Institute had indicated that they would not be willing to enter into voluntary negotiations. The Town Council decided on planning grounds that the best site was that at the rear of the Market Place. |
| February 1981 | Authority given for the submission of an application for outline planning consent for the land at the rear of the Market Place. |
| April 1981 | Preliminary negotiations commenced with Doncaster M.B.C., National Westminster Bank and John Smith's Brewery. |
| July 1981 | Outline planning permission granted. |
| September 1981 | District Valuer and Regional Licensed Property Valuer instructed to commence formal negotiations. |
| November 1982 | Arising from representations from the Town Council to the Doncaster M.B.C., the Amenities and Leisure Services Committee of the Borough Council suggested that consideration be given to the Community Centre being built at the Recreation Ground, thus doing away with the need for a separate pavilion. The Town Council resolved to consider the matter when the Borough Council's proposals had been received. |
| November 1982 | The Town Council approved the terms negotiated by the District Valuer for the acquisition of 1,012 square yards of land at the rear of the Market Place owned by the Doncaster M.B.C. Purchase price £12,000.00. |
| December 1982 | Letter received from the Doncaster M.B.C. inviting the Town Council to enter into consultations regarding a proposal to build a Community Centre at the Recreation Ground, incorporating sports pavilion facilities. The Town Council agreed to attend such a meeting. |
| December 1982 | The Town Council approved the terms negotiated by the District Valuer for the purchase of 513 square yards of land at the rear of the Market Place owned by the National Westminster Bank plc. Purchase price £7,250.00. |
| January 1983 | Town Council advised that the Borough Council had no proposals for a Community Centre at the Recreation Ground but that the Directorate of Amenities and Leisure Services was willing to listen to proposals put forward by the Town Council. |
| March 1983 | The Town Council met the Vice-Chairman of the Amenities and Leisure Services Committee of the Doncaster M.B.C. and discussed the maintenance of the Pavilion at the Recreation Ground. It became clear that the Borough Council had no proposals for a Community Centre and that any discussions thereon would mean the probable loss of the opportunity to purchase the sites at the rear of the Market Place and set back the whole project for an indefinite period, perhaps years. |

| <u>Date</u> | <u>Event</u> |
|----------------|---|
| March 1983 | The Town Council was advised of difficulties being experienced by the Regional Licensed Property Valuer in concluding terms with the John Smith's Brewery. The Town Clerk wrote to the Brewery seeking co-operation. |
| May 1983 | At the Annual Meeting of Electors (the Parish Meeting) the Town Mayor gave an assurance that further public consultations would be held regarding the general details of the Community Centre. |
| June 1983 | Informal terms agreed between the Regional Licensed Property Valuer and John Smith's Brewery. |
| September 1983 | The Town Council approved the terms negotiated by the Regional Licensed Property Valuer for the purchase of 792 square yards of land at the rear of the Market Place from John Smith's Brewery. Purchase price £9,500.00. |
| September 1983 | Town Council's Solicitors instructed to proceed on all three sites. |
| November 1983 | Working Party established. Authority given for the sites to be cleared and the land used for parking of motor vehicles. Approaches made to Manpower Services Commission for assistance. |
| December 1983 | Manpower Services Commission advised that, due to financial curtailments, it was unlikely that assistance would be forthcoming until the start of the next financial year. |

The Community Centre Fund now stands at approximately £100,000.

THE HISTORY OF THE COMMUNITY CENTRE PROJECT AT ST. MARY'S ROAD,
TICKHILL

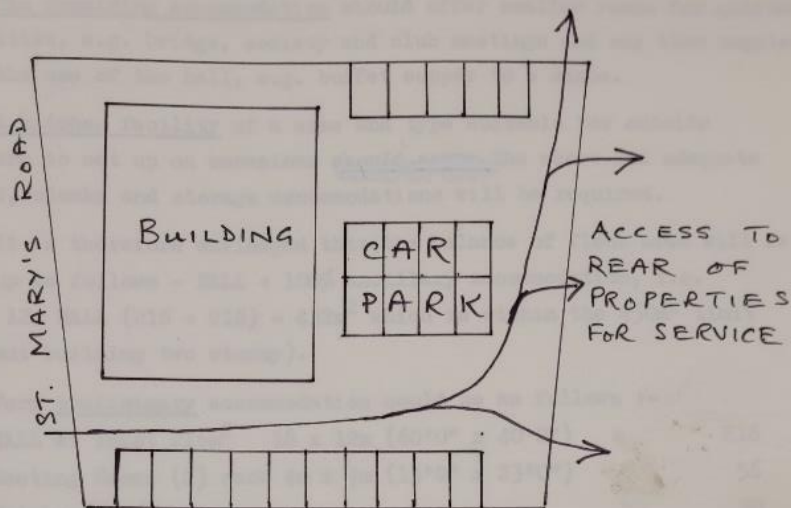
| <u>Date</u> | <u>Event</u> |
|--|--|
| December, 1980 | The Planning Officers of the Doncaster Borough Council expressed firm opinions that it would be difficult to obtain a planning consent for a Community Centre at the Recreation Ground due to severe highway access problems. |
| January, 1981 | Town Council confirmed its decision to purchase the site at St. Mary's Road. |
| March, 1981 | Negotiations commenced with John Smith's Brewery, National Westminster Bank and Doncaster Borough Council to purchase their lands. |
| September, 1981 | Outline planning permission granted for the development. |
| November, 1982 | Terms agreed with Doncaster Borough Council to purchase its land for £12,000. |
| December, 1982 | Terms agreed with National Westminster Bank to purchase its land for £7,250. |
| September, 1983 | Terms agreed with John Smith's Brewery to purchase its land for £9,500. |
| November, 1983 | Working Party formed to advise the Town Council on Community Centre matters and to prepare the draft Brief to the Architect. |
| | Authority given for the site to be cleared and for the land to be prepared for use as a temporary car park. |
| Spring, 1984 | An edition of "Tickhill News" was distributed to every household in Tickhill. The paper dealt exclusively with the proposed Community Centre and dealt with the projects history, funding, land purchase, site clearance, the use of the Centre and the facilities to be provided in the premises. A questionnaire was included in the paper which invited all residents to submit comments, observations and suggestions. |
| Summer, 1984 | Results of the questionnaire submitted to the Town Council and then passed to the Working Party for the comments, etc., to be incorporated, where possible, in the draft Brief to the Architect. |
| November, 1984 | Draft Brief to the Architect approved by the Town Council. Details included the intended uses of the Centre and likely measurements and areas of the accommodation. |
| March, 1985 | Decision made by the Town Council to promote a competition in conjunction with the Royal Institute of British Architects for the appointment of an architect to design the Community Centre. |
| December, 1985 and January, 1986 | Competition advertised and 68 applications received for registration. |
| April, 1986 | Thirty-two designs received for the competition. |
| May, 1986 | Arrangements made for twelve of the designs to be placed on public exhibition and for local residents to express their comments and preferences. |

The Purchase Orders and Related Plans/Drawings

1. Community Centre Outline Proposal and Related Map

PROPOSED COMMUNITY CENTRE - TICKHILL

Preliminary Brief



NOT TO SCALE

It would appear that the site would enable a building of approximately 450 sq. metres (single storey), more if part two storey, with about 25 car parking spaces and vehicular access to the rear of adjacent properties for service access, etc.

The cost of such a building is likely to be between £300 - £400 per sq. metre (1985 costs) depending on degree of sophistication excluding professional fees and furnishings, i.e. a 450 sq. metre building to a high level of finish would cost £180,000 plus fees and furnishings, i.e. possibly £200,000 overall. Less sophistication would enable either lower cost or more area but site constraints may be a limiting factor.

The constraints of site and cost will therefore limit the ultimate size of building and the activities which could be provided. Nevertheless within these constraints a variety of uses could be accommodated.

It seems clear that some form of large hall is likely to be the heart of the building with other rooms either available for alternative use or supplementing the principal activity in the large hall. There may also be occasions when only parts of the building are in use.

- the planning permission previously referred to
- the character of the Conservation Area referred to in Section 17.0
- land acquisition agreements and covenants referred to in Section 18.0
- site survey dimensions shown in Section 19.0
- accommodation requirements of the Brief in Part C.

16.4 A copy of the Listed Building Consent for the demolition of out buildings and felling of the three trees granted on 22 June 1984 is attached with these terms and conditions. Also attached is a copy of a plan to scale 1:500 which formed the basis of the application (No. 84/83/00603 which identified the buildings and trees concerned.

17.0 History/Archeology/Conservation in Tickhill

17.1 The Domesday borough of Dadeslie, one of two places in the West Riding at the time of the survey with urban status, lies near to or under the present town of Tickhill. The name is preserved in the farm and former well at the north side of the town. It is possible that the church at All Hallows served the community or several scattered communities prior to the Norman Conquest and that the borough is to be sought in this area. The change of name from Dadeslie to Tickhill may imply a physical movement of the settlement, possibly drawn from an original site nearby by the building of the eleventh century castle.

The location of the market area of Tickhill might suggest that the military area north of the castle was once more extensive and that the market grew up outside its walls, with later infilling in Castlegate once the castle's military function was over. This might also explain the peripheral nature of the parish church, although its apparent late foundation may imply that All Hallows acted as the parish church prior to c.1200 by which time land in the town centre was scarce. The scale of the fifteenth century work in the church is surprising and must reflect the wealth of a mercantile and landowning group.

At some time in the C17 an attempt to revitalise the ailing town seems to have taken place and land was redistributed with the creation of wide fronted burgage plots, as opposed to the much narrower medieval ones now found mainly west of the market place. A number of inns and town houses were built in the eighteenth century, when some revenue must have been derived from the coaching trade, but by the nineteenth Tickhill seems to have become a nucleated settlement of farms and labourer's cottages, although a number of craftsmen could still be found. Excavations have to date been very small scale and inconclusive. Work at the northern end of the town suggests that expansion there did not take place until the C17, and the same was found at excavations to the rear of the Carpenter's Arms in advance of redevelopment. The area here was presumably kept clear for defensive reasons until that date. Another recent excavation behind No. 15 Market Place produced the first sealed groups of medieval pottery from rubbish pits but also showed a large ditch, thought to be defensive in nature, underlying the system of narrow fronted burgage plots and appearing to run eastwards towards the market area. Further excavation work is essential, preferably on a large scale, if any sense is to be made of Tickhill's past and a research programme has been instituted.

- 17.3 When designing the new community centre competitors should be familiar with Part 1 of the Civic Amenities Act 1967 which requires Local Planning Authorities to make provision for the preservation of areas, as distinct from buildings, of architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate such areas as Conservation Areas.
- 17.4 An amendment to the Act in 1972 makes further reference to demolition of a single building or structure which may not be architecturally or historically significant in itself, and the construction of a new building in its place could result in the character or appearance of a conservation area, or part of it, being severely prejudiced. In such circumstances the whole purpose of designating the conservation area could be undermined. Although some areas are centred on listed buildings (i.e. buildings included in the statutory list of buildings of special architectural or historic interest) which may not be altered or demolished without consent, many areas depend for their character on the continued existence of features such as structures, walls and trees which do not reach the standard of special interest for inclusion on lists for preservation.
- 17.5 For the information of competitors a plan of Tickhill Town Centre to scale 1:2500 showing listed buildings within the Conservation Area is supplied with these Conditions and Instructions.

18.0 Land Acquisition

18.1 In acquiring land for the new community centre the following agreements were made with owners of surrounding sites and referred to on the 1:500 scale plan attached to the planning permission :

- vehicular access for servicing and car parking to the rear of Number 15 Market Place, the National Westminster Bank, Market Place and the Red Lion Public House, Market Place. Walls and gates were constructed to these properties and are now satisfactorily completed and no further work is required by competitors (other than resurfacing referred to in Clause 18.3)
- a 4.6 metre wide service road in the area shown dotted on the plan to give access from St Mary's Road to the public house previously referred to. The road has been constructed to the satisfaction of Tickhill Town Council and no further work is required by competitors (other than resurfacing referred to in Clause 18.3)
- a 4.6 metre wide road in the area shown hatched on the plan to give service access to the rear of Number 15 and the bank previously referred to. This road has been constructed in part and may be continued in any form the competitor so wishes to afford the necessary access to the rear gate of Number 15.

18.2 In acquiring land Tickhill Town Council have been mindful of future vehicular servicing to the rear of other properties fronting onto Market Place and competitors must make allowance for a future 4.6 metre wide road in the North East corner of the site, as indicated on the plan. However, competitors may temporarily use this area for car parking if they so wish.

18.3 Competitors are reminded of the following conditions which shall apply:

- the existing service road from St. Mary's Road into the site affords direct access to car parking in addition to servicing the new community centre and properties to the rear of Market Place.
- vehicular access from St Mary's Road to the site is restricted to the existing service road.

- pedestrian and disabled access is permissible at any point on the St. Mary's Road frontage.
- there is no public right of way through the Red Lion Public House, although access to the rear of the pub is permitted via the existing service road, for customers with or without vehicles - the public house can also erect a sign adjacent the rear gate with a final design to be approved by the Council.
- the existing service road is to be resurfaced on completion of construction works and the cost must be included under clause 29.1.

19.0 Site Survey

19.1 A survey has been prepared by the Director of Public Works and the Chief Engineer of Doncaster Borough Council with details on the following 1:200 scale drawings as supplied with these Conditions and Instructions :

- Drawing Number HGE/0619/1A shows gates, walls and openings to all four boundaries, existing road widths and pavements, buildings in close proximity to the site, buildings and trees within the site curtilage.
- Drawing Number HGE/0619/2 shows, in addition to the above information, an overlay of existing site levels on a 10 metre grid with spot levels where appropriate. The datum shown as 17.40 can be cross referenced to the Location Plan referred to in Clause 15.1.
- Drawing No. HSE/0619/3 shows public and statutory services available to a new community centre.
- The above three drawings are the only documents to be scaled from by competitors and survey station points are shown with distances between.

19.2 Competitors are advised that their design submissions must incorporate the following conditions which are related to the site survey.

- (i) gates, walls and openings to the East and South boundaries are to remain as existing.
- (ii) buildings and wood fences within the site curtilage should be demolished. Listed Building Consent for the demolition and removal of the three trees was granted on 22 June 1984 (see paragraph 16.4).

8.

(iii) walls on the Western boundary can be retained or demolished at the competitor's discretion, sympathetic consideration is likely to be given to their removal.

(iv) walls on the Northern boundary represent part of the historic fabric of Tickhill. These walls should, where at all possible, be retained and incorporated within the development. If the structural condition of the wall requires its height to be reduced the local planning authority will give favourable consideration to a further application for Listed Building Consent.

(Costs of carrying out work to boundary walls are to be included under Clause 29.1)

19.3 Trees on the site are not covered by a Tree Preservation Order but are generally protected by the provision of Section 61.A of the Town & Country Planning Act 1971 and by Section 8 of the Town & Country Amenities Act 1974. Competitors should have regard to the Listed Building Consent referred to in paragraph 16.4 and use their discretion in the preparation of the scheme as to whether the Listed Building Consent is to be implemented in their design and landscaping proposals.

19.4 Foul and storm sewers, mains water, gas and electrical services are available for connections into St Mary's Road and there are no services below ground within the site curtilage.

(Estimates for connection changes are to be included under Clause 29.1)

19.5 Bore hole records obtained from the Chief Engineer of Doncaster Borough Council for a nearby site show the following substrata conditions :

"The trial pits revealed that underlying the topsoil is 0.50m to 1.70m of soft to firm brown sandy clay containing occasional limestone fragments. In many of the trial pits this clay was seen to be underlain by a loose very light brown fine grained sand. In trial pits 1, 2, 7 and 8 these clays and sands were seen to be underlain by Upper Permian Marl, at depths of between 0.85m in trial pit 1 and 2.30m in trial pit 8. In the case of trial pit 8, the marl seen to be underlying a dense dark red-brown sand. In the remaining trial pits, the soft clays and loose sands were seen to be underlain by a very dense dark red-brown fine grained sand which is the result of the complete in situ weathering of the weakly cemented sandstone bedrock.

Groundwater seepages were observed in trial pits 1, 6 and 8 at depths of between 1.50m and 1.90m. The remaining trial pits remained dry on completion of excavation."

Competitors are to design foundations for a similar substrata making cost allowances under Clause 13.1 for abnormal conditions adjacent to existing buildings within the site curtilage, including an allowance for founding over buildings formerly constructed within the site confines as referred to in Clause 15.1.

20.0 Site Visit

Competitors should visit the site which is open and available for inspection without prior appointment.

BRIEF

21.0 Introduction

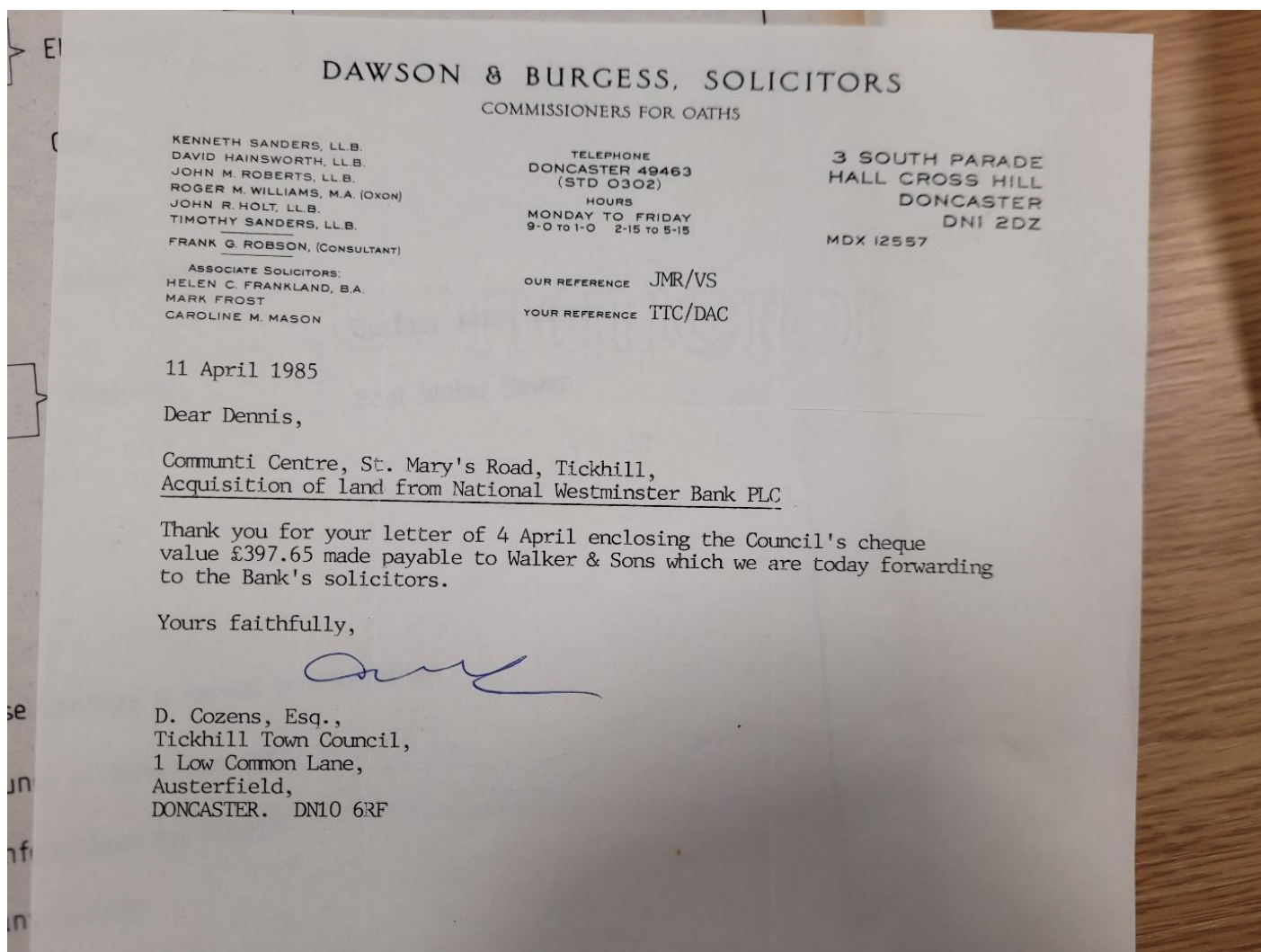
21.1 For several years the Town Council have recognised the need for a Community Centre and this competition realises an opportunity for a new building to become the 'heart of Tickhill' offering a place to which any member of the community can gravitate; in particular, to encourage those who do not belong to existing groups or societies to participate in various events and, in general, to offer facilities which are unavailable elsewhere in the area. To achieve those aims the Town Council requires a building of distinction, fitting well into its Conservation Area location and possessing an inviting exterior and interior appearance for the promotion of a wide variety of activities.

22.0 Activities to be accommodated

22.1 The constraints of site and cost will limit the ultimate size of building and activities to be provided. Nevertheless within these constraints the following variety of uses must be accommodated.

22.2 HALL - a large multi purposes space to accommodate the principal activities and around which all other spaces should operate, either as alternate uses or as a supplement to the principal activity. The Hall must be designed for a wide range of activities e.g. gymnastics, badminton, volley ball, indoor carpet bowls, ballroom/sequence dancing, musical and drama performances. Large informal gatherings and large formal gatherings are envisaged which could range from elections to wedding parties.

2. Purchase Of Land from the National Westminster Bank



THE LAW SOCIETY'S CONTRACT FOR SALE (1980 EDITION)

AGREEMENT made the

day of

1983

BETWEEN

NATIONAL WESTMINSTER BANK LIMITED whose Registered Office is at
Lothbury, London EC2

Vendor

TICKHILL TOWN COUNCIL

Purchaser

IT is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the following special conditions the property described in the particulars below at the price of Seven thousand two hundred and fifty pounds

PARTICULARS

ALL THAT ~~for and to the use of the~~ plot of land situate on the East side of and fronting
to St. Mary's Road, Tickhill, South Yorkshire having an area of approximately 513
square yards shown for identification purposes edged red on the attached plan
Subject to the provisions set out in the attached schedule

SPECIAL CONDITIONS OF SALE—SEE BACK PAGE

| | | |
|--|-------|----|
| Purchase money | 7,250 | 00 |
| Less Deposit | 725 | 00 |
| Chattels, fittings etc. | | |
| Payable on completion (excluding apportionments etc.) | | |

SIGNED

Peter J. Brown

Vendor/Purchaser

Vendor's Solicitors Walker & Son, 48 High Street, Bawtry, Doncaster, DN10 6JB Ref. JAW

Purchaser's Solicitors Dawson & Burgess, 3 South Parade, Hall Cross Hill, Doncaster Ref. JMR

Local Authorities Doncaster Metropolitan Borough Council

THE SCHEDULE

- (a) To construct to the reasonable satisfaction of the Vendor and of a width and in a position to be agreed with the Vendor a service road (the Service Road) from St. Mary's Road Tickhill to the rear or western boundary of the Vendor's retained land.
- (b) Forever after construction thereof to maintain the surface of the Service Road in a good state of repair
- (c) To execute a Deed in favour of the Vendor granting a right of way at all time and for all purposes both on foot and with vehicles in perpetuity for the benefit of the Vendor's retained land and to pay the Vendor's proper legal costs in connection with such Deed
- (d) To erect along the boundary of the Vendor's retained land shown with a 'T' mark on the said plan a wall two metres in height in stone or other substantial material together with a substantial pair of gates not less than 2.5 metres in width such gates to be placed at the Eastern end of the Service Road
- (e) By the gates mentioned in Clause (d) to affix a permanent notice on the wall to the effect that the retained land is private property and that the public have no rights of way thereover
- (f) To construct a car park on the Vendor's retained land edged blue on the said plan drained and surfaced to a standard approved by the Vendor to afford parking spaces for the Vendor's employees tenants and their customers and rear loading facilities for the premises built on the retained land.

SPECIAL CONDITIONS

- A. The property is sold subject to The Law Society's General Conditions of Sale (1980 Edition) ("general conditions") printed within so far as they are not varied by or inconsistent with these special conditions but general condition 8(4) shall apply in any event.
- B. For the purposes of the following general conditions—
- 1(a) the contract rate is 4 % above National Westminster base lending rate
 - 1(b) contractual completion date is 198 3
 - 21(5)(a) the latest time is 2.30 ~~pm~~/pm
 - 1(e) the following are not working days
days immediately following Statutory Bank Holidays
 - 5(3) the following is retained land
The remainder of the Vendors property at Tickhill shown edged blue on the said plan.
- C. General condition 4 shall not apply. [~~For the purposes of general condition 4(2) the period shall be from the date hereof and for the purposes of general condition 4(3)(b) the intended use is~~ .]
- D. The vendor shall convey as Beneficial Owner
- E. The vendor's title is registered with _____ title under Title No. _____ in the _____ District Land Registry.
- (or) E. The abstract of title shall begin with a Conveyance dated 12th April 1919 made between Mr. W. Goode (1) The Right Honourable Lord Faber and The Right Honourable R.E. Beckett (2)
- F. The property is sold with vacant possession on completion.
- (or) F. ~~The property is sold subject to the following leases or tenancies—~~
- ~~G. The property is sold subject to~~
- G. The Purchaser shall accept the devolution of title set out in the Epitome supplied with this Contract and shall not raise any requisition or objection thereto. The Purchaser shall require no further evidence of the death of Lord Faber before 10th October 1921.
- H. The Purchaser shall for itself and its successors in title owners or occupiers for the time being both of the property contracted to be sold and of adjoining property of the Purchaser enter into the covenants set out in the attached Schedule for the benefit of the retained land of the Vendor The accommodation *
- I. In addition to the purchase price the Purchaser shall on completion pay the Vendor's Surveyors' fees of £155.50 and the Vendors proper legal costs

*works detailed in the Schedule shall be completed by the Purchaser within three months from the actual date of completion

DAWSON & BURGESS, SOLICITORS
COMMISSIONERS FOR OATHS

KENNETH SANDERS, LL.B.
DAVID HAINSWORTH, LL.B.
JOHN M. ROBERTS, LL.B.
FRANK G. ROBSON
ROGER M. WILLIAMS, M.A. (Oxon)
JOHN R. HOLT, LL.B.
TIMOTHY SANDERS, LL.B.

TELEPHONE
DONCASTER 49463
(STD 0302)
HOURS
MONDAY TO FRIDAY
9-0 TO 1-0 2-15 TO 5-15

3 SOUTH PARADE
HALL CROSS HILL
DONCASTER
DNI 2DZ

MDX 12557

OUR REFERENCE JMR/VS

YOUR REFERENCE

10 October 1984

Dear Dennis,

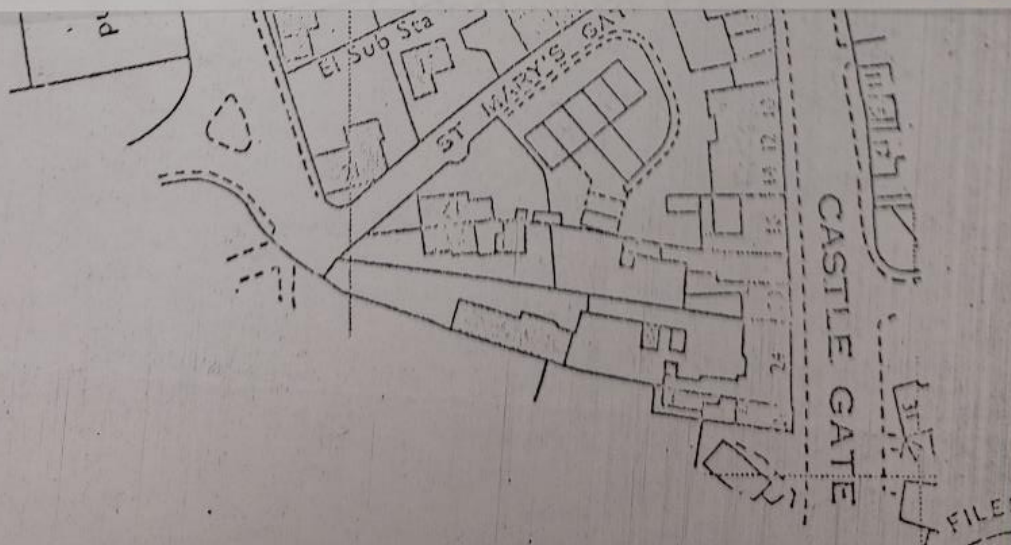
Purchase from Nat. West Bank

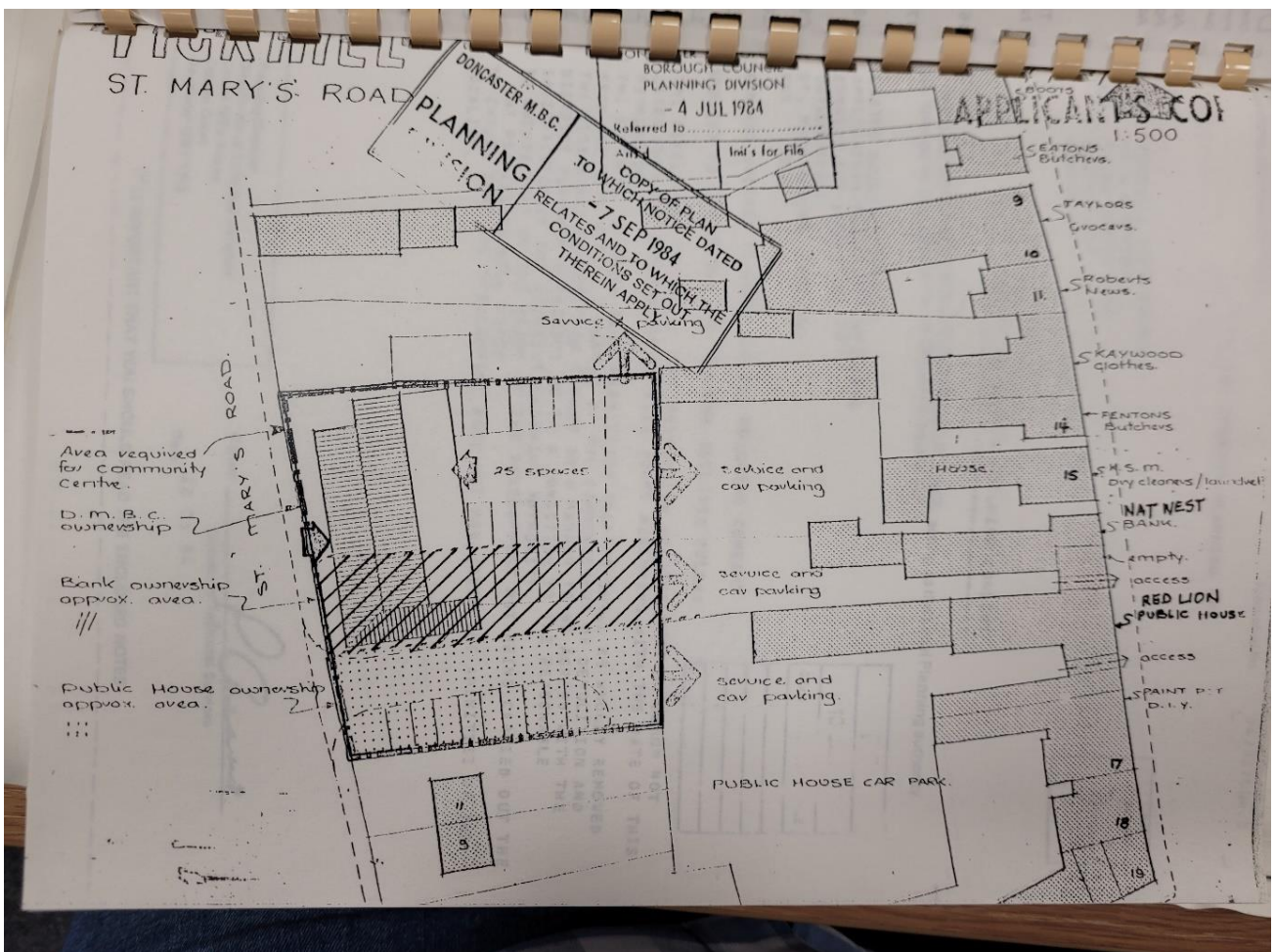
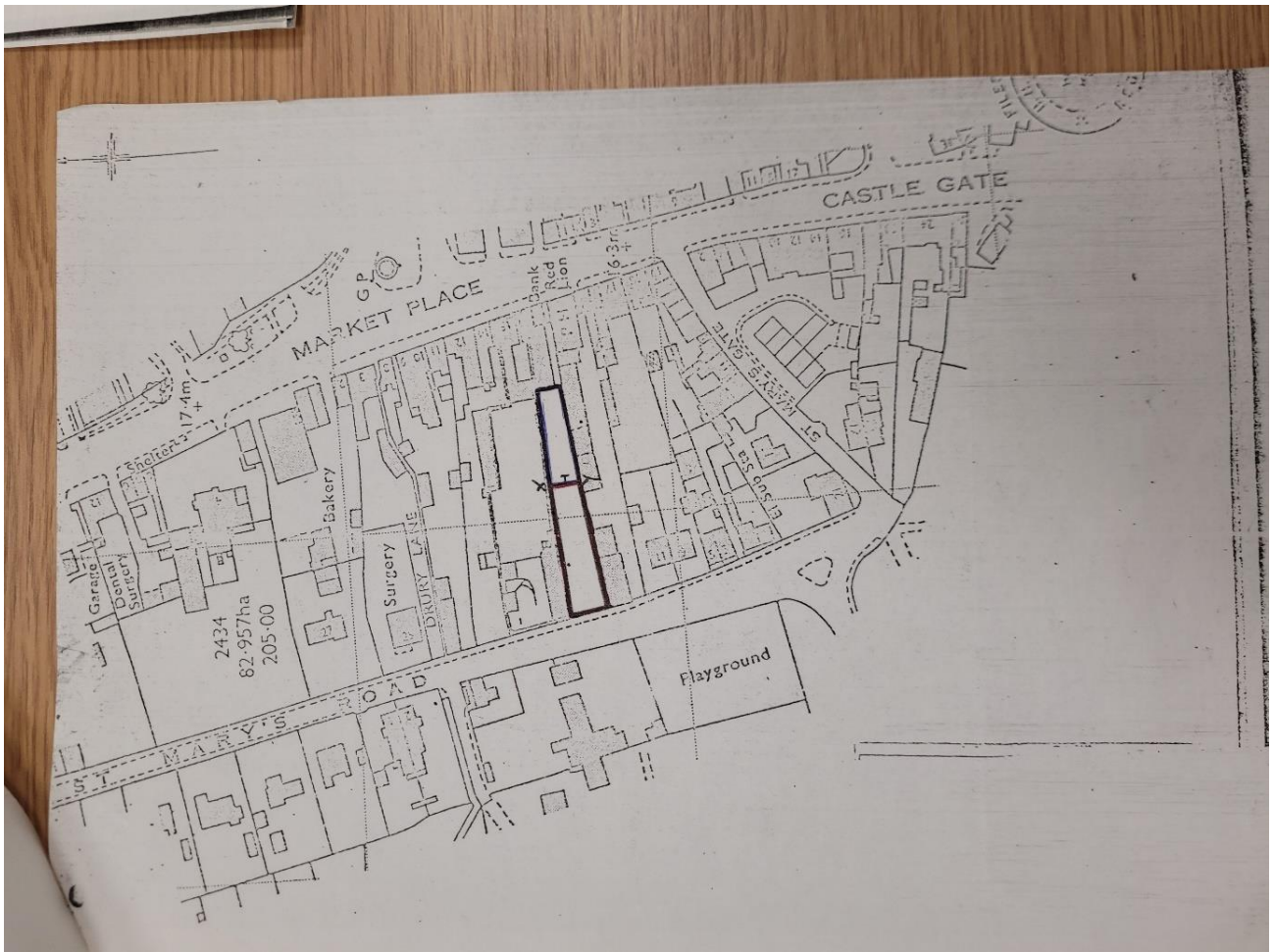
I enclose a copy of the extract from the O.S. map which it is proposed to attach to the contract. This is a copy of the clean plan which you left with me. The proposed form of wording defines the east boundary as follows: "it is agreed that the east boundary of the said plot between the plots marked "x" and "y" follows on a line which is the projection of the line drawn from the north-east corner of the garden of number 11 St. Mary's Road to the north-west corner of the out-buildings at the rear of numbers 12 and 13 Market Place, Tickhill".

Yours sincerely,

Dr
D. Cozens, Esq.,
Tickhill Town Council,
1 Low Common Lane,
Austerfield,
DONCASTER. DN10 6RF

*P.C. Inland Bank
Signature - the
will exchange. Jull*





ST. MARY'S ROAD

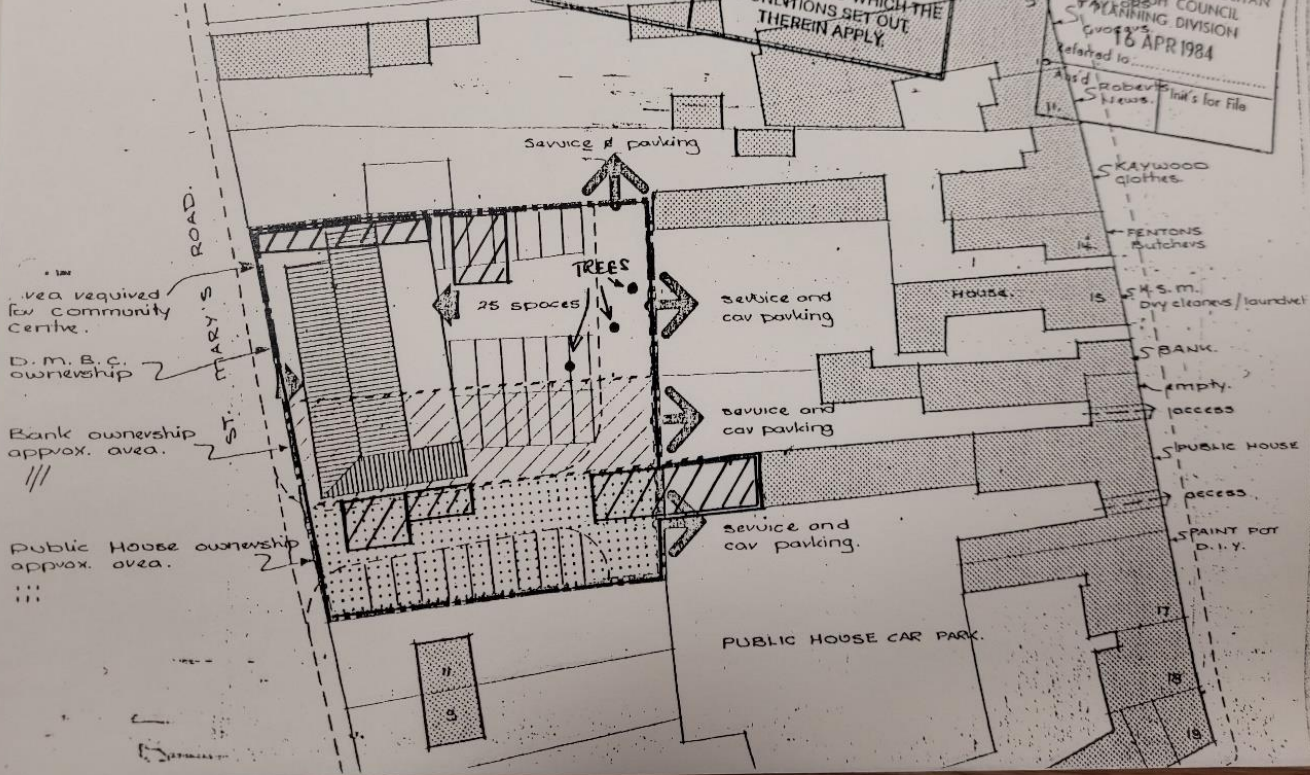
SOMCASTER M.B.C.

PLANNING
DIVISION

COPY OF PLAN
TO WHICH NOTICE DATED
22 JUN 1961

22 JUN 1984
RELATES AND TO WHICH THE
CONDITIONS SET OUT
THEREIN APPLY.

STATIONER
BOSTON
BORCASTER
BOSTON METROPOLITAN
COUNCIL
PLANNING DIVISION
APR 1984
Related to
Asd Robert
S. [unclear] for File



3. Purchase Of Land from Courage Ltd.

THE YORKSHIRE UNION OF LAW SOCIETIES
CONTRACT FOR SALE

AGREEMENT made the

day of

198

BETWEEN COURAGE LIMITED whose Registered Office is at Anchor
Terrace, Southwark Bridge, London SE1 9HS

Vendor

TICKHILL TOWN COUNCIL

Purchaser

IT is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the following special conditions the property described in the particulars below at the price of Nine thousand Five hundred pounds.

PARTICULARS

ALL THAT ~~freehold/leasehold property~~ land situate to the rear of the Vendor's Red Lion Public House Market Place Tickhill South Yorkshire ALL WHICH said land is for the purpose of identification only delineated on the plan attached hereto and thereon edged red BUT reserving therefrom the rights hereinafter more specifically mentioned

SPECIAL CONDITIONS OF SALE—SEE BACK PAGE

Purchase money
Less Deposit

9,500 00

Chattels, fittings etc.

Payable on completion
(excluding apportionments etc.)

SIGNED

Ken J. Brown

Vendor/Purchaser

Vendor's Solicitors Bromet & Sons, Kirkgate House, Tadcaster, LS24 9AD Ref. JFH

Purchaser's Solicitors Dawson & Burgess, 3 South Parade, Hall Cross Hill,
Doncaster DN1 2DZ. Ref. JMR

Local Authorities Doncaster M.D.C.

RIDER.

I. (a) Contd. . . .

contracted to be sold as shall be agreed between the Vendor and the Purchaser leading from St. Mary's Road Tickhill aforesaid to the gate to be erected by the Purchaser pursuant to Special Condition J (b). The right of way shall be of a minimum width of 15 feet. The surface of the right of way shall be of tarmacadam but may for a period not exceeding 5 years from the date of the conveyance to the Purchaser comprise a temporary tarmacadam surface only. The Purchaser shall before the expiration of the said period of 5 years provide a permanent surface. The Purchaser shall at all times be responsible for the maintenance and repair of both the temporary and permanent surfaces and will maintain the same to the reasonable satisfaction of the Vendor.

PROVIDED

(i) That if at any time within 80 years from the date of the conveyance to the Purchaser (which shall be the perpetuity period applicable hereto) the Purchaser shall wish to divert the route of the right of way from that which is initially established or any part thereof then the Purchaser shall give not less than three months notice in writing of its intention so to divert the same and of the route which the Purchaser proposes should be substituted and from the date of expiry of such notice the substituted right of way shall in all respects be exercised and the surface shall thereafter be maintained in substitution for the right of way initially established provided that the Vendor shall be obliged to accept only a substituted right of way across the land hereby contracted to be sold and affording access from St. Mary's Road aforesaid to the said gate

(ii) Any dispute between the parties hereto or their respective successors in title on any matter arising from the foregoing sub clause shall be referred for arbitration to a surveyor to be nominated by agreement between the parties or (in default of such agreement) nominated by the President for the time being of the Royal Institution of Chartered Surveyors

I (b) a right to erect at the Vendors expense and thereafter to retain maintain to a reasonable standard repair and replace a signpost in a position to be previously agreed in writing by the Purchaser and of a design (which may include an electrically illuminated sign) which shall comply in all respects with all statutory and other requirements from time to time affecting the same where the same can readily be seen and read by persons on the highway indicating the rear entrance to the Red Lion public house on the land hereby contracted to be sold in a position to be agreed between the Vendor and the Purchaser and

(c) such rights for workmen and others to enter and remain on the land hereby contracted to be sold as shall be necessary for the purpose of maintaining repairing and replacing the said signpost and also such rights as may be necessary in the case of an

/Contd. . . .

RIDER. (Sheet 2).

I. (c) Contd. . . .

electrically illuminated sign to enable the Vendor to lay and maintain beneath the land of the Purchaser the necessary cables and to pass electricity through the same for the purpose only of supplying electrical current for the illumination of such sign the purchaser doing as little damage as reasonably possible in the exercise of such rights and making good any damage which may be so caused to the reasonable satisfaction of the Purchaser

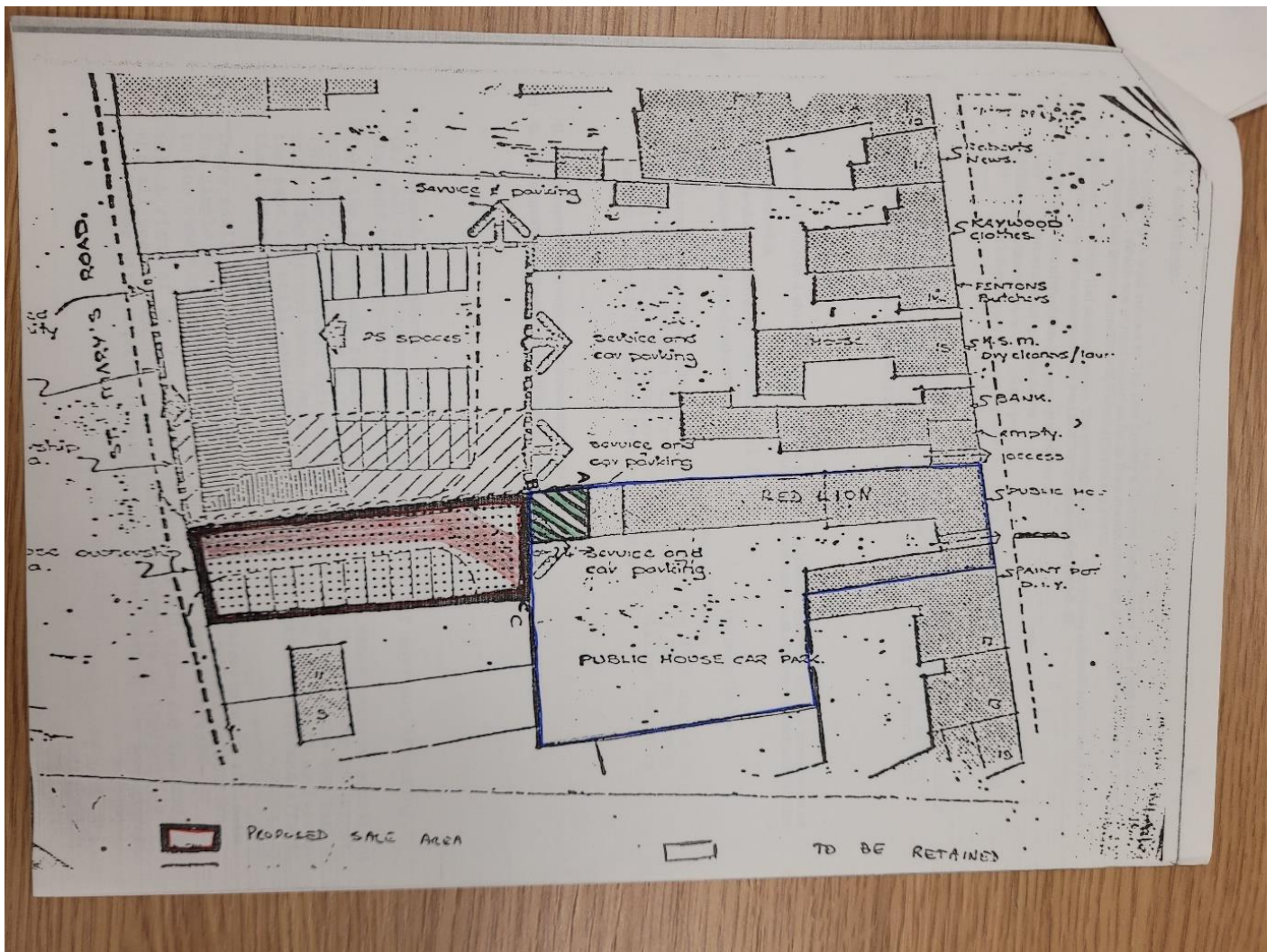
J. The Purchaser shall (subject to obtaining all necessary consents for which it shall apply promptly and use its best endeavours to obtain without delay) at its own expense within three months

(a) demolish the Vendor's outbuilding which is shown coloured green on the said plan and make good the site thereof and the gable end of the retained buildings adjoining the same and also the boundary wall between the points marked 'A' and 'B' on the said plan and

(b) erect ^{an open post and rail} ~~a~~ fence not less than four feet high between the points marked 'B' and 'C' on the said plan such fence to include a gateway with a suitable gate not less than fifteen feet in width in a position to be agreed with the Vendor

all such works to be carried out to the reasonable satisfaction of the Vendor's Surveyor

K. The Purchaser shall pay the Vendor's proper legal costs in connection with this transaction and also its Surveyor's fees amounting to £177.50 plus V.A.T. thereon



A. The property is sold subject to The Law Society's General Conditions of Sale (1980 Edition) ("general conditions") which are printed within so far as they are not varied by or inconsistent with these special conditions but general condition 8(4) shall apply in any event.

- /Contd. on Rider. . . .

Page | 30

THE LAW SOCIETY'S GENERAL CONDITIONS OF SALE (1980 EDITION)

1 DEFINITIONS

In these conditions—

- (a) "the contract rate" means the annual rate of interest specified in a special condition or, if none is so specified, four per centum above Bank of England minimum lending rate from time to time in force
- (b) "contractual completion date" means the meaning given in condition 21
- (c) "conveyance" includes an assignment and a transfer under the Land Registration Acts
- (d) "lease" includes underlease
- (e) "working day" means any day from Monday to Friday (inclusive) other than—
 - (i) Christmas Day, Good Friday and any statutory bank holiday, and
 - (ii) any other day specified in a special condition as not a working day
- (f) a reference to a statute includes any amendment or re-enactment thereof.

2 SERVICE AND DELIVERY

- (1) Section 136 of the Law of Property Act 1925 applies to any notice served under the contract, save that—
 - (a) a notice shall also be sufficiently served on a party if served on that party's solicitors
 - (b) any reference to a registered letter shall include a prepaid first class ordinary letter
 - (c) if the time at which a letter containing a notice would in the ordinary course be delivered is not on a working day, the notice shall be deemed to be served on the next following working day
 - (d) any notice shall also be sufficiently served if sent by telex or by telegraphic facsimile transmission to the party to be served, and that service shall be deemed to be made on the day of transmission if transmitted before 4 p.m. on a working day, but otherwise on the next following working day
- (2) Sub-condition (1) applies to the delivery of documents as it applies to the service of notices.

3 MATTERS AFFECTING THE PROPERTY

- (1) In this condition—
 - (a) "competent authority" means a local authority or other body exercising powers under statute or Royal Charter
 - (b) "requirement" includes (whether or not subject to confirmation) any notice, order or proposal
 - (c) "relevant matter" means any matter specified in sub-condition (2) whenever arising
- (2) The property is sold subject to—
 - (a) all matters registrable by any competent authority pursuant to statute
 - (b) all requirements of any competent authority
 - (c) all matters disclosed or reasonably to be expected to be disclosed by searches and as a result of enquiries formal or informal, and whether made in person, by writing or orally by or for the purchaser or which a prudent purchaser ought to make
 - (d) all notices served by or on behalf of a reversioner, a tenant or sub-tenant, or the owner or occupier of any adjoining or neighbouring property
- (3) (a) Notwithstanding sub-condition (2), the vendor warrants that he has informed the purchaser of the contents of any written communication received by, or known to, the vendor on or before the working day preceding the date of the contract relating to any relevant matter. Failure to give such information before the contract is made shall be deemed to be an omission in a statement in the course of the negotiations leading to the contract, but shall give rise to no right to compensation to the extent that the purchaser has a claim for damages against a competent authority
- (b) In the event of any conflict or variation between information in fact received from any competent authority relating to any relevant matter and any statement made by the vendor in respect of the same matter, the purchaser shall rely on the information received from the competent authority to the exclusion of that given by the vendor
- (c) The vendor shall forthwith inform the purchaser of the contents of any written communication received by him after the working day preceding the date of the contract and before the day of actual completion which if received on or before the former day would have fallen within paragraph (a)
- (4) The purchaser (subject to any right or remedy arising from sub-condition (3)) will indemnify the vendor in respect of any liability under any requirement of a competent authority (whether made before or after the date of the contract), including the reasonable cost to the vendor of compliance after reasonable notice to the purchaser of the vendor's intention to comply, such sum to be payable on demand. The provision of this sub-condition shall prevail in the event of conflict with any other general condition.

4 OPPORTUNITY TO RESCIND

- (1) This condition only applies if a special condition so provides and is without prejudice to the provisions of condition 3.
- (2) Within such period as is specified in a special condition or, if none is so specified, within four weeks from the date of the contract (as to which, in either case, time shall be of the essence), the purchaser shall be entitled to rescind this contract by service of notice on the vendor specifying a matter to which this condition applies affecting the property.
- (3) This condition applies to any of the following matters of which the purchaser had no knowledge on or before the working day preceding the date of the contract—
 - (a) a financial charge which the vendor cannot, or has not at the purchaser's written request agreed to discharge on or before completion
 - (b) a statutory provision prohibiting, restricting or imposing adverse conditions upon the use or the continued use of the property for such purpose as a special condition declares that the purchaser intends to use it after completion, or, in the absence of such declaration, the purpose for which the vendor used it immediately before the date of the contract
 - (c) a matter which is likely materially to reduce the price which a willing purchaser could otherwise reasonably be expected to pay for the vendor's interest in the property in the open market at the date of the contract
- (4) For the purposes of this condition, the purchaser's knowledge—
 - (a) includes everything in writing received in the course of the transaction leading to the contract by a person acting on his behalf from the vendor, a person acting on the vendor's behalf, or a competent authority (as defined in condition 3(1)(a))
 - (b) does not include anything solely because a statute deems that registration of a matter constitutes actual notice of it.

5 EASEMENTS, RESERVATIONS, RIGHTS AND LIABILITIES

- (1) The vendor warrants that he has disclosed to the purchaser the existence of all easements, rights, privileges and liabilities affecting the property, of which the vendor knows or ought to know, other than the existence of those known to the purchaser at the date of the contract.
- (2) Without prejudice to the generality of sub-condition (1)—
 - (a) the purchaser shall purchase with full notice of the actual state and condition of the property and shall take it as it stands, save where it is to be constructed or converted by the vendor
 - (b) the property is sold, and will if the vendor so requires be conveyed, subject to all rights of way, water, light, drainage and other easements, rights, privileges and liabilities affecting the same
 - (c) where the property is subject to an estate contract, void against a purchaser for want of registration, but the purchaser has been supplied prior to the date of the contract with full details thereof, the purchaser shall indemnify the vendor against all claims, demands and liability howsoever arising in respect thereof
- (3) In this sub-condition "the retained land" means land retained by the vendor—
 - (i) adjoining the property, or
 - (ii) near to the property and designated as retained land in a special condition.
- (4) The conveyance of the property shall contain such reservations in favour of the retained land and the grant of such rights over the retained land as would have been implied had the vendor conveyed both the property and the retained land by simultaneous conveyances to different purchasers.

6 TENANCIES

- (1) This condition applies if the property is sold subject to any lease or tenancy and shall have effect notwithstanding any partial, incomplete or inaccurate reference to any lease or tenancy in the special conditions or the particulars of the property.

- (2) Copies or full particulars of all leases or tenancies not vested in the purchaser having been furnished to him, he shall be deemed to purchase with full knowledge thereof and shall take the property subject to the rights of the tenants thereunder or by reason thereof.
- (3) The vendor gives no warranty as to the amount of rent lawfully recoverable from any tenant, as to the effect of any legislation in relation to any lease, tenancy or as to the compliance with any legislation affecting the same.
- (4) The vendor shall inform the purchaser of any change in the disclosed terms and conditions of any lease or tenancy.
- (5) If a lease or tenancy subject to which the property is sold terminates for any reason, the vendor shall inform the purchaser and, on being indemnified by the purchaser against all consequential loss, expenditure or liability, shall act as the purchaser directs.

7 ERRORS, OMISSIONS AND MISSTATEMENTS

- (1) No error, omission or misstatement herein or in any plan furnished or any statement made in the course of the negotiations leading to the contract shall annul the sale or entitle the purchaser to be discharged from the purchase.
- (2) Any such error, omission or misstatement shown to be material shall entitle the purchaser shall not in any event be entitled to compensation for matters falling within conditions 5 (2) or 6 (3).
- (3) No immaterial error, omission or misstatement (including a mistake in any plan furnished for identification only) shall entitle either party to compensation.
- (4) Sub-condition (1) shall not apply where compensation for any error, omission or misstatement shown to be material cannot be assessed nor enable either party to compel the other to accept or convey property differing substantially (in quantity, quality, tenure or otherwise) from the property agreed to be sold if the other party would be prejudiced by the difference.
- (5) The purchaser acknowledges that in making the contract he has not relied on any statement made to him save one made or confirmed in writing.

8 LEASEHOLDS

- (1) This condition applies if the property is leasehold.
- (2) (a) In all cases the immediate title to the property shall begin with the lease. Where the lease is less than 21 years and was granted for a term exceeding twenty-one years, the freehold title and all other titles superior to the lease shall be deduced for a period beginning not less than fifteen years prior to the date of the contract and ending on the date of the lease.
- (b) A copy of the lease and a copy of, sufficient extract from, or abstract of, all superior leases the contents of which are known to the vendor having been supplied or made available to the purchaser, he shall be deemed to purchase with full notice of the contents thereof, whether or not he has inspected the same.
- (3) Where any consent to assign is necessary—
 - (a) the vendor shall forthwith at his own cost apply for and use his best endeavours to obtain such consent
 - (b) the purchaser shall forthwith supply such information and references as may reasonably be required by the reversioner before granting such consent
 - (c) if any such consent is not granted at least five working days before contractual completion date, or is subject to any condition to which the purchaser reasonably objects, either party may rescind the contract by notice to the other.
- (4) Where there is any breach of the terms of the lease as to the state and condition of the property, any statutory implied covenant on the part of the vendor shall not extend to the said breach and the assignment shall so provide. In the case of registered land the transfer shall incorporate a request by both parties to note such modification on a register. This sub-condition applies notwithstanding that a special condition provides for the vendor to convey as beneficial owner.
- (5) Where the property is sold subject to an apportioned rent specified as such in a special condition, the purchaser shall not require the consent of the reversioner to be obtained, or the rent to be otherwise legally apportioned.
- (6) The purchaser shall assume that any receipt for the last payment due for rent under the lease before actual completion was given by the person then entitled to such rent or his duly authorised agent.

9 DEPOSIT

- (1) The purchaser shall on or before entering into the contract pay to the vendor's solicitors as stakeholders such a sum as will, together with any preliminary deposit paid to the vendor or his agent, amount to ten per centum of the purchase money (excluding any separate price to be paid for chattels, fixtures or fittings). Save in the case of a sale by auction, such deposit shall be paid either by banker's draft or by a cheque drawn upon a solicitor's bank account. In the event that the said draft or cheque is dishonoured upon first presentation, the vendor shall have the right by notice to the purchaser within seven working days thereafter to elect to treat such dishonour as a fundamental breach of the purchaser's obligations under the contract.

10 OPTIONAL METHODS OF EXCHANGE

- (1) Exchange of contracts may be effected by post and if so effected the contract shall be made when the last part is posted.
- (2) The solicitors to the parties may agree by telephone or telex that the contract be immediately effective and thereupon the solicitors holding a part of the contract signed by their client shall hold it irrevocably to the order of the other party.

11 INSURANCE

- (1) If the property is destroyed or damaged prior to actual completion and the proceeds of any insurance policy effected by or for the purchaser are reduced by reason of the existence of any policy effected by or for the vendor, the purchase price shall be abated by the amount of such reduction.
- (2) Sub-condition (1) shall not apply where the proceeds of the vendor's policy are applied towards the reinstatement of the property pursuant to any statutory or contractual obligation.
- (3) This condition takes effect in substitution for section 47 of the Law of Property Act 1925.
- (4) The vendor shall be under no duty to the purchaser to maintain any insurance on the property, save where the property is leasehold and the vendor has an obligation to insure.

12 ABSTRACT OF TITLE

- (1) Forthwith upon exchange of contracts the vendor shall deliver to the purchaser—
 - (a) where the title is not registered, an abstract of the title to the property or an epitome of the title together with photocopies of the relevant documents;
 - (b) where the title is registered—
 - (i) the documents, particulars and information specified in section 110 of the Land Registration Act 1925, save that copies of the entries on the register, the filed plan and any documents noted on the register and filed in the registry shall be office copies, and
 - (ii) such additional authorities to inspect the register as the purchaser shall reasonably require for any sub-purchase or prospective mortgage or lease.
- (2) Where the title is not registered, the vendor shall at his own expense produce the relevant documents of title or an abstract, epitome of title or copy thereof (bearing in each case original markings of examination of all relevant documents of title or of examined abstracts thereof).
- (3) Where before the date of the contract any abstract, epitome or document has been delivered to the purchaser, he shall not, save as provided by conditions 6 (2) or 8 (2)(b), or by the particulars or the special conditions, be deemed to have had notice before the date of the contract of any matter of title thereby disclosed.

13 IDENTITY AND BOUNDARIES

- (1) The vendor shall produce such evidence as may be reasonably necessary to establish the identity and extent of the property, but shall not be required to define exact boundaries, or the ownership of fences, ditches, hedges or walls, nor, beyond the evidence afforded by the information in his possession, separately to identify parts of the property held under different titles.

...fully required by the purchaser because of the insufficiency of the evidence under sub-condition (1), the vendor shall at his own expense provide and hand to the purchaser, such agreement not to be unreasonably withheld.

14 MORTGAGES IN FAVOUR OF FRIENDLY AND OTHER SOCIETIES

Where the title includes a mortgage or legal charge in favour of trustees on behalf of a friendly society, a building society or a society registered under the Industrial and Provident Societies Acts, the purchaser shall assume that any receipt given on the discharge of any such mortgage or legal charge and apparently duly executed was in fact duly executed by all proper persons and is valid.

15 REQUISITIONS

(1) In this condition "abstract" means all of the documents particulars and information required to be delivered by the vendor under condition 12.

(2) Subject to sub-condition (4), the purchaser shall deliver any requisitions or objections relating to the title, evidence of title or the abstract, in writing within six working days of receipt of the abstract (or, in the case of an abstract delivered before the date of the contract, within six working days of the date of contract). Within four working days of such delivery the vendor shall deliver his replies in writing.

(3) The purchaser shall deliver any observations on any of the vendor's replies in writing within four working days of their receipt.

(4) Where—

- (a) some but not all parts of the abstract have been delivered, or
- (b) defects in title are not disclosed by such parts of the abstract as have been delivered, then in respect of the undelivered parts or undisclosed defects (as the case may be) the abstract shall be deemed to be received for the purpose of sub-condition (2) at the time or respective times when any previously undelivered part is delivered.

(5) Time shall be of the essence of the contract for the purposes of this condition.

16 RESCISSION

(1) If the vendor is unable, or on some reasonable ground unwilling, to satisfy any requisition or objection made by the purchaser, the vendor may give the purchaser notice (specifying the reason for his inability or the ground of his unwillingness) to withdraw the same. If the purchaser does not withdraw the same within seven working days of service, either party may thereafter, notwithstanding any intermediate negotiation or litigation, rescind the contract by notice to the other.

(2) Upon rescission under any power given by these conditions or any special condition—

- (a) the vendor shall repay to the purchaser any sums paid by way of deposit or otherwise under the contract, with interest on such sums at the contract rate from four working days after rescission until payment,
- (b) the purchaser shall forthwith return all documents delivered to him by the vendor and at his own expense procure the cancellation of any entry relating to the contract in any register.

17 PREPARATION OF CONVEYANCE

(1) The purchaser shall deliver the draft conveyance at least twelve working days before contractual completion date, and within four working days of such delivery the vendor shall deliver it back approved or revised.

(2) The purchaser shall deliver the engrossment of the conveyance (first executed by him, where requisite) at least five working days before contractual completion date.

(3) The purchaser shall not, by delivering the draft conveyance or the engrossment, be deemed to accept the vendor's title or to waive any right to raise or maintain requisitions.

(4) Save to the extent that a covenant for indemnity will be implied by statute, the purchaser shall in the conveyance covenant to indemnify the vendor and his estate (and any estate of which the vendor is personal representative or trustee) against all actions, claims and liability for any breach of any covenant, stipulation, provision or other matter subject to which the property is sold and in respect of which the vendor or any such estate will remain liable after completion.

(5) The vendor shall give an acknowledgment for production and, unless in a fiduciary capacity, an undertaking for safe custody of documents of title retained by him. Where any such document is retained by a mortgagee, trustee or personal representative, the vendor shall procure that such person shall give an acknowledgment for production, and the vendor, unless in a fiduciary capacity, shall covenant that if and when he receives any such document, he will, at the cost of the person requiring it, give an undertaking for safe custody.

(6) The vendor shall be entitled on reasonable grounds to decline to convey the property to any person other than the purchaser, by more than one conveyance, at more than the contract price or at a price divided between different parts of the property.

18 POSSESSION BEFORE COMPLETION

(1) This condition applies if the vendor authorises the purchaser to occupy the property before actual completion, except—

- (a) where the purchaser is already lawfully in possession of any part of the property, or
- (b) where the property is a dwellinghouse and the authority for the occupation is only for the purpose of effecting works of decoration, repair or improvement agreed by the vendor, or
- (c) where the property is an agricultural holding as defined in the Agricultural Holdings Act 1948.

(2) The purchaser occupies the property as licensee and not as tenant. The purchaser may not transfer his licence or authorise any other person save members of his immediate family to occupy any part of the property.

(3) The purchaser shall not, by taking such occupation, be deemed to accept the vendor's title or to waive any right to raise or maintain requisitions.

(4) While the purchaser is in occupation of the whole or any part of the property under this condition, he shall—

- (a) pay and indemnify the vendor against all outgoings, the cost of repairs and any other expenses in respect of the property and pay to the vendor interest at the contract rate on the amount of the purchase money (less any deposit paid)
- (b) be entitled to receive any rents and profits from any part of the property not occupied by him
- (c) insure the property in a sum not less than the purchase price against all risks in respect of which premises of the like nature are normally insured.

(5) The purchaser's licence to occupy the property shall end—

- (a) forthwith upon the termination of the contract or
- (b) upon the expiry of seven days' notice given by either party to the other, and thereupon the purchaser shall give up occupation of the property and leave the same in as good repair as it was in when he went into occupation.

19 APPORTIONMENTS

(1) In this condition—

- (a) "the apportionment day" means—
 - (i) if the property is sold with vacant possession of the whole, the date of actual completion
 - (ii) in any other case, contractual completion date
- (b) "payment period" means one of the periods for which a sum payable periodically is payable, whether or not such periods are of equal length.

(2) On completion the income and outgoings of the property shall, subject to sub-condition (5) and condition 22 (4), and any adjustment required by condition 18 (4) condition (5) as at the apportionment day.

(3) For the purposes of apportionment only, it shall be assumed—

- (a) that the vendor remains owner of the property until the end of the apportionment day, and
- (b) that the sum to be apportioned—
 - (i) accrues from day to day
 - (ii) is payable throughout the relevant period at the same rate as on the apportionment day.

(4) Sums payable periodically shall be apportioned by charging or allowing—

- (a) for any payment period entirely attributable to one party, the whole of the instalment payable therefor
- (b) for any part of a payment period, a proportion on an annual basis.

(5) A sum shall not be apportioned—

- (a) the purchaser cannot, by virtue only of becoming the owner of the property, either enforce payment of it or be obliged to pay it, or
- (b) it is an outgoing paid in advance, unless the vendor cannot obtain repayment and the purchaser benefits therefrom or is given credit therefor against a sum that would otherwise be his liability.

(6) This sub-condition applies, where the property is leasehold, to any sum due under the lease by the tenant to the landlord or vice versa in respect of any period

falling wholly or partly prior to the apportionment day, the amount of which is not notified to either party before actual completion.

(b) A sum to which this sub-condition applies shall forthwith upon such notification be apportioned as if it had been so notified before actual completion, and thereupon the vendor shall make any appropriate payment to the purchaser or vice versa.

20 ENDORSEMENT OF MEMORANDUM

Where the vendor does not hand over all the documents of his title, he shall at completion endorse a sub-condition of the sale to the purchaser on the last such document in each relevant title and thereupon produce the endorsed documents for inspection.

21 COMPLETION

(1) Contractual completion date shall be as stated in the special conditions but if not so stated shall be the first working day after the expiration of five weeks from the date of the contract. Completion shall take place at the office of the vendor's solicitors or, if required by the vendor at least five working days prior to actual completion, at the office of the vendor's mortgagee or his solicitors.

(2) The vendor shall not be obliged to accept payment of the money due on completion other than by one or more of the following methods—

- (a) legal tender
- (b) a banker's draft drawn by and upon a member of the Committee of London Clearing Bankers, a trustee savings bank or National Girobank
- (c) an unconditional authority to release any deposit held by a stakeholder
- (d) otherwise as the vendor shall have agreed before actual completion.

(3) If the parties agree that completion shall be effected through the post, completion shall take place when, on contractual completion date or a subsequent working day—

- (a) the money due on completion is paid to the vendor, and
- (b) the vendor's solicitors hold to the order of the purchaser all the documents to which he is entitled on completion.

(4) For the purposes of this condition money is paid when the vendor receives payment by a method specified in sub-condition (2). Where the parties have agreed upon a direct credit to a bank account at a specified branch, payment is made when that branch receives the credit.

(5) This sub-condition applies if the money due on completion is not paid by such time on the day of actual completion as is specified in the special conditions or if none is so specified by 2.30 p.m. on that day.

(b) For the purposes of condition 22 only, completion shall be deemed to be postponed for the period of the purchaser's delay from the day of actual completion until the next working day.

(c) The purchaser shall not as a result of the deemed postponement of completion be liable to make any payment to the vendor unless the vendor gives him notice claiming such payment at or within five working days after completion (as to which period time shall be of the essence of the contract). Payment shall be due five working days after receipt of such notice.

22 COMPENSATION FOR LATE COMPLETION

(1) For the purposes of this condition—

(a) "delay" means failure to perform or lateness in performing any obligation of the contract which causes or contributes to lateness in completion

(b) a party is "in default" if and to the extent that the period, or the aggregate of the periods, of delay exceeds the period, or the aggregate of the periods, of delay of the other party

(c) "the period of default" means the length of the excess defined in paragraph (b).

(2) If the sale shall be completed after contractual completion date, the party in default (if any) shall be liable to compensate the other for loss occasioned to the other by reason of that default.

(3) Before actual completion, the party entitled to compensation may, by notice to the other party, opt to be paid or allowed on completion a sum equal to interest at the contract rate on the aggregate of all sums payable (less any deposit paid) for the period of default, as liquidated damages in settlement of his claim for compensation.

(4) If the vendor is entitled to compensation, he may, before actual completion, by notice to the purchaser, opt to take the net income of the property for the period of default in lieu of such compensation.

(5) The right to recover any compensation under this condition shall not be prejudiced by completion of the sale, whether before or after the commencement of proceedings.

23 COMPLETION NOTICE

(1) This condition applies unless a special condition provides that time is of the essence in respect of contractual completion date.

(2) In this condition "completion notice" means a notice served in accordance with sub-condition (3).

(3) If the sale shall not be completed on contractual completion date, either party being then himself ready, able and willing to complete may after that date serve on the other party notice to complete the transaction in accordance with this condition.

A party shall be deemed to be ready, able and willing to complete—

- (a) if he could be so but for some default or omission of the other party
- (b) notwithstanding that any mortgage on the property is unredeemed when the completion notice is served if the aggregate of all sums necessary to redeem all such mortgages (to the extent that they relate to the property) does not exceed the sum payable on completion.

(4) Upon service of a completion notice it shall become a term of the contract that the transaction shall be completed within twenty-one days of service and in respect of such period time shall be of the essence of the contract.

(5) If the purchaser does not comply with a completion notice served to him by the vendor

- (a) the purchaser shall forthwith return all documents delivered to the contract and at his own expense procure the cancellation of any entry relating to the contract in any register
- (b) without prejudice to any other rights or remedies available to him, the vendor may—
 - (i) forfeit and retain any deposit paid and/or
 - (ii) resell the property by auction, tender or private treaty.

(6) If on any such re-sale contracted within one year after contractual completion date the vendor incurs a loss the purchaser shall pay to the vendor liquidated damages.

The amount payable shall be the aggregate of such loss, all costs and expenses reasonably incurred in any such re-sale and any attempted re-sale and interest at the contract rate on such part of the purchase money as is from time to time outstanding (having credit for all sums received under any re-sale contract on account of the re-sale price) after contractual completion date.

(7) If the vendor does not comply with a completion notice, the purchaser, without prejudice to any other rights or remedies available to him, may give notice to the vendor forthwith to return to the purchaser any sums paid by way of deposit or otherwise under the contract and interest on such sums at the contract rate from four working days after service of the notice until payment. On compliance with such notice the purchaser shall not be entitled to specific performance of the contract, but shall forthwith return all documents delivered to him by the vendor and at the expense of the vendor procure all documents delivered to the contract in any register.

(8) Where after service of a completion notice the time for completion shall have been extended by agreement or implication, either party may again invoke the provisions of this condition which shall then take effect with the substitution of "ten days" for "twenty-one days" in sub-condition (4).

24 CHATTELS

The property in any chattels agreed to be sold shall pass to the purchaser on actual completion.

25 AUCTIONS

(1) This condition applies if the property is sold by auction, and, when the property is sold in lots, for each lot.

(2) The sale is subject to a reserve price for the property and, when the property is sold in lots, for each lot.

(3) The vendor reserves the right—

- (a) to divide the property into lots and to sub-divide, re-arrange or consolidate any lots
- (b) to bid personally or by his agent up to any reserve price
- (c) without disclosing any reserve price, to withdraw from the sale any property or lot at any time before it has been sold, whether or not the sale has begun.

(4) The auctioneer may—

- (a) refuse to accept a bid
- (b) in the case of a dispute as to any bid, forthwith determine the dispute or again put up the property or lot at the last undisputed bid.

(5) The purchaser shall forthwith complete and sign the contract and pay the deposit in accordance with condition 9.

4. Purchase Of Land from Courage Ltd.

THE LAW SOCIETY'S CONTRACT FOR SALE (1980 EDITION)

AGREEMENT made the

day of

198

BETWEEN DONCASTER BOROUGH COUNCIL

Vendor

and TICKHILL TOWN COUNCIL

Purchaser

IT is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the following special conditions the property described in the particulars below at the price of twelve thousand pounds.

PARTICULARS

ALL THAT freehold/leasehold property on the east side of St. Mary's Road Tickhill South Yorkshire shown edged red on the attached plan.

SPECIAL CONDITIONS OF SALE—SEE BACK PAGE

| | | |
|--|--------|----|
| Purchase money | 12,000 | 00 |
| Less Deposit | 1,200 | 00 |
| | 10,800 | 00 |
| Chattels, fittings etc. | | |
| Payable on completion (excluding apportionments etc.) | | |

SIGNED

Lee J. Brown

Vendor/Purchaser

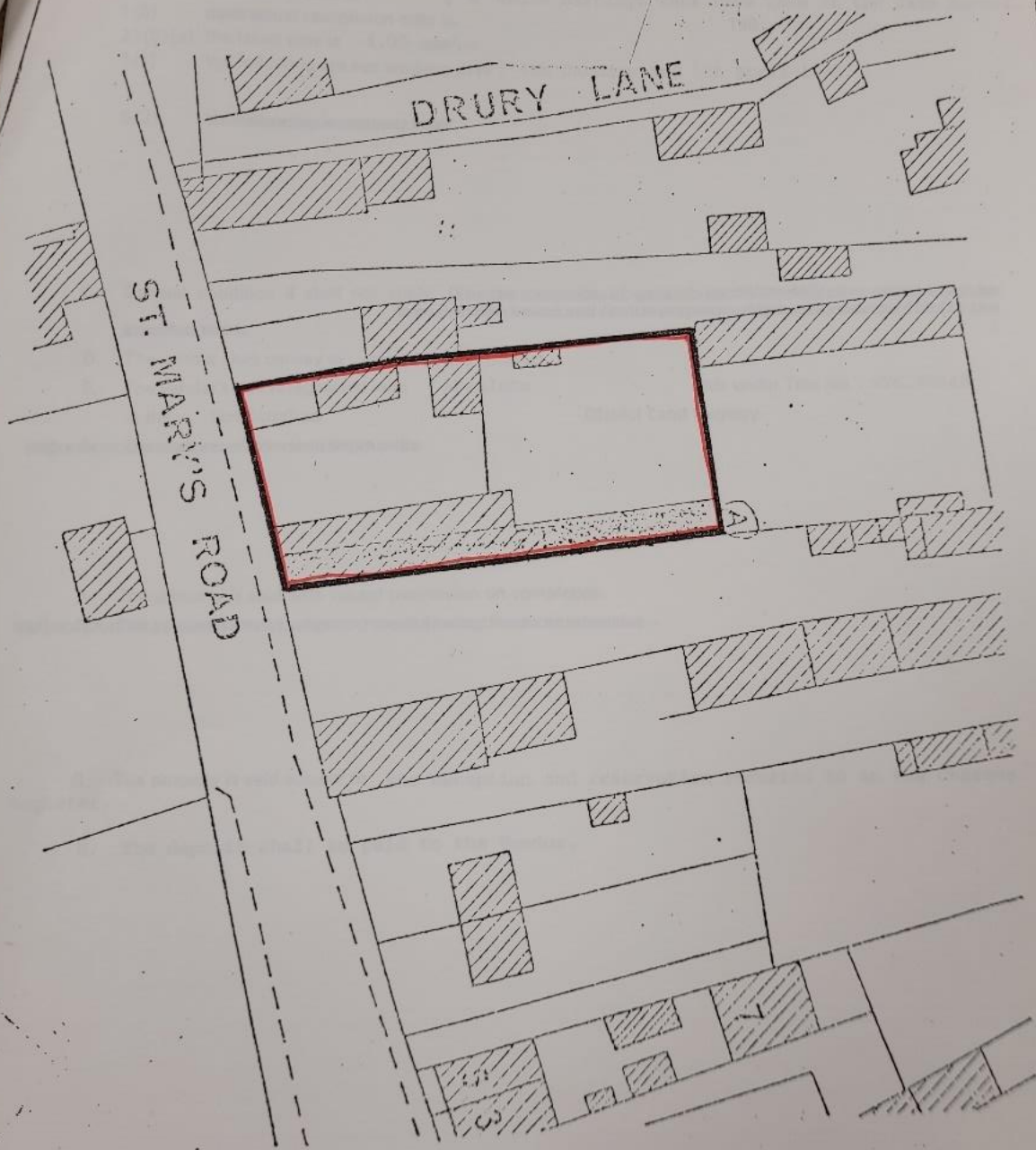
Vendor's Solicitors W.R. Bugler, Director of Legal & Administrative Services,
Doncaster M.B.C., P.O. Box 71, 4th Floor, Danum Store, St. Sepulchre Gate,
Doncaster, South Yorkshire, DN1 1TU.
Purchaser's Solicitors
Dawson & Burgess, Hall Cross Hill, 3 South Parade, Doncaster DN1 2DZ.

Ref. L/RWP/CS

Ref. Mr. John
Roberts.

Local Authorities DONCASTER BOROUGH COUNCIL, P.O. Box 71, 4th Floor, Danum Store, St.
Sepulchre Gate, Doncaster and SOUTH YORKSHIRE COUNTY COUNCIL, Brierley Hall, Brierley,

1:500



PLAN NUMBER 1
AREA EDGED RED 1012 sq. yds.
OF THREE ADJACENTS.

SPECIAL CONDITIONS

- A. The property is sold subject to The Law Society's General Conditions of Sale (1980 Edition) ("general conditions") printed within so far as they are not varied by or inconsistent with these special conditions ~~and general condition 8(4) shall apply to any event~~
- B. For the purposes of the following general conditions—
- 1(a) the contract rate is 4 % above Barclays Bank base rate at the date hereof.
 - 1(b) contractual completion date is 198
 - 21(5)(a) the latest time is 4.00 pm/pm
 - 1(e) the following are not working days ; 4th January and 5th April 1983.

5(3) ~~the following is contained in the~~

C. General condition 4 shall not apply. ~~[For the purposes of general condition 4(2) the period shall be from the date hereof and for the purposes of general condition 4(3) the period shall be from the date hereof]~~

D. The vendor shall convey as Beneficial Owner.

E. The vendor's title is registered with absolute title under Title No. SYK.39549 in the Nottingham District Land Registry.

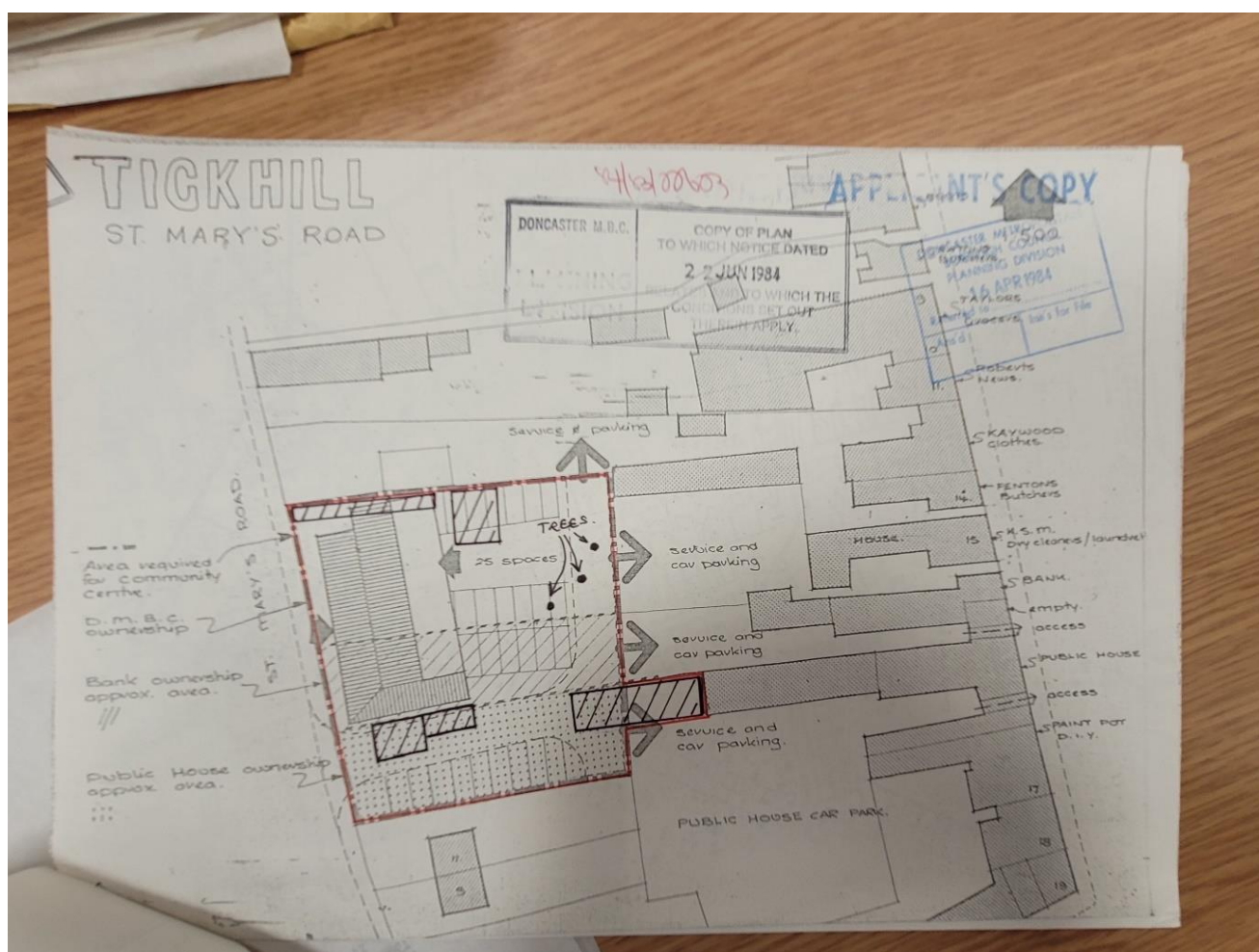
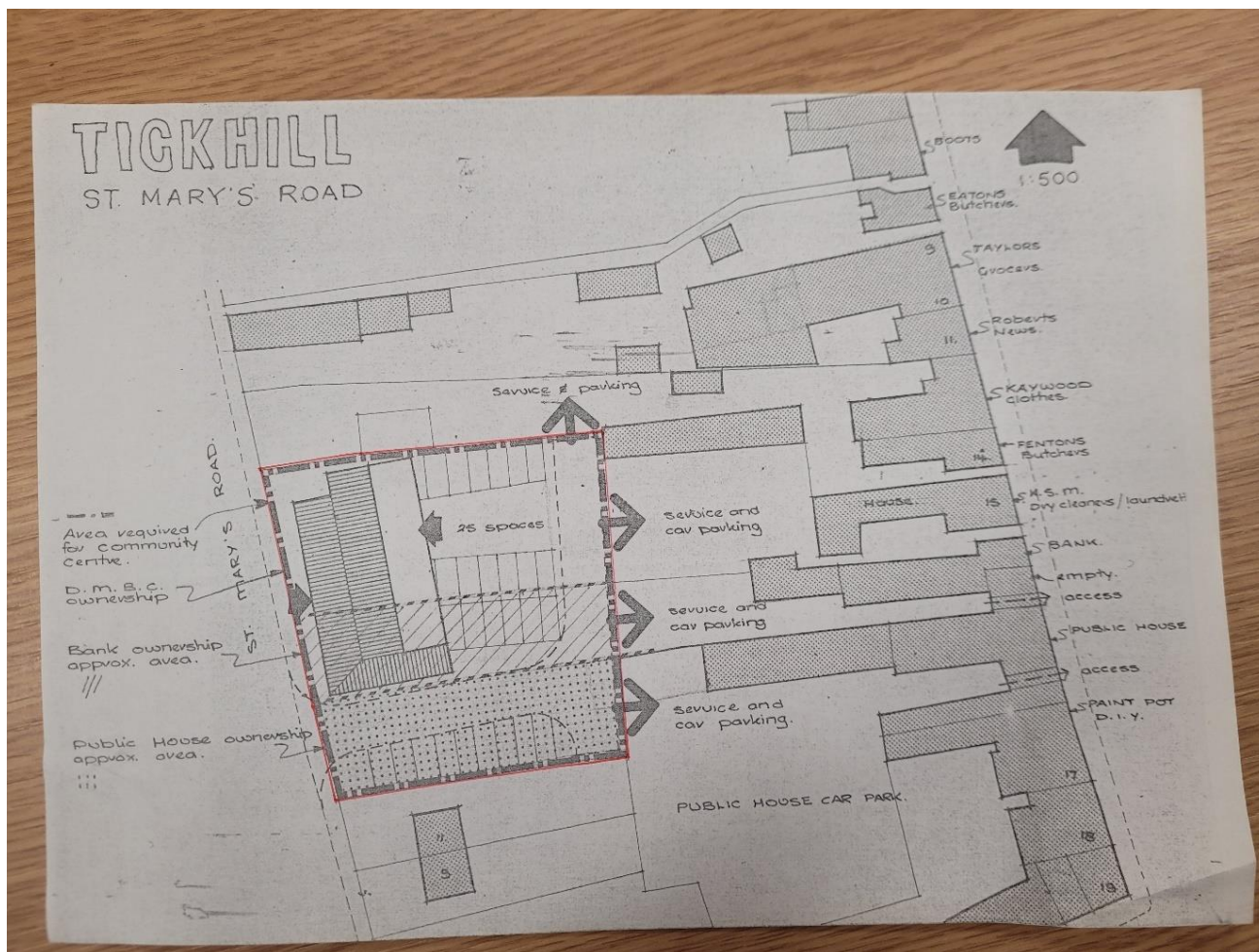
~~(X) XXX The abstract of title shall begin with~~

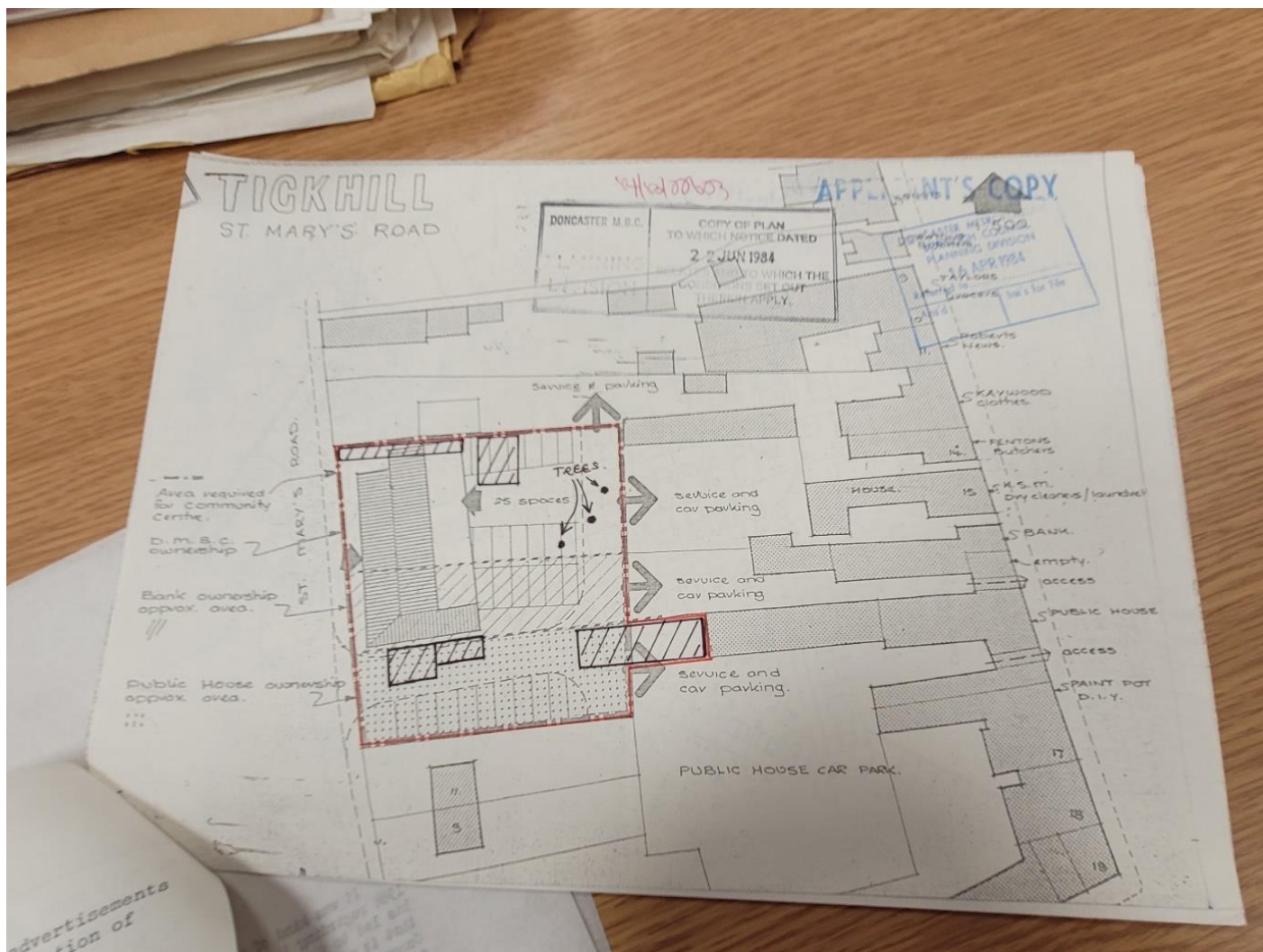
F. The property is sold with vacant possession on completion.

~~(X) XXX The property is sold subject to the following leases and tenancies—~~

G. The property is sold subject to the exception and reservation referred to in the Charges Register.

H. The deposit shall be paid to the Vendor.





Short description
of the property

Land in St. Mary's Road, Tickhill

Parties

DONCASTER M.B.C.

TICKHILL TOWN COUNCIL

to

LM (Revised)

ENQUIRIES

BEFORE CONTRACT

In cases of property subject to a tenancy, forms Con 291 (general business and residential tenancies) or Con 292 (agricultural tenancies) should also be used.

Please strike out enquiries which are not applicable

These enquiries are copyright
and may not be reproduced

Replies are requested to the following enquiries.

Proposed purchaser's solicitor.

Date 5th October, 1983

GENERAL ENQUIRIES

1. Boundaries

(A) To whom do all the boundary walls, fences, hedges and ditches belong?

(B) If no definite indications exist, which has the Vendor maintained or regarded as his responsibility?

2. Disputes

Is the Vendor aware of any past or current disputes regarding boundaries, easements, covenants or other matters relating to the property or its use?

3. Notices

Please give particulars of all notices relating to the property, or to matters likely to affect its use or enjoyment, that the Vendor (or to his knowledge, any predecessor in title) has given or received.

4. Guarantees etc.

(A) Please supply copies of any of the following relating to the property of which the Purchaser is to have the benefit:

- (i) National House-Building Council agreement and certificate, or insurance policy with notice of insurance cover;
- (ii) insurance policy, indemnity or guarantee, relating to a defective title, or breach of any restrictive covenant;
- (iii) agreement, certificate, guarantee, warranty or insurance policy relating to any repair or replacement of, or treatment or improvement to, the fabric of the property;
- (iv) agreement or covenant for the maintenance by some other person of any road or footpath over which rights of access to the property are enjoyed;
- (v) agreement, indemnity, guarantee or bond for payment of the cost of constructing the road to which the property fronts, or sewers under it, and of road charges on its adoption as maintainable at the public expense.

- (B) (i) What defects or other matters have become apparent, or adverse claims have been made by third parties, which might give rise to a claim under any document mentioned in (A)?
- (ii) Has notice of such defect, matter or adverse claim been given? If so, please give particulars.
- (iii) Please give particulars of all such claims already made, whether or not already settled.

The replies are as follows.

Proposed vendor's solicitor.

Date 24th October, 1983

REPLIES

These replies are given on behalf of the proposed Vendor and without responsibility on the part of his solicitors their partners or employees. They are believed to be correct but the accuracy is not guaranteed and they do not oblige the need to make appropriate searches, enquiries and inspections.

1. The deeds are silent and the Council has never maintained any.

The west wall of course belongs to the property, but note that at present the owner of the land to the east has the right to breach it in order to exercise its right of way.

There is only a hedge on the east.

The northern wall has various attachments and buildings built onto it which suggest that it belongs to the property, but at one point its construction suggests that it formed part of a building on the adjoining land.

There are similar indications that the south wall once formed part of a building on the Property, but the Purchaser is acquiring the adjoining land on that side.

2. No.

3. I know of none.

11th October, 1983.

Visit to Land to be Sold to Tickhill Town Council
at St. Mary's Road, Tickhill

(References to sketch-plan dated 12th October, 1983)

Buildings (B) and (C) are lean-to sloping down from the north wall which is of stone and about 12ft. high.

At the east end of building (B) the wall drops to about 10ft. high and eastward from that point to what was evidently the east end of the former building on the adjoining land at (F) the bottom 5ft. of the wall is of stone and the top 5ft. is of brick. Building (P) no longer exists, except for this wall and its former east wall, which is also of stone as to its bottom 5ft. and of brick as to the top 5ft.

Building (D) is a low stone lean-to only five or six feet high.
Building (E) is a stone outbuilding with its ridge running north to south.

Eastward from building (E) to the Council's eastern boundary the northern wall is of stone about 8ft. high. Greenhouse (G) is built up against it and the wall is plastered inside the greenhouse. From the north-east corner of building (E) a gutter runs eastward, attached to the wall at about eaves height, presumably to serve a water-butt which must formerly have stood at the west end of greenhouse (G).

The east boundary is a low hedge.

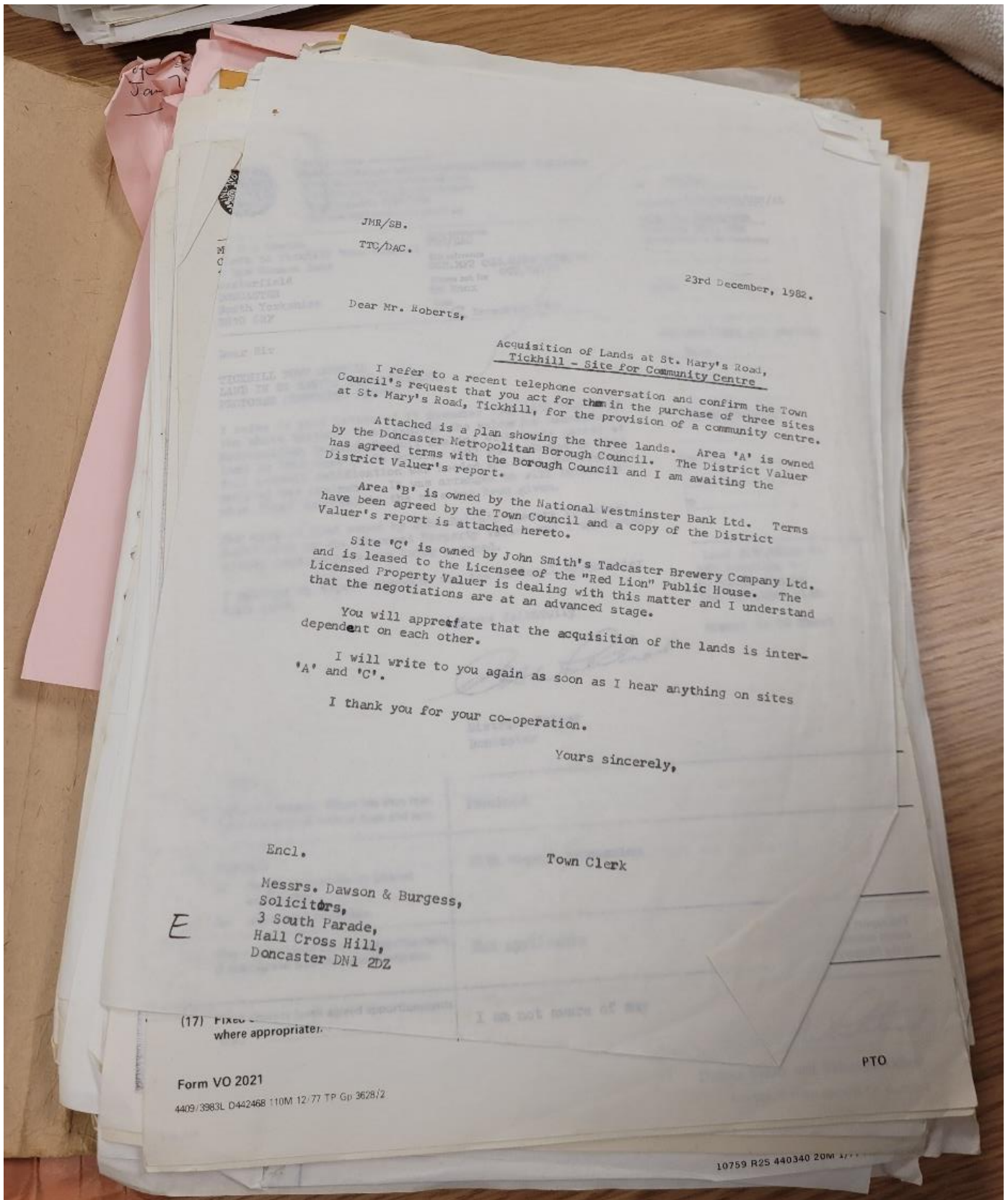
There are no longer any buildings on the southern half of the site.
The south boundary is a stone wall five or six feet high. There is a sort of door in this wall at point (H).

The west boundary is a substantial stone wall with a gate in the approximate position shown. A concrete track runs from this gateway to the south east corner of the site.

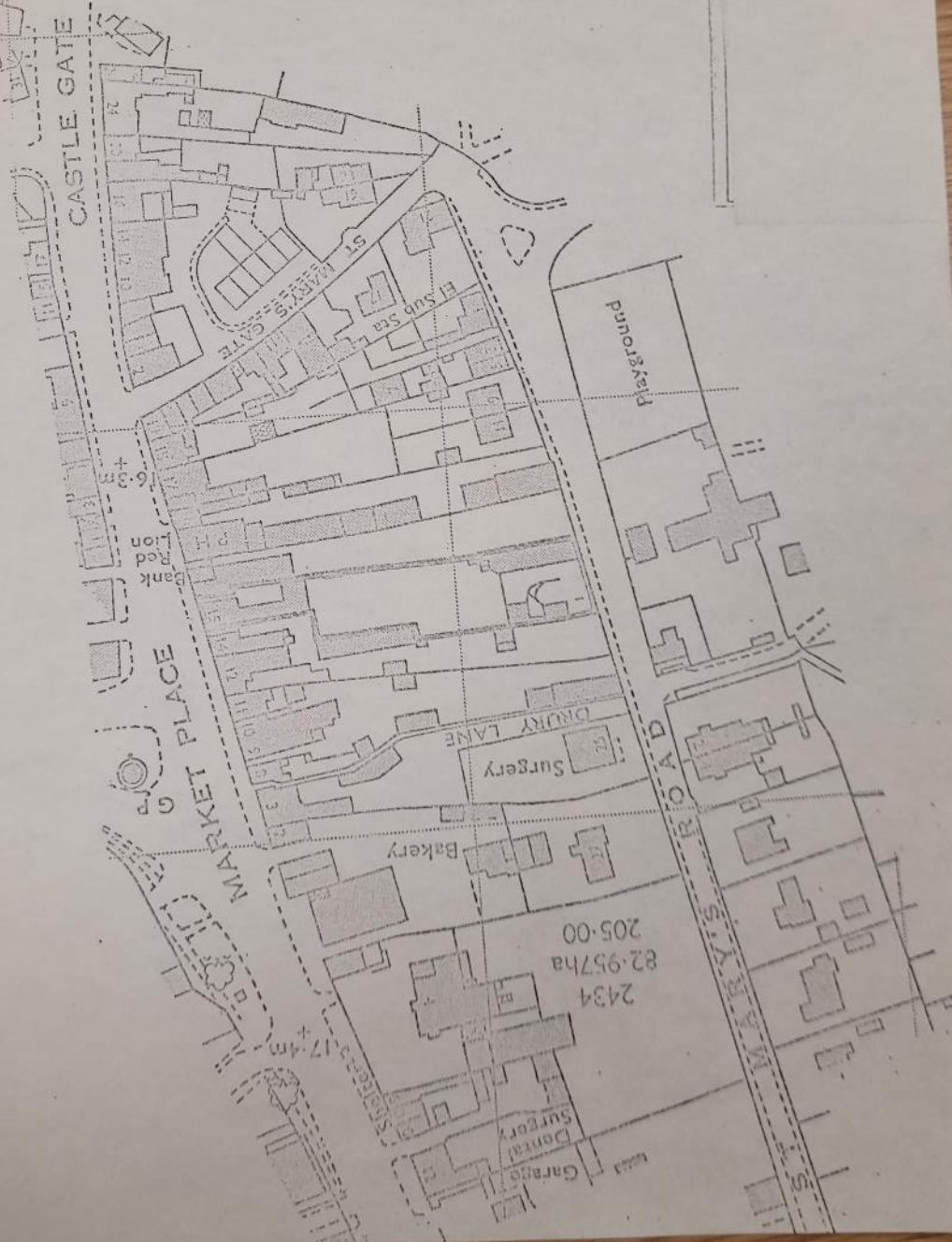
No attempt has been made to breach the west wall at its southern corner, so if access has been gained to No. 15 Market Place over the site it must have been along the concrete track and through the gate. The gate however was standing partly open and it did not seem that this route had been regularly used, at least for vehicles.

5. Additional Documents Related to the Project as a Whole or Early Negotiations with Vendors

Note: The documents in the box were in some disarray and not sorted in any particularly useful manner



Eskdale Investments
 Land at rear of
 15 Market Place.
 N144



JMR/SB.

TTC/DAC.

23rd December, 1982.

Dear Mr. Roberts,

Acquisition of Lands at St. Mary's Road,
Tickhill - Site for Community Centre

I refer to a recent telephone conversation and confirm the Town Council's request that you act for them in the purchase of three sites at St. Mary's Road, Tickhill, for the provision of a community centre.

Attached is a plan showing the three lands. Area 'A' is owned by the Doncaster Metropolitan Borough Council. The District Valuer has agreed terms with the Borough Council and I am awaiting the District Valuer's report.

Area 'B' is owned by the National Westminster Bank Ltd. Terms have been agreed by the Town Council and a copy of the District Valuer's report is attached hereto.

Site 'C' is owned by John Smith's Tadcaster Brewery Company Ltd. and is leased to the Licensee of the "Red Lion" Public House. The Licensed Property Valuer is dealing with this matter and I understand that the negotiations are at an advanced stage.

You will appreciate that the acquisition of the lands is interdependent on each other.

I will write to you again as soon as I hear anything on sites 'A' and 'C'.

I thank you for your co-operation.

Yours sincerely,

Encl.

Town Clerk

Messrs. Dawson & Burgess,
Solicitors,
3 South Parade,
Hall Cross Hill,
Doncaster DN1 2DZ

E



Valuation Office Inland Revenue

District Valuer and Valuation Officer Doncaster

CH Whitehead ARICS Chartered Surveyor
Silver House Silver Street Doncaster
South Yorkshire DN1 1HN

Telephone 0302 (Doncaster) 66872 ext

Mr D A Cozens
Clerk to Tickhill Town Council
1 Low Common Lane
Austerfield
DONCASTER
South Yorkshire
DN10 6RF

Your reference
TTC/DAC

Our reference
OGD.MF2 OGD.04705-BDK/AS
Please ask for OGD.04710
Mr Knox

Date
3 December 1982

Dear Sir

TICKHILL TOWN COUNCIL
LAND IN ST MARY'S ROAD, TICKHILL
PROPOSED COMMUNITY CENTRE

I refer to your letter of 11 November 1982 with regard to the above matter. I telephoned the valuer for Doncaster Metropolitan Borough Council dealing with their parcel of land in this case on 26 October 1982 who informed me that full council ratification was needed and that the council meeting was imminent. It was arranged he will inform me when final approval to the sale has been given.

The area of land owned by John Smith's Brewery is being dealt with by the Licensed Property Valuer and I understand active negotiations are being pursued.

I enclose my report herewith for the National Westminster Bank land.

Yours faithfully

District Valuer
Doncaster

ENCS

1) Nature of interest. Where less than freehold - unexpired term of lease and rent

Freehold

To TTC/DAC

Case No OGD.04710

Austerfield, DONCASTER
South Yorkshire, DN10 6RF
the approval of the Authority

1972

and ancillary

No None

South Yorkshire

ire

re

land extending
with frontage
r, which can
the attached

reference to OGD

IN CONFIDENCE

(1) Authority Ref No TTC/DAC

(2) Valuation Office Case No OGD.04710/SDK/AL

(3) To Town Clerk, Tickhill Town Council, 1 Low Common Lane, Austerfield, DONCASTER
South Yorkshire, DN10 6RF

(4) Valuation Office report on terms of compensation provisionally agreed subject to the approval of the Authority
and any Government Department concerned Department of the Environment

(5) Statutory Powers: Acts and CPO (if any) Local Government Act 1972

(6) Scheme and Purpose of acquisition Provision of Community Centre and ancillary car parking

(7) Date of Notice to Treat Not applicable (8) Authority's Plan No None

(9) Entry Not taken

(10) Name and address of Claimant National Westminster Bank
Market Place, Tickhill, Doncaster, South Yorkshire

(11) Solicitor Messrs Walker & Son
48 High Street, Bawtry, Doncaster, South Yorkshire

(12) Surveyor Messrs Fox, Staniland's & Co
4 High Street, Bawtry, Doncaster, South Yorkshire

(13) Short description of property including

(a) address or Parish and OS Field Nos
as appropriate, OS Map No and
Edition

(b) area of land to be acquired and
where appropriate:

(c) (i) Brief details of buildings
including accommodation,
age, type of construction

(ii) State of repair (indicate if
structural survey available).

The property comprises an area of land extending to
513 square yards or thereabouts with frontage to
St Marys Road, Tickhill, Doncaster, which can be
identified as shown edged red on the attached plan.

The land can be identified by reference to OS Sheet
SK 5993 (1971 Edition).

(14) Nature of interest. Where less than free-
hold — unexpired term of lease and rent.

Freehold

(15) Interest is:-

(a) Subject to subordinate interest
as described

or (b) with vacant possession.

With vacant possession

(16) Where part of land taken — apportionment
of rent agreed with the several interests.

Not applicable

(17) Fixed charges (with agreed apportionments
where appropriate).

I am not aware of any

Form VO 2021

4409/3983L D442468 110M 12/77 TP Gp 3628/2

PTO

| | |
|--|---|
| (18) Restrictions and liabilities (including any recoverable registered charge). | I am not aware of any |
| (19) Minerals | Are not included in the price insofar as they are not severed from the vendor's title. |
| (a) Minerals (other than coal or mine of coal as defined by the Coal Act, 1938). | |
| (b) Where the minerals (including coal) are in separate ownership or are in lease particulars of the Vendor's rights of support to the surface or of compensation in lieu thereof and of any power of entry on the surface for the purpose of working such minerals. | |
| (20) (a) Basis of compensation consideration | Land Compensation Acts 1961 and 1973 |
| (b) Amount of compensation consideration | £7,250 (SEVEN THOUSAND TWO HUNDRED AND FIFTY POUNDS) |
| (c) Other conditions of settlement. (See "Remarks" below where accommodation works are to be executed by the Authority.) | See Remarks for details of accommodation works. |
| (d) Loan sanction cases: where the acquisition includes buildings not to be demolished - apportionment between (i) Land excluding buildings, (ii) buildings, (iii) estimated life of the buildings if properly maintained (where applicable). | (i) £ (ii) £ (iii) |
| (21) (a) Surveyor's fees. | £155.50 (ONE HUNDRED AND FIFTY FIVE POUNDS 50p) |
| (b) Solicitor's costs. | Tickhill Town Council to pay the vendor's proper legal costs in the matter of the conveyance. |
| (22) Development Land Tax Act 1976. | |

(23) Remarks

- (a) The above terms are subject to contract.
- (b) I understand the following accommodation works in connection with the scheme for the Community Centre have been agreed between Tickhill Town Council and the agents acting for National Westminster Bank:-
- (a) To provide a rear service road from St Mary's Road to the rear of the land remaining in the Bank's ownership.
- (b) To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.

/Continued on attached Appendix.....

This report (and the attached plan) should accompany any application to the Ministry/Department.

[Signature]
 District Valuer
 and Valuation Officer

 DONCASTER

 3 DECEMBER 1982

 Date

APPENDIX

to Report dated 3 DECEMBER 1982

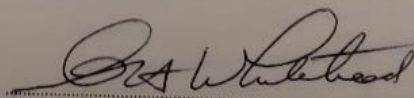
Reference No. OGD.04710/SDK/AL

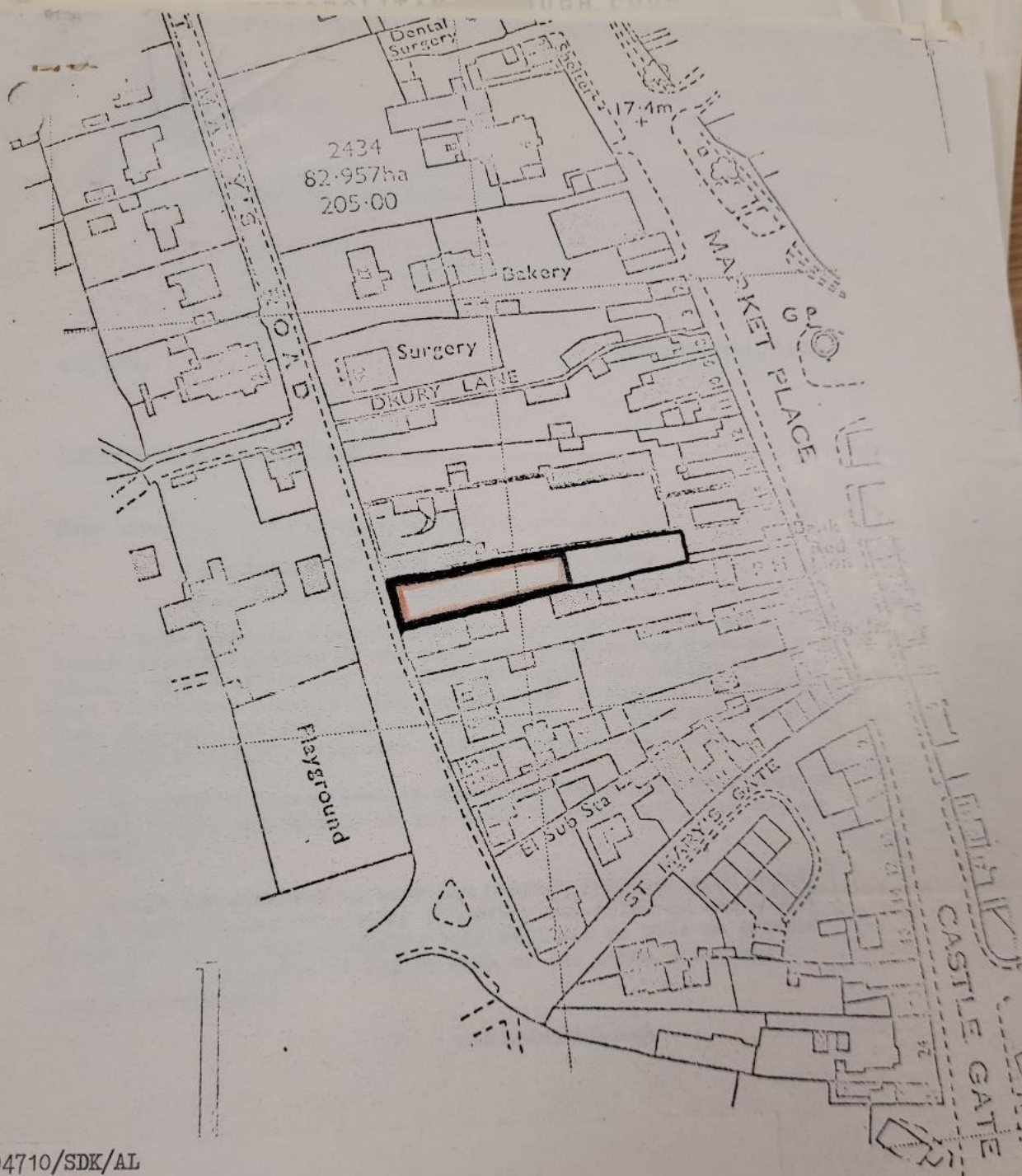
(23) Remarks (Continued)

- (c) To maintain the service road in perpetuity up to the boundary of the Bank's ownership.
- (d) To erect a stone or other substantial wall 2 metres in height on the new boundary of land remaining in the Bank's ownership.
- (e) To provide a pair of gates, say 2.5 metres wide in the new boundary wall.
- (f) To pave and surface the remaining land to the rear of the Bank's premises; to provide a private car parking area, with drainage facilities for use by the Bank's staff, customers and tenants; and to provide rear loading facilities to the premises.
- (g) No public right of way would be created over the Bank's premises remaining in their ownership.

I am advised that the claimants are a registered business for VAT and the fee indicated in paragraph (21)(a) above takes into account the extent to which VAT charged by the surveyor will be offset or recovered by the claimants in their VAT account.

Signed





OGD.04710/SDK/AL

Plan referred to in my report to the Town Clerk,
Tickhill Town Council dated 3 December 1982.

[Signature]
District Valuer, Doncaster



Doncaster

Metropolitan Borough Council
Directorate of Legal and Administrative Services

W.R. Bugler, LL.B., L.M.R.T.P.I.
Solicitor
Director of Legal & Administrative
Services

P.O. Box 71, 4th Floor, Danum Store,
St. Sepulchre Gate, Doncaster,
South Yorkshire. DN1 1TU
Telephone (0302) 4051

Your Ref.

Our Ref. L/RWP/AS

If telephoning or calling please ask for Mr. R. W. Porter

5th November, 1982

Dear Mr. Cozens,

The Borough Council to the Town Council -
Land at St. Mary's Road, Tickhill

At its meeting on 1st November my Council approved the sale to your Council of 1,012 square yards of land at St. Mary's Road, Tickhill to form part of the site of a Community Centre at the price of £12,000, each party paying its own costs.

I shall submit draft Contract to your Solicitors as soon as possible but understand that the matter is not urgent for the moment as you have not yet finalised terms for the other two pieces of land required to make up the site again.

Yours sincerely,

Director of Legal and
Administrative Services

D. A. Cozens, Esq.,
Town Clerk,
Tickhill Town Council,
1 Low Common Lane,
Austerfield,
DONCASTER,
South Yorkshire. DN10 6RF



Valuation Office Inland Revenue

District Valuer and Valuation Officer Doncaster

C H Whitehead ARICS Chartered Surveyor

Silver House Silver Street Doncaster

South Yorkshire DN1 1HN

Telephone 0302 (Doncaster) 66872 ext

Mr D A Cozens
Clerk to Tickhill Town Council
1 Low Common Lane
Austerfield
DONCASTER
South Yorkshire
DN10 6RF

Your reference

Our reference

SDK/GAW

Please ask for

Mr Knox

Date

29 September 1982

Dear Sir

TICKHILL TOWN COUNCIL
LAND IN ST MARY'S ROAD TICKHILL
PROPOSED COMMUNITY CENTRE

I enclose a copy of this departments confidential
Mineral Valuers report dealing with the site of the
proposed community centre.

Yours faithfully

District Valuer
Doncaster

Enc

STANILANDS

WILLIAM H. BROWN

Chartered Valuation Surveyors
Commercial & Management Depts.
York County House,
50 Hallgate,
Doncaster,
South Yorkshire DN1 3PE
Telephone (0302) 27126/9



Our Ref. JRL/AD
Your Ref. TTC/DAC
Date: 30th August, 1984.

D. Cozens Esq.,
Town Clerk,
Tickhill Town Council,
1 Low Common Lane,
Austerfield,
Doncaster,
South Yorkshire. DN10 6 RF

Dear Sir,

Re: Proposed Community Centre - Land at St. Mary's Road, Tickhill.
Acquisition from National Westminster Bank PLC.

We refer to previous correspondence regarding the above matter and would inform you that we have recently received a letter from the Banks' Solicitors stating "we have now heard from the Tickhill Council's Solicitors that they want a plan variation but the plan they have sent us is such a poor reproduction that it is impossible to see what the variation is. Could you contact the Council to find out what they have in mind and let us have a fresh plan showing what the variation is with a covering letter that we can send to the Bank for their approval."

We enclose herewith a copy of a plan which we have prepared from measurements taken on the site. We shall be pleased if you could mark on this plan the variation which your Council has in mind.

Yours faithfully,
STANILANDS, WILLIAM H. BROWN,

J.R. Liversedge. F.R.I.C.S. F.R.S.H.

Partners

J.G. Staniland FRICS - J.R. Liversedge FRICS, FRSH
D.S. Withey FRICS - W. Petch FRICS, FRVA
D.K. Batchelor FRICS - R.G. Baker FRICS
M.W.L. Brown FRICS - A.J. Snarey FRICS - I.J. Youdan MA, FRICS

Saleroom Manager
P. Young

York Agricultural Dept.
J.N. Lucas FRICS, CAAV, FSVA

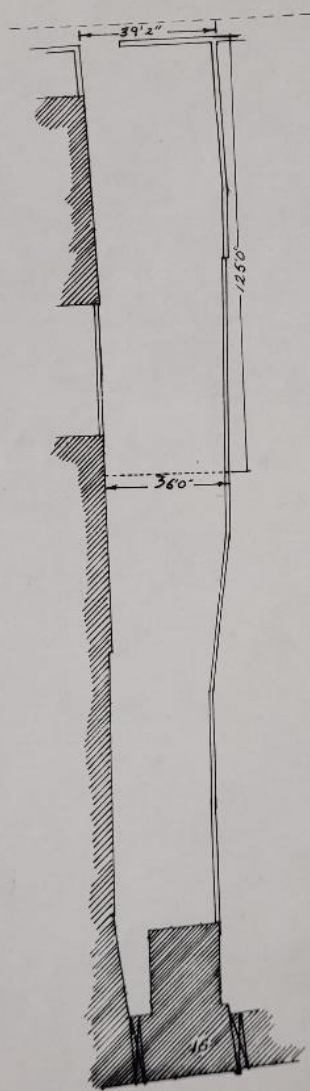
DONCASTER 27121/5 - YORK 21138 - THORNE 812334 - HATFIELD 842999
BAWTRY 710735 - EPWORTH 873703, BARNSELY 84898

ATTENBOROUGH, BINGHAM, BOSTON, BOTTESFORD, BOURNE, BULWELL (NOTTM),
CHELMSFORD, DEREHAM, GAINSBOROUGH, GRANTHAM, GRIMSBY, HORNCastle,
KINGS LYNN, KNUTSFORD, LEICESTER, LINCOLN, LOUTH, MABLETHORPE, MARKET
RASEN, MELTON MOWBRAY, NEWARK, NORWICH, NOTTINGHAM, OAKHAM,
PETERBOROUGH, SCUNTHORPE, SKEGNESS, SLEAFORD, SOUTHWELL,
STAMFORD, SUTTON ON SEA, SWAFFHAM, WALTON, WISBECH, WOODHALL SPA,
WYMONDHAM (NORFOLK).

London Office: 15 ALBEMARLE STREET, LONDON W1. 01-499 5281

PLAN REFERRED TO

ST. MARY'S ROAD



MARKET PLACE

STANILAND'S
CHARTERED SURVEYORS.
80 HALLGATE.
DONCASTER.



16 Market Place,
Tickhill, Doncaster.

| | |
|----------|-------|
| Scale | 1:500 |
| Surveyed | DM/AM |
| Drawn | DM |
| Checked | |

GAF 0790

JNI/NC

VALUATION OFFICE, INLAND REVENUE

IN CONFIDENCE

Report of Sectional Mineral Valuer

TICKHILL TOWN COUNCIL
LAND AT ST MARY'S ROAD TICKHILL
COMMUNITY CENTRE AND CAR PARKING

CE-18-S-12864
DV/OGD 04711

DV/VO DONCASTER

Office No 252

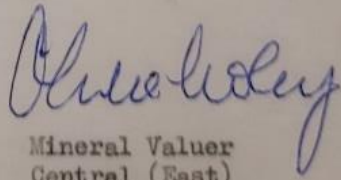
With reference to the submission of 25 August 1982 from the District Valuer and Valuation Officer, Doncaster, the mineral position has been investigated and I have to report as follows:-

Geological records indicate the land to lie on the concealed coalfield with rocks of the Permo-Triassic Series present close to the surface.

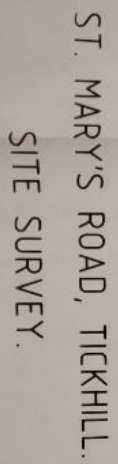
Numerous seams of coal are present at various depths from about 300 metres, all of which are as yet unworked beneath this land. Indeed, at the present time there are no plans to carry out any mining operations in this locality during the next 5 years at least. Nevertheless such activities may take place from time to time in the more distant future whereupon periods of ground movement can be anticipated with consequent effects at the surface.

In the above circumstances I am of opinion that there is a risk of damage from underground mining subsidence and that it would be inadvisable to carry out the proposed development without precautions being taken to reduce that risk.

The responsibility for deciding whether or not to proceed with the proposals, and for deciding what precautions are necessary and for their implementation, rests with the authority.

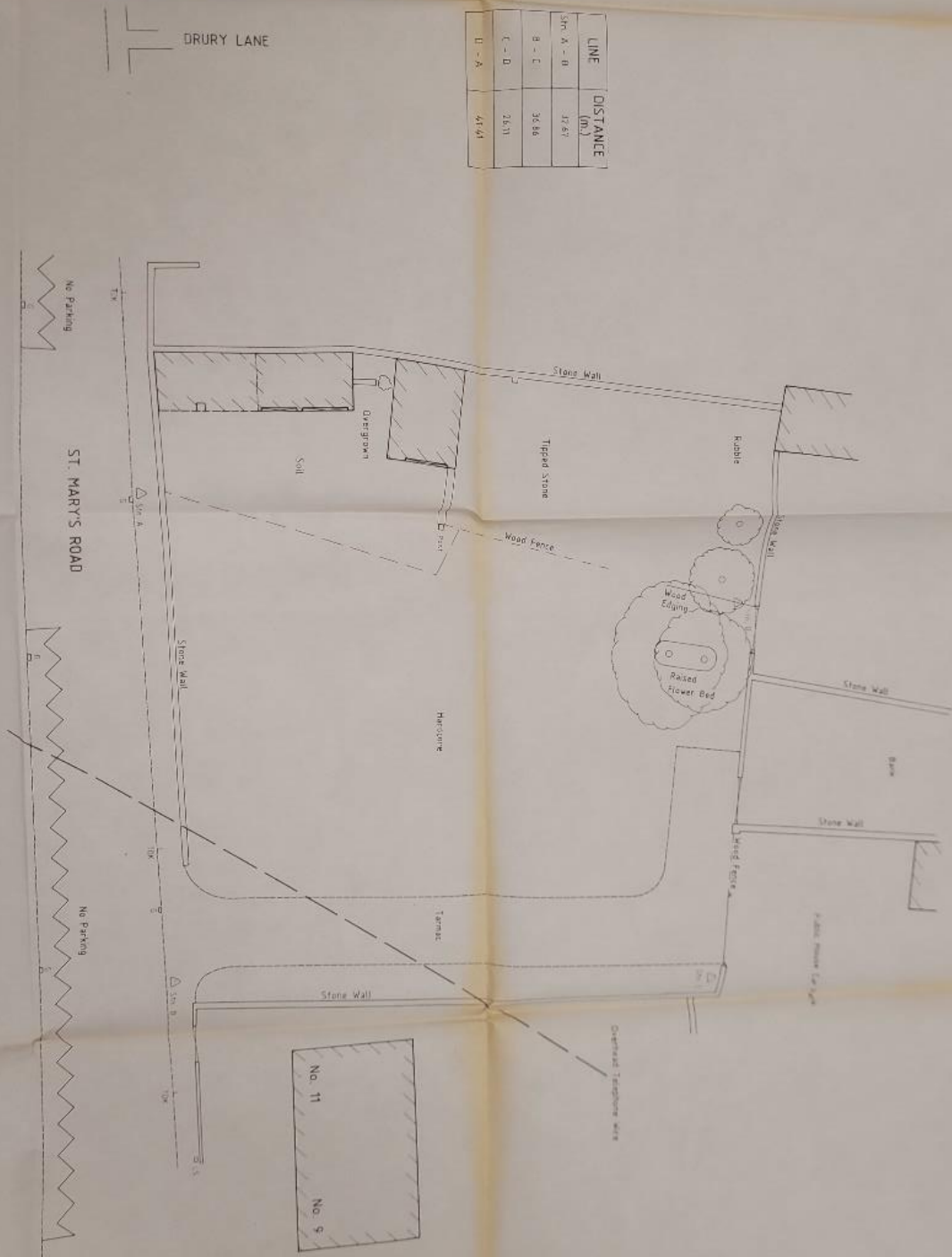

Mineral Valuer
Central (East)
42 Eastgate
LEEDS LS2 7LE
Tel: Leeds 448211 Ext 458


21 SEP 1982




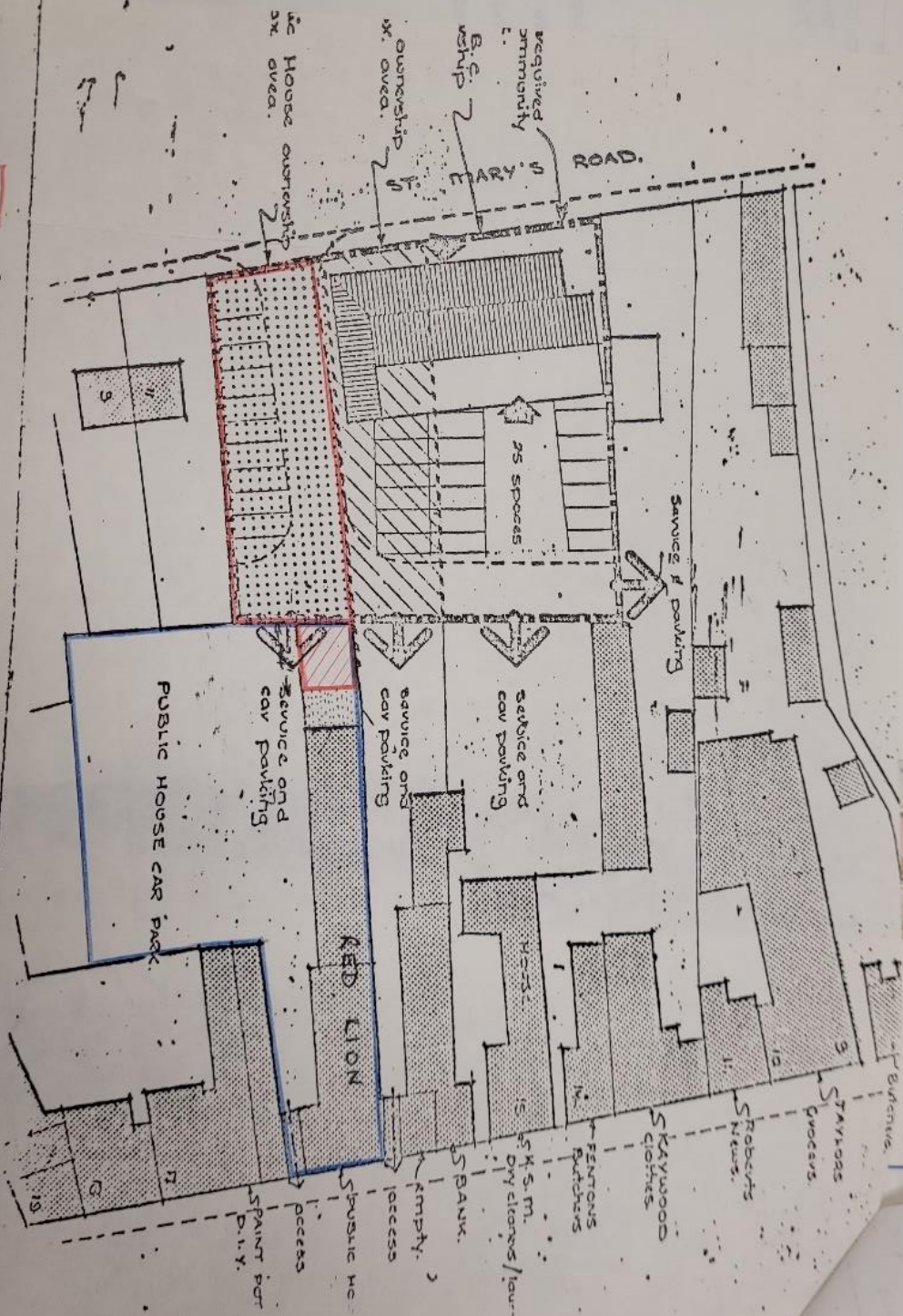
Poster 2006-0115
Duke Street Dancester

| LINE | DISTANCE (m) |
|-----------|-----------------|
| S - A - B | 32.67 |
| B - C | 36.66 |
| C - D | 26.71 |
| D - A | 41.64 |



 PROPOSED SITE AREA
 OUTBUILDINGS TO BE DEMOLISHED.

 AREA TO BE RETAINED



JOHN SMITH'S TADCASTER BREWERY LIMITED

MEMBER OF THE COURAGE GROUP OF COMPANIES
REGISTERED OFFICE
REGISTERED NO. 718848 ENGLAND

The Brewery, Tadcaster, North Yorkshire, LS24 9SA

Telephone: Tadcaster 832091 (10 Lines) STD 0937 832091

Telex 55349 JS TAD G

OUR REF DVI/VMS

YOUR REF TTC/DAC.

1st July, 1981

D. A. Cozens, Esq.,
Town Clerk,
Tickhill Town Council,
1 Low Common Lane,
Austerfield,
DONCASTER,
South Yorkshire, DN10 6RF.

Dear Sir,

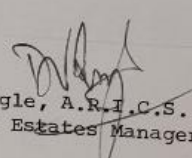
Development at Market Place, Tickhill

I refer to our meeting at the Red Lion on the 20th May when we discussed the various implications of your Council's proposals affecting the land to the rear and can now confirm that the Company have agreed, in principle, to the scheme, subject to agreement on terms. You are, of course, fully aware of our requirements regarding rights of access, reinstatement works, the provision of a gate and signposting for the pub car park and the only new requirement is that the Company feel that it would not be unreasonable to stipulate that John Smith's licensees within Tickhill should be approached in the first instance to run such occasional bars that may be required in the future in the proposed community centre.

I am today writing to our lessee of the Red Lion, Mr. Higginson, to advise him of the present position and you are, of course, fully aware that any agreement which we may reach is subject to the co-operation of our lessee in connection with the surrender from his lease of the area in question. For the purposes of identification, I have shown what I believe to be the extent of the land involved by red verge on the attached plan and by red hatching the extent of the out-buildings on our retained land which will be considered for demolition as part of your scheme.

Perhaps you would be good enough to confirm that the Council wish to proceed on the above basis and when replying perhaps you could let me have confirmation that any legal costs incurred, whether by our lessee or ourselves, in connection with the surrender and subsequent conveyance will be met by the Council.

Yours faithfully,


D. V. Ingle, A.R.I.C.S.
Divisional Estates Manager

PARTNERS:
A. TAYLOR
M. H. TUCK
J. G. STANILAND, F.R.I.C.S.
J. R. LIVERSEDGE, F.R.I.C.S., F.R.S.H.
D. S. WITHEY, F.R.I.C.S.
W. PETCH, F.R.I.C.S., F.R.V.A.
D. K. BATCHELOR, A.R.I.C.S.

FOX, STANILAND'S & CO.

Surveyors, Auctioneers, Valuers & Estate Agents

4 HIGH STREET, BAWTRY, NR. DONCASTER, SOUTH YORKSHIRE DN10 6JE
Telephone DONCASTER 0302 710735

Our Ref JRL/EMH
Your Ref TTC/DAL
Date 25th June, 1981

D. A. Cozens Esq.,
Town Clerk,
Tickhill Town Council,
1 Low Common Lane,
Austerfield,
Doncaster,
South Yorkshire.
DN10 6RF

Dear Mr. Cozens,

Without Prejudice

Land at the rear of National Westminster Bank's Premises
at the Market Place, Tickhill, Doncaster
Proposed Tickhill Community Centre

Further to your correspondence with the Bank's East Regional Premises Office I am writing to inform you that this firm have been instructed to act on behalf of the Bank in connection with the above proposal.

An inspection has been made of the premises by myself and the Assistant Regional Premises Manager.

The Bank are concerned that your proposals would open up the rear elevation of the premises, by bringing the public nearer to the rear of the buildings than they are at present.

Our inspection revealed that the rear of the Bank's premises, which has been vacant for a number of years, is in a particularly poor state of repair due to the age of the property. If your proposal is to proceed, the Bank would wish to improve the rear aspect of their property, but consider that it would be uneconomical to endeavour to renovate the old workshop, kitchen and larder, and the store rooms over.

They appreciate that the property is situated in the Conservation Area of Tickhill, and that consent would have to be sought to demolish any part of the building. Nevertheless, they feel that by demolishing approximately half of the rear extension to the premises, the remainder of the property could be renovated, and the rear elevation of the premises improved from a visual and structural point of view.

Associated Offices:
3 KINGSWAY HOUSE and
50 HALL GATE, DONCASTER
SOUTH YORKSHIRE DN1 3PE
Tel. 0302 27121-8

45 LOW PETERGATE
YORK YO1 2HT
Tel. 0904 24624

8 KING STREET
THORNE DN8 5BA
Tel. 0405 812334

UNIT 1, STATION ROAD
HATFIELD DN7 6QD
Tel. 0302 842999

FURNITURE & FINE ARTS
SALEROOM
28 NETHER HALL ROAD
DONCASTER DN1 2PW
Tel. 0302 67766

The Assistant Premises Manager has therefore asked me to approach your council to ascertain whether or not they would be prepared to give their support to an application which the Bank may wish to make for the proposed demolition of this rear portion. I have a plan showing the part which it is proposed to demolish, and would be pleased to show this to you, or meet you and members of your council on site to indicate the proposals.

I am not sure whether you have yet obtained planning consent for the proposed Community Centre or not, and perhaps you would enlighten me on this point. I understand from our telephone conversation that your council would be prepared to enter into negotiations now for the purchase of the required areas of land, and have in fact the finance available to complete such purchases.

Without prejudice and without committing the Bank to any sale at the present time, I am instructed to enter into negotiations with you on the basis that in addition to a payment for the land, your council undertake the following accommodation works:-

- 1). To provide a rear service road from St. Mary's Road, to the rear of the land remaining in the Bank's ownership.
- 2). To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.
- 3). To maintain the service road in perpetuity.
- 4). To erect a stone or other substantial wall 2 metres in height on the new boundary of the land remaining in the Bank's ownership.
- 5). To provide a pair of gates, say 2.5 metres wide in the new boundary wall.
- 6). To pave and service the remaining land to the rear of the Bank's premises, to provide a private car parking area, with drainage facilities, for use by the Bank's staff, customers and tenants, and to provide rear loading facilities to the premises.
- 7). No public right of way would be created over the Bank's premises remaining in their ownership.

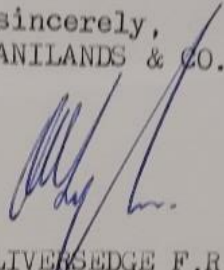
With regard to item 6 above, it is considered that these wants could best be carried out concurrently with the surfacing of your proposed car parking area, so as to provide the necessary drainage facilities, and to ensure that both parking area are laid to similar levels and in similar materials.

- 3 -

I shall be pleased to receive the comments of your council
when they have had an opportunity to consider this matter.

If you require any further details or information please
let me know.

Yours sincerely,
P.P. FOX, STANILANDS & CO.,


cc.
J. R. LIVERSEDGE F.R.I.C.S., F.R.S.H.

Doncaster

Metropolitan Borough Council

Town and Country Planning Act 1971

TWO copies of the application form and
FOUR copies of the plans (THREE only for
domestic garages or extensions) should be
submitted to:-

Chief Planner, Planning Division, Crown Mills
House, Station Court, Doncaster, DN1 1PG

FOR OFFICE USE ONLY

| | |
|---------------|---------------|
| REF NUMBER | 81/83/000993/ |
| DATE RECEIVED | |
| UPRN | |
| PREV. NUM. | |
| GRID REF. | S |

APPLICATION FOR PERMISSION TO DEVELOP LAND ETC.

Please complete Parts 1, 2 and 3 of this form

Please read notes for guidance

PART 1

| | |
|---|--|
| 1. APPLICANT (in block capitals) | AGENT (if any) to whom correspondence should be sent (in block capitals) |
| Name <u>TICKHILL TOWN COUNCIL</u> | Name <u>MR. D. A. COZENT</u> |
| Address | Address <u>1 LAW COMMON LANE</u> |
| | <u>AUSTERFIELD, DONCASTER</u> |
| Tel. No. | Tel. No. <u>DONC. 4051 x 44</u> |
| 2. DESCRIPTION OF PROPOSED DEVELOPMENT Please indicate if the proposal is for a temporary period. | <u>COMMUNITY CENTRE AND CAR PARKING</u> |
| 3. LOCATION OR ADDRESS OF PROPOSED DEVELOPMENT AND SITE AREA | <u>LAND BETWEEN ST. MARY'S ROAD AND MARKET PLACE, TICKHILL</u> |
| FOR OFFICE USE ONLY (include name and classification of road) | |
| 4. a) Is this an outline application? <u>YES/NO</u> If yes, tick the items for which you are seeking approval as part of this application. 1. Siting and Layout <input type="checkbox"/> 4. Means of Access <input type="checkbox"/> b) Is this a full application? <u>YES/NO</u> 2. Design <input type="checkbox"/> 5. Landscaping <input type="checkbox"/> 3. External Appearance <input type="checkbox"/> 6. Amenity Areas <input type="checkbox"/> c) Are you applying for approval of matters reserved under a previous outline permission? <u>YES/NO</u> If 'YES' state reference number and date of outline permission. d) Are you applying for renewal of existing permission? <u>YES/NO</u> If 'YES' state reference number and date of existing permission. | |
| 5. Does the application involve | |
| a) New building(s)? <u>YES/NO</u> | If residential development, state number of dwelling units. |
| b) Alteration or extension? <u>YES/NO</u> | proposed and type if known, e.g. |
| c) Change of use? <u>YES/NO</u> | houses, bungalows, flats and |
| d) Alterations or works or change of use to a building of architectural/historic interest? <u>YES/NO</u> | no. of habitable rooms/bed spaces |
| e) Construction of a new access to a highway? <u>YES/NO</u> | * Vehicular * Pedestrian |
| f) Alteration of an existing access to a highway? <u>YES/NO</u> | * Vehicular * Pedestrian |
| 6. a) How will surface water be disposed of? * MAINS / SOAKAWAY / OTHER b) How will foul sewage be dealt with? * MAINS / CESSPOOL / SEPTIC-TANK / OTHER | |
| 7. What is the applicant's interest in the site of the application? <u>OWNER/OCCUPIER / LESSEE / PROSPECTIVE PURCHASER</u> | |

PART 2

| | |
|---|---|
| 8. State whether applicant owns or controls any adjoining land and if so, give its location | <u>NO</u> |
| 9. Is any felling, topping or topping of trees involved? | <u>NO</u> If yes, indicate position on plan |
| 10. State present use of buildings/land or if vacant, the last previous use | <u>DERELICT LAND AND BUILDINGS</u> |

FOR OFFICE USE ONLY
APPROVAL

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PLAN APP

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Please read notes for guidance

PART 2 CONTINUED To be Completed by all Applicants

11. a) State external materials/finish Prop. Roof Prop. Walls
Ex. Roof Ex. Walls NOT KNOWN at this time.

b) Is any demolition involved? YES/NO If yes give details

12. State proposed working hours

| | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|---------|------------------------|---------|-----------|----------|--------|----------|--------|
| Example | 9.00 | 5.00 | | | | | |
| | NOT KNOWN AT THIS TIME | | | | | | |

If YES please explain relationship

13. Is the proposal related to:-
 an existing use on or near the site? YES/NO
 or a larger scheme for which planning permission is not at present sought? YES/NO POSSIBLY
 or existing premises which have become unsatisfactory? YES/NO

14. State the numbers of employees involved in the proposal by completing this table.

| Type of Employment | Existing | | Additional | | Total |
|--------------------|----------|---------|------------|---------|-------|
| | Males | Females | Males | Females | |
| (a) Office | | | | | |
| (b) Industrial | | | | | |
| (c) Other | | | | | |

15. State the floorspace involved in the proposal by completing this table.

| | Existing (sq.m. / sq.ft.) | | | | | Proposed (sq.m. / sq.ft.) | | | | |
|---|---------------------------|--------------|-------------|--------------|-------|---------------------------|--------------|-------------|--------------|-------|
| | Base-ment | Ground Floor | First Floor | Second Floor | Other | Base-ment | Ground Floor | First Floor | Second Floor | Other |
| (a) The amount of residential floorspace | | | | | | | | | | |
| (b) The amount of industrial floorspace | | | | | | | | | | |
| (c) The amount of office floorspace | | | | | | | | | | |
| (d) The amount of retail floorspace | | | | | | | | | | |
| (e) The amount of storage floorspace | | | | | | | | | | |
| (f) The amount of warehousing floorspace | | | | | | | | | | |
| (g) The total floorspace of all buildings | | | | | | | | | | |

16. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

N/A

17. What provisions are to be made for the parking, loading and unloading of vehicles within the site? You must show the location of such provision on the plans and distinguish between parking for operational needs and other purposes. Please state parking spaces existing and proposed.

On site

18. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work). State type of vehicle i.e. length, weight.

NOT KNOWN

19. What is the nature volume and proposed means of disposal of any trade effluents or trade refuse?

None

20. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in the notes for guidance? If "Yes" state materials and approximate quantities.

YES/NO

21. Does the proposal affect any public right of way?

YES/NO

* I / We hereby apply for:-
 * (a) planning permission to (i) carry out the development
 * or (ii) retain buildings or works already constructed or carried out
 * or (iii) retain use of land already instituted.

as described on this application and the accompanying plans.

OR * (iv) approval of details of reserved matters as described on this application and the accompanying plans.

Signed [Signature] On behalf of TICKHILL TOWN COUNCIL Date 22-4-81

* Delete whichever is not applicable

PART 3 Certificate of Ownership

INSTRUCTIONS TO APPLICANT: UNLESS THIS APPLICATION IS FOR THE APPROVAL OF DETAILS RESERVED IN AN OUTLINE PLANNING PERMISSION, IT MUST BE ACCOMPANIED BY A CERTIFICATE AS REQUIRED BY SECTION 27 OF THE TOWN AND COUNTRY PLANNING ACT 1971.

NOTE † "owner" means a person having a freehold or leasehold interest the unexpired term of which was not less than 7 years
* Delete as appropriate

- a) If you are the owner complete Certificate A
- b) If you do not own all the land, complete Certificate B if you can (see c and d)
- c) If you cannot complete Certificate B because you cannot trace all the owners† of the land complete Certificate C
- d) If you cannot complete Certificate B because you cannot trace any of the owners† of the land, complete Certificate D

CERTIFICATE A

I hereby certify that:-

No person other than the ^{*applicant}~~appellant~~ was an owner† of any part of the land to which the

^{*application}~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying

^{*application}~~appeal~~;

Signed *On behalf of Date

CERTIFICATE B

I hereby certify that:-

I have ^{myself}~~the applicant~~ given the requisite notice to all the persons other than ^{the appellant}~~the appellant~~ who, 20 days before the date of the accompanying ^{*application}~~appeal~~, were owner† of any part of the land to which the ^{*application}~~appeal~~ relates, viz.:-

| Name of owner(s) | Address(es) | Date of service of notice |
|---------------------------|-----------------------------------|---------------------------|
| D.M.B.C. | Directorate of Technical Services | 20-3-81 |
| John Smiths Brewery | Tadcaster | 6-2-81 |
| National Westminster Bank | London. | 6-2-81. |

Signed 86/11/81 *On behalf of TICKHILL TOWN COUNCIL Date 22-4-81

DECLARATION: THIS MUST BE COMPLETED IN EVERY CASE

I hereby certify that:-

- (a) None of the land to which the ^{*application}~~appeal~~ relates constitutes or forms part of an agricultural holding.

- (b) ^{I have}~~The applicant~~ has given the requisite notice to every person other than ^{myself}~~himself~~ who, 20 days before the date of the ^{*application}~~appeal~~, was a tenant of any agricultural holding any part of which was comprised in the land to which the ^{*application}~~appeal~~ relates, viz.:-

| Name of tenant(s) | Address | Date of service of notice |
|-------------------|---------|---------------------------|
| | | |

Signed 88/11/81 *On behalf of TICKHILL TOWN COUNCIL Date 22-4-81

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CERTIFICATE C

I hereby certify that:-

(i) I am
The applicant is unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 27(1) of the Act in respect of the accompanying application
appeal

dated (a)

a) Insert date of application or appeal.

(ii) I have
The applicant has given the requisite notice to the following persons other than myself
The appellant has the applicant

who, 20 days before the date of the application
appeal were ownerst of any part of the land to which the

application
appeal relates, viz. -

Name of owner

Address

Date of service of notice

(iii) I have
The applicant has taken the steps listed below, being steps reasonably open to me to
The appellant has him
ascertain the names and addresses of the other owners of the land or part thereof and have been
unable to do so. has

(b)

(b) Insert description of steps taken.

(iv) Notice of the application
appeal as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated.

(c)

on (d)

(d) Insert date of publication (which must not be earlier than 20 days before the application or appeal).

Copy of notice as published should be attached

Signed

*On behalf of

Date

CERTIFICATE D

I hereby certify that:-

(i) I am
The applicant is unable to issue a certificate in accordance with section 27(1)(a) of the Act in respect of the accompanying application
appeal dated (a)

(a) Insert date of application or appeal.

and have taken the steps listed below, being steps reasonably open to me to ascertain the names
him

and addresses of all the persons, other than myself who, 20 days before the date of the application
himself were ownerst of any part of the land to which the application
appeal relates and have been unable to

* See Note (a) to Certificate A

(b)

(b) Insert description of steps taken.

(ii) Notice of the application
appeal as set out below has been published in the (c)

(c) Insert name of local newspaper circulating in the locality in which the land is situated.

on (d)

(d) Insert date of publication (which must not be earlier than 20 days before the application or appeal).

Copy of notice as published should be attached

Signed

*On behalf of

Date

SMITH'S TADCASTER BREWERY LIMITED

Red Lion

TTC/DAC

25th October 1986.

Dear Mrs. Jackson,

Use of land at St. Mary's Road, Tickhill

Attached is a sketch plan of the Town Council's land at St. Mary's Road. May I suggest that the Portacabin be sited in the position shown on the plan as this will catch passing trade from St. Mary's Road and also be accessible from the Market Place via the footpath across the land of the "Red Lion" public house.

As previously mentioned, the main thing is to ensure that obstructions are not caused to the access road leading to the rears of the Market Place properties.

Yours sincerely,

Town Clerk

Mrs. M. Jackson,
35 Sunderland Street,
Tickhill,
Doncaster.

187

RED LION

NATWEST
BANK

PORTACABIN

01123-14-200

Acres from Drury Lane to Red Lion P.H.

Vehicular access - accommodation works

Sizes Pub land $18m \times 38m = 420m^2$

Break $11m \times 40m = 440m^2$

DMBC $19m \times 41m = 779m^2$
 $1639m^2$

DMBC $1030m^2$

Hall $275m^2$
 Rooms 165 } $440m^2$

Seat $\rightarrow 250$

Cars 25

ZONING

$\pounds 40,000$ per acre - $\pounds 50,000$

TTC/DAC.

9th January, 1981.

For the attention of Mrs. C. Carr-Archer

Dear Sir,

Provision of Community Centre

I refer to the discussions between your Mrs. C. Carr-Archer and myself regarding the possible provision of a Community Centre on lands to the rear of the Market Place, Tickhill. One of the lands is owned by the National Westminster Bank Ltd. and I enclose herewith a copy of a letter dated the 22nd December, 1980 received from the Bank.

May I draw your attention to the second paragraph and request that you advise the Bank that the Borough Council is no longer interested in the acquisition of the Bank's land for a car park or, alternatively, that your interest would only remain in the event of the Town Council not being able to proceed with the erection of a Community Centre at that site.

I have advised the Bank that the Town Council has your informal support for the proposal and that the development of a Community Centre would provide rear-servicing to the Bank's land and, possibly, some additional car parking spaces.

I thank you for your co-operation.

Yours faithfully,

Town Clerk

The Chief Planner,
Directorate of Technical Services,
Crown Mills House,
Station Court,
Doncaster.

Encl.

TTC/DAC.

9th January, 1981.

For the attention of Mrs. C. Carr-Archer

Dear Sir,

Community Centre Accommodation

As you know the Town Council is investigating the possibility of providing a Community Centre. Your Officers have very kindly let me have their informal observations regarding various sites.

It has been suggested that the north-western corner of the Recreation Ground might be a viable location for such a Centre, with the access via the highway adjacent to the Tickhill Institute or, alternatively, via the new Common Lane housing development and thence through the rear gardens of properties at Northgate.

The loss of an area from the Recreation Ground would be compensated by an exchange of lands involving the land edged red on the attached plan and which is currently in the ownership of Lord Scarborough.

It would be appreciated if you could let me have your observations - if needs be, by a telephone call from Mrs. Carr-Archer.

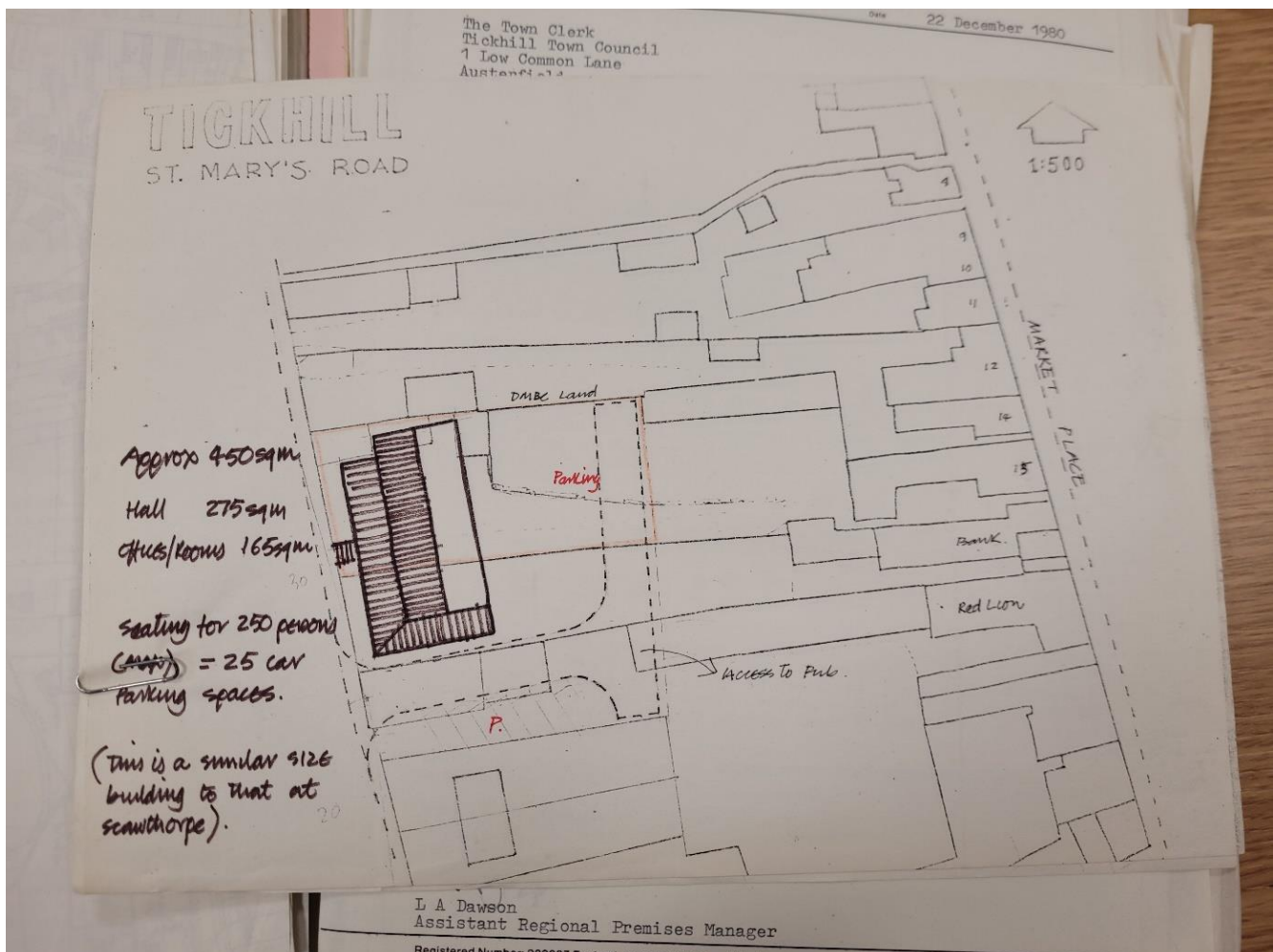
I thank you for your co-operation.

Yours faithfully,

Town Clerk

Encl.

The Chief Planner,
Directorate of Technical Services,
Crown Mills House,
Station Court,
Doncaster.



Erskdale Investments
land at rear of
15 Market Place.
N144



Workshop
Dock

TICKHILL TOWN COUNCIL

SELECT LIST OF TENDERERS

Applications are invited from experienced building contractors who wish to be considered for inclusion on a select list of firms who will be invited to tender for the construction of a Community Centre at St. Mary's Road, Tickhill, Doncaster.

Applications, in writing, should provide details of recent similar contracts and must be sent to the Town Clerk, Tickhill Town Council, 1 Low Common Lane, Austerfield, Doncaster DN10 6RF, to be received not later than the 9th January, 1987.

Further information is available from Mr. D.A. Cozens, Doncaster 710535 (evenings and weekends).

DECLARATION OF RESULT OF POLL ON A QUESTION

TICKHILL TOWN COUNCIL

Whereas a poll of the local government electors of the Town Council of Tickhill was taken on the eighteenth day of December 1986 on the following question, namely :-

"Do you wish the Town Council to go ahead with the plans to build a Community Centre?"

I, the undersigned, being the Deputy Returning Officer at the said poll, hereby give notice that the number of votes given thereat was as follows :-

| | | |
|----------------------------------|------------|-------|
| For the question | 255 | votes |
| Against the question | 1244 | votes |
| Majority for /against | <u>989</u> | |

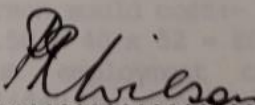
REJECTED BALLOT PAPERS

.... ballot papers were rejected for the following reasons :-

| | |
|--|------------|
| want of official mark | |
| writing or mark by which the voter could be identified | 3 |
| unmarked or wholly void for uncertainty | 2 |

And I hereby declare that the said question was ~~carried~~/lost

Dated this Eighteenth day of December 1986


.....
Deputy Returning Officer



Doncaster

Metropolitan Borough Council
Department of Legal and Administrative Services

Director of Legal & Administrative Services

P.O. Box 11, Council House,
Waterdale, Doncaster,
South Yorkshire, DN1 3EQ
Telephone (0302) 734549
MX4 12585 - DONCASTER

Your

TTC/DAC.

6th December, 1985.

Dear Mr. Fenton,

Dear Mr. Fenton,

With reference to your letter of 14th October, 1985, and the Parish Poll to be held on Thursday 18th December, 1985, at 8.00 p.m. and 9.00 p.m. in the Community Centre, St. Mary's Road, Tickhill.

As you know the Town Council has purchased land at St. Mary's Road for the purpose of building a Community Centre. The northern boundary of the land is shown edged red on the attached plan and I believe that you are the owner of the land immediately to the north. As part of the development of the Community Centre it will be necessary to demolish the lean-to outbuildings which are constructed against the stone and brick wall which separates the Town Council's land from your land. It would appear that the wall gains a high degree of its strength and stability from these outbuildings and their demolition might well result in the wall becoming structurally unsafe.

The question has arisen as to the ownership of the wall or the responsibility for its maintenance. The Town Council's deeds are silent on this matter and, unless there is evidence to the contrary, it would appear that the wall is not in the Town Council's ownership. Would it be possible for you to let me know, perhaps via your Solicitor, whether or not you own the wall or are responsible for its maintenance. If you are the owner then the Town Council would wish to gain your consent to work which would eliminate the problem referred to at no cost to yourself. Alternatively, if you are not the owner, or have no responsibility for the maintenance of the wall, the Town Council would be willing to undertake the necessary work on the understanding that it was the act of a good neighbour and was not to be taken as an admission of liability by the Town Council for the future maintenance of the wall.

Yours sincerely,

Town Clerk

Mr. D.J. Fenton,
14 Market Place,
Tickhill,
Doncaster.

17p



Doncaster

Metropolitan Borough Council
Planning Department

G.G. Newman
Dip T.P.(Lond), F.R.T.P.I., M.B.I.M.
Director of Planning
Colonnades House
Duke Street Doncaster
South Yorkshire DN1 1EE
Telephone (0302) 734444

Our Ref: 84/83/01008/PH/JG

This matter is being dealt with by

Mr Hunter

Your Ref:

Direct Telephone Number

734861

Mr D.A. Cozens
1 Low Common Lane
Austerfield
DONCASTER DN10 6RF

24th February 1986

Dear Sir

COMMUNITY CENTRE COMPETITION

I refer to your communication and enclosures of 10th February relating to the matter described above.

I can now comment as follows on the points raised.

- i) Condition 10 relates to the setting out of sight lines on either side of the access onto St Mary's Road. The sight lines are shown on the attached plan and the area hatched black is that area bounded by the highway and sight line.
- ii) It is considered that the materials specified in condition 15 are those most appropriate to development of the site, standing as it does within the Tickhill Conservation Area, and that the Hall should be designed so as to incorporate only those materials.
- iii) The District Planning Authority would raise no objection to the building being sited close to the west or north boundaries so long as the building does not encroach upon the sight line requirement of condition 10 and so long as the wall along the north boundary of the site is retained. The Town Council will no doubt wish to take into account future maintenance of the external fabric of the Hall and boundary walls in the siting of the centre, as well as the desirability of providing a pedestrian refuge adjacent to any entrance on the St Mary's Road frontage.

I am currently seeking clarification of the vehicular turning area considered appropriate for this site. In the meantime it should be made clear that the servicing area will be required to serve the commercial premises fronting Market Place and the public house. The layout of the site should therefore be laid out to cater for large vehicles such as refuse vehicles, delivery vehicles and the articulated vehicles that are frequently used to replenish public houses.

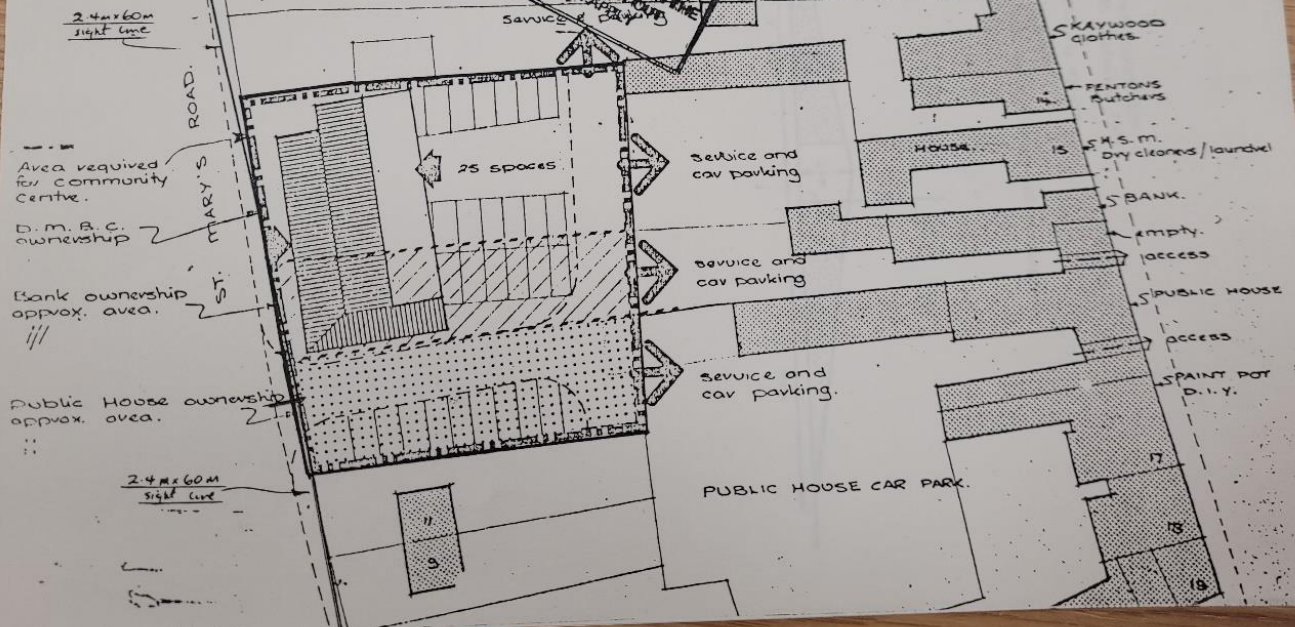
Yours faithfully

Director of Planning

TICKHILL
ST. MARY'S ROAD

DONCASTER METROPOLITAN
BOROUGH COUNCIL
PLANNING DIVISION
- 4 JUL 1984

DONCASTER M.B.C.
PLANNING
DIVISION
COPY OF PLAN
TO WHICH NOTICE DATED
- 7 SEP 1984
RELATES AND TO WHICH THE
CONDITIONS SET OUT
THEREIN APPLY



PRP/BM
TTC/DAC.

1st November, 1985.

Dear Sirs,

Community Centre, St. Mary's Road, Tickhill
Your Client - Mr. A.E. Bloomfield

I reply to your letter of the 7th October, 1985. My Town Council is willing to pay your reasonable charges of seeking the instructions of your Client to establish the ownership and responsibility of the boundary wall. If, during the course of your enquiries, it becomes apparent that your charges are likely to exceed £30.00, please let me know.

Attached is a copy of a plan which might be of use to you in your enquiries. The boundary wall is shown red on the said plan. From A to B the wall is 12 ft. high and constructed in stone. From B to C and C to C1 the wall is 10 ft. high, the bottom half being in stone and the top half in brick. From C to D the wall is 8 ft. high and constructed in stone.

The walls B to C and C to C1 appear to have been the southern and eastern walls of a former building.

Attached to the boundary wall between buildings 4 and 5 is a gutter which may have discharged into a water butt at the side of building 5 which is a former greenhouse.

When the outhouses 1, 2, 3 and 4 are demolished as part of the Community Centre project, consideration will need to be given to the stability of the boundary wall. Notwithstanding the outcome of your enquiries the Town Council suggests that as part of the demolition the whole length of the wall from A to D be reduced to a height of say 2 metres and that it be repaired and repointed as may be necessary.

This proposal is made on the understanding that it is the act of a good neighbour and is not to be taken as an admission of ownership or responsibility for the maintenance of the boundary wall.

Encl.

Yours faithfully,

17p
Messrs. Penningtons,
Solicitors,
11 South Parade,
Doncaster DN1 2DY

Town Clerk

PJE/DG

TTC/DAC.

4th October, 1985.

Dear Sirs,

Community Centre, St. Mary's Road, Tickhill
Your Client Mr. D.J. Fenton

During 1979, when the Town Council was acquiring land at St. Mary's Road, Tickhill, for the provision of a Community Centre, it was established that your above-mentioned Client was the owner of 14 Market Place, Tickhill.

The land edged red on the attached plan is now owned by the Town Council and plans for the proposed development are now being prepared. The Conveyance to the Town Council is silent on the aspect of the ownership and responsibility for maintenance of the stone boundary wall between points A and B on the said plan.

Are you able to say whether or not your Client is still the owner of 14 Market Place and, perhaps, the land at the rear and, if so, whether he owns and is responsible for the wall?

Your co-operation would be appreciated.

Yours faithfully,

Town Clerk

Messrs. Jordan, Clough & Edwards,
Solicitors,
4 Priory Place,
Doncaster DN1 1BP

17p

5/SJB/SJP

TTC/DAC.

27th September, 1985.

Dear Sirs,

Land at the rear of National Westminster Bank's
premises at The Market Place, Tickhill, Doncaster

The Town Council has acquired land fronting St. Mary's Road, Tickhill, at the rear of your above-mentioned premises. A condition of the negotiated terms required the Town Council to provide car parking facilities within the Bank's retained land. This has been done and your local Agents, Messrs. Stanilands and William H. Brown, have been notified accordingly.

Additionally, the Town Council was required to provide and fix a sign indicating that the parking facilities were for the use of your Bank's customers. In an exchange of correspondence with Stanilands I have been advised that you would prefer to have a notice in your standard form, a photocopy of which is attached hereto. It is extremely probable that the local manufacture of one sign would be expensive and might not reflect the Bank's standard signwriting in terms of colour and the like. With this in mind, may I enquire as to whether you hold a stock of the signs and, if so, would it be possible for the Town Council to obtain one from you?

Yours faithfully,

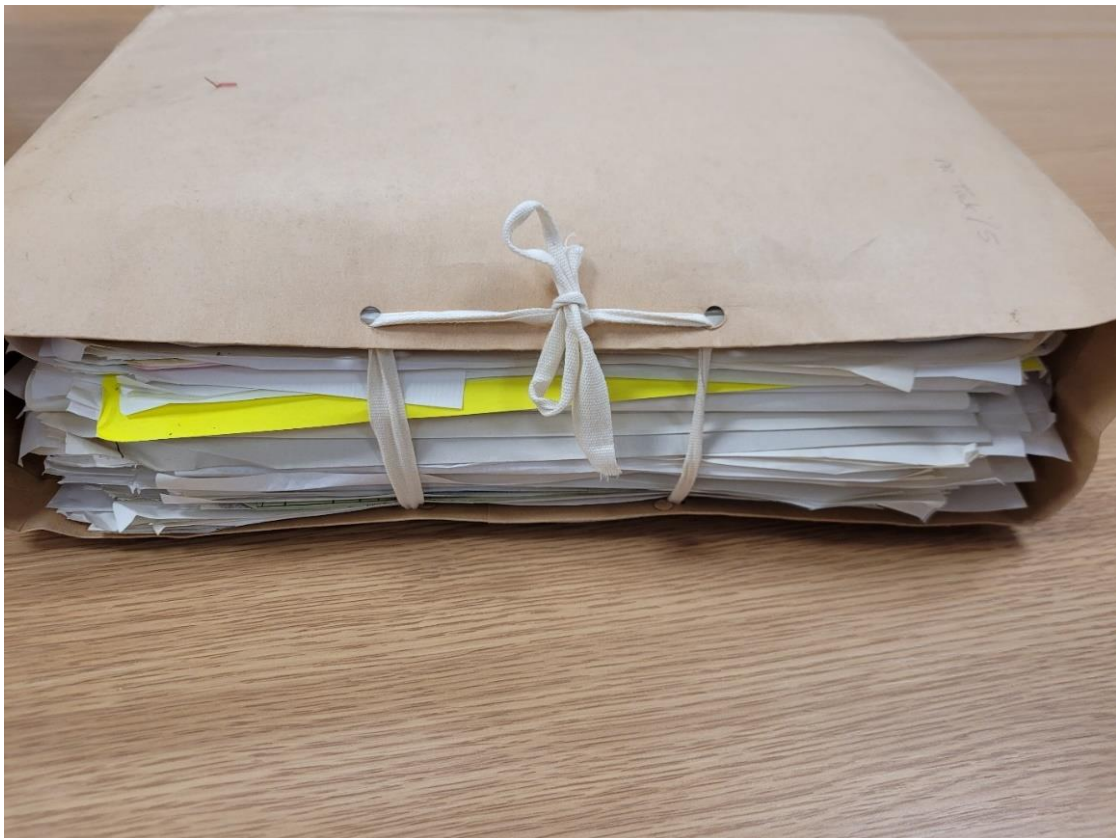
Town Clerk

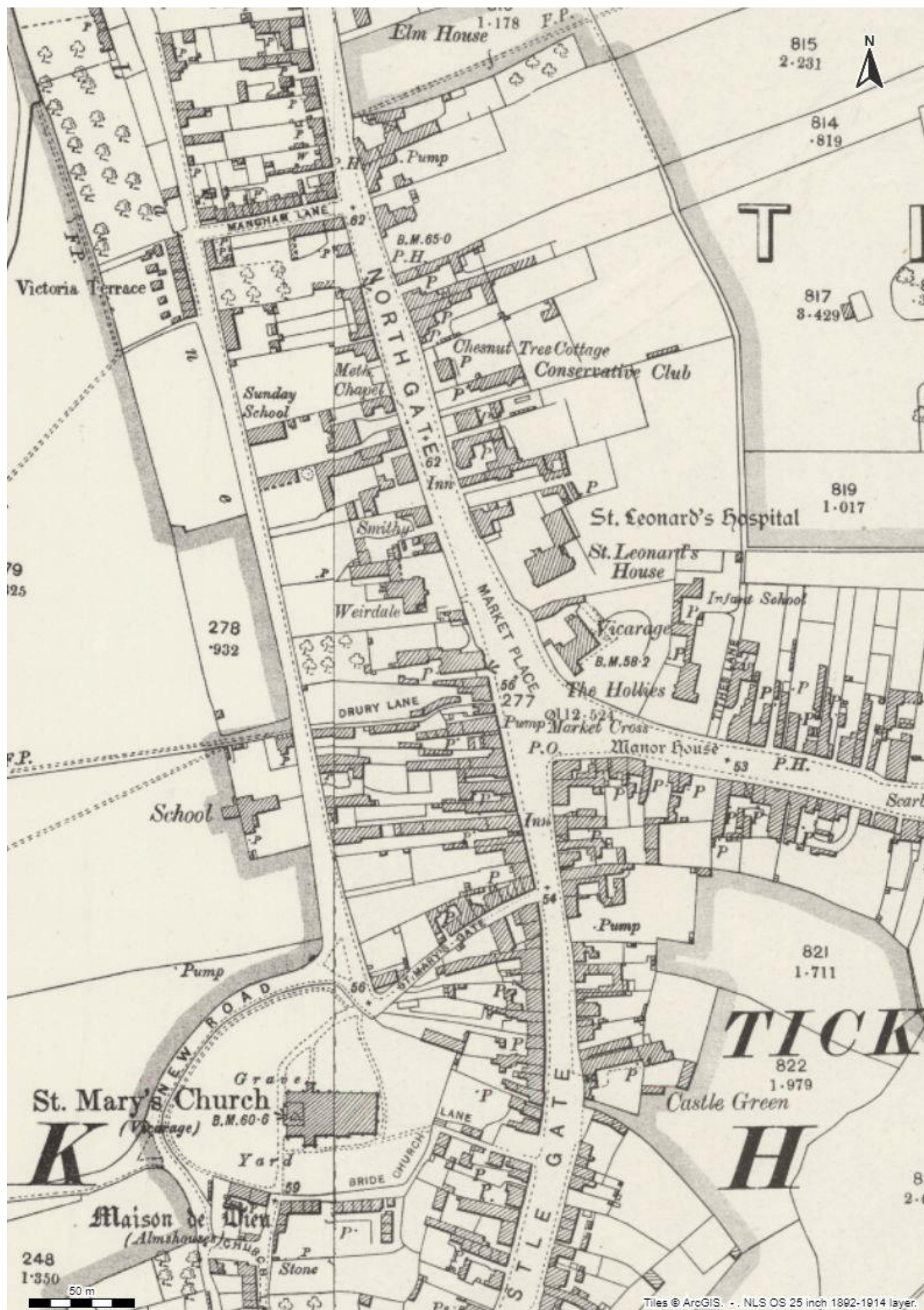
Encl.

The Regional Premises Manager,
National Westminster Bank PLC,
East Regional Premises Office,
King's Cross House,
200 Pentonville Road,
London N1 9HL

13p

How the documents are stored in the archives, should anyone want to find them:





Preservation of Buildings

The Preservation of Buildings in Tickhill

Sometimes historic buildings in the community are no longer needed for the purpose for which they were originally built. Sometimes these buildings can be adapted for newer purposes and saved, as happened with Tickhill's Parish Room, built as a hospital or almshouse in 1478. In contrast, another old building, the National School on St Mary's Road, later Tickhill's Church of England Junior School, has been demolished. Here is an account of how attempts were made in 1975 to save the building to use it as a Further Education Centre.

Towards the end of the report written by Philip Mottram, reference is made to Drawings A to D. These plans of the building, drawn by surveyor Robert Fieldhouse, are now in Tickhill & District Local History Society's archive.

HISTORY OF A LOST OPPORTUNITY

By Philip Mottram

As the population of Tickhill began to grow in the 1970s it became clear that there would need to be an increase in schooling capacity to serve the growing number of children in the town.

It was in January 1975 when I received a letter from Mr J H Higgins, Area Head of the Vermuyden Institute of Further Education based in Rossington. He wrote to inform me that the new DMBC Local Education Authority was planning to pull down the old Tickhill C of E Junior School after the last children had been rehoused in the new addition then being built to the new Junior School. He believed that the building should be retained as a Further Education Centre with full community use. He felt that Tickhill residents should fight for its retention. The small Environmental Group of which I was then a member agreed, and we resolved to try to do something about it.

The case put forward by Mr Higgins was convincing:

- Demolition would cost money that would be better spent refurbishing the old building.
- Tickhill had no secondary school which could house F E classes
- Using a junior school would mean adults using small chairs and tables
- There is a lack of a community building and accommodation for holding daytime classes for Senior Citizens or for Play Groups
- He already had spare equipment that could be transferred to Tickhill

We were urged to lobby local councillors and the Director of Education.

On behalf of the Tickhill Conservation Group, I wrote to Mr Crompton, the Deputy Director of Education on 18 January 1975 expressing grave concern. In particular, I asked for an assurance that no demolition would take place without ample notice being given to Tickhill Organisations, that there would be a full explanation for the decision and I formally registered the view that the building should be used for combined Further Education and Community purposes. I reported that many Tickhill residents had commented that the building was originally paid for by public subscriptions and they feel that this gives them rights to object to premature demolition.

The Tickhill Town Council's Environmental Advisory Committee met on 4 March 1975. The Minutes of that meeting record a report on behalf of a sub-committee, given by a Mrs Haslam. They had visited the school on 13 February and emphasised that this was the report of a visual inspection by lay people without any specialised knowledge. They were considering whether the building could be used as a Community Centre.

The Report made the following points:

- The outside of the building would need some pointing and small repairs
- There were 5 classrooms, two small cloakrooms but no internal toilet facilities
- A kitchen and toilets would be needed for a Community Centre
- The heating system was old fashioned and inadequate
- Whilst the building could be useful it could not take the place of a purpose-built Community Centre
- The proposed £7.000 cost of demolition might well go towards the cost of alterations.
- A technical expert should be asked for an opinion
- The building should not be demolished

The Clerk to the Council commented that a request for an independent report would surely be resisted.

The Town Council had urged the Education Authority to retain the building, it has not asked for sole use as a Community Centre because in that case the first offer would have to be made to the former owner, Lord Scarborough. A compromise would be to keep the building as a Further Education Centre.

It was recommended that:

1. The old school should be refurbished and used as much as possible for Further Education and Community Centre use.
2. A detailed collation of information from all organisations in Tickhill was required. The sub-committee was authorised to send out questionnaires.

Twenty-six questionnaires were sent out and sixteen replies were received.

- 8 Groups would require regular use
- 8 Groups would require casual use
- 6 Groups stated their support for the provision of such a facility
- 10 Groups did not reply
- 2 Groups expressed no interest in the project.

On 25 September 1975 a letter from the Director of Education (M J Pass) enclosed copies of two sets of Minutes. The first referred to a meeting on 11 June when Mr S Beresford had attended in my place. The main points recorded were:

- The former architect to the West Riding had concluded that the building had reached the end of its life and that two years ago repair costs had been £35,000 and future maintenance costs would be substantial.
- The DMBC Chief Architect said the useful life might be up to 10 to 15 years and costs for minimum repairs would be £20,000 excluding a new heating system
- The provision of the new school had been on the understanding that the former premises would be dismantled.
- The joint site for the two new schools will be deficient in playground area by 1.6 acres and beneath minimum statutory requirements and parking would reduce the area further.
- At the proposed new Middle school on Common Lane there would be room for extension to provide community provision.

Local representatives made clear the need for community facilities.

It was suggested that a local committee be set up to liaise with the Education Department.

On 24 July I sent the following comments to Mr Pass:

- The 11 June meeting was held at an inconvenient time for working people and so proper consultation had not taken place
- Members of Tickhill Town Council were not invited.

(On 22 July the Yorkshire Evening Post newspaper printed a letter of apology from Mr Pass admitting that relevant correspondence from Tickhill Town Council had been overlooked)

- Mr Hare of the Ratepayers Association had not been in the chair, as stated.
- Many present felt that the tone of the meeting was not sufficiently concerned with an open investigation but rather that demolition was a foregone conclusion. The main theme seemed to be to persuade Tickhill to drop their concern for the old school and divert attention to provision of a new community centre in the distant future.

It was concluded that proper public consultation had not taken place. The following course of action was proposed:

- The authority to guarantee no precipitate action
- Tickhill Town Council be empowered to carry out its own investigation
- The Authority to cooperate fully by providing access, information and professional advice.
- The premises to be maintained for a reasonable period while investigations took place.

The second set of Minutes concerned a meeting on 3 September 1975. It was reported that an additional meeting had been called because of a request from Tickhill Town Council who had not been represented at the previous meeting.

After full discussion of the background, local representatives put forward reasons for asking for the premises to be kept for Further Education and reported 16 organisations already requiring use of the premises.

It was clearly stated that the requirement was for Further Education and not community use. It was confirmed that the Common Lane School would be started early in the financial year starting in April 1976 and that the plan provided for the possibility of further education provisions although no finance was available.

There were no financial resources within existing budgets.

A Town Council sub-committee should look into the possible development of the premises and produce a report.

Sub-committee Report:

The Town Council nominated Cllr. D. C. Miller to lead a small Working Party. Other members were:

Mr R Fieldhouse (Surveyor), Mrs J Wilcox and Mr P. Mottram. The Working Party examined the premises and concluded that:

- Deterioration of the fabric was not serious and could readily be made good.
- The accommodation was basically suitable for Further Education use.
- Suitable improvements could probably be made at moderate cost. Accordingly an outline specification was prepared based on probable needs of an F.E. Centre.

The existing premises were measured and, with the assistance of an old plan of the school a drawing was prepared showing Plan, Elevations and Sections of the existing building (See Drawing A.) Using the outline specification, two possible layouts were produced and one was selected as the preferred scheme (See Drawing B.)

The Working party felt that this scheme fully exploited the potential of the premises. However, recognising that there are currently financial constraints on Local Authority expenditure, it was decided to critically examine the scheme and to eliminate those elements which could be dispensed with initially. The resulting modified scheme is shown on Drawing C.

A further Drawing D was prepared showing car parking spaces for 25 vehicles.

Both schemes B and C were then costed using a combination of actual estimates from local contractors and realistic budget estimates.

The cost of modified scheme C was estimated to be £9,000 to include:

- External repairs to the fabric, including roof repairs, guttering and window frames.
- Internal alterations including toilets partitions, plastering, plumbing etc
- Formation of a small kitchen including cooker and fittings.
- Gas fired central heating
- Electrical work
- Damp proofing by silicone injection
- External drainage from toilets
- Internal decorations
- Opening in N. boundary wall for access to carpark and tarmac repairs.

As soon as conditions would allow the modified scheme should be uprated to the preferred scheme B to include:

- Extensions for toilets, dressing rooms etc
- Partitions and suspended ceilings for classrooms.
- Formation of corridors etc.

The cost of these improvements was estimated to be a further £10,000.

The Report recommended that to arrest deterioration and to provide an urgently needed Further Education facility for Tickhill that the above schemes should be adopted.

Doncaster MBC did not adopt these recommendations.

Truly a lost opportunity

Thirty-two years later the area is still not being used as playground for the school and proposals to use the space as an extra public car park have not been accepted on the grounds that the Education Department had plans for its use.

Nor has Estfeld School on Common Lane been given any extensions for use as a Community Centre as hinted at the time.

Tickhill Town Council's proposals in 1986 for a Community Centre on what is now the St Mary's Road Car Park were rejected by a ballot of townspeople.

Philip Mottram

Tickhill Urban District Council 1946-1974

At the end of the war the Council was concerned at the lack of information about the site of a new school, clearly intended to provide for secondary age pupil formerly educated in the town. They sought clarification from the Divisional Education Officer, as they had not been consulted. There appear to have been two alternatives, Maltby and Bawtry, with the former evidently the final choice.

Many issues remained the same as before the war. Discussions about the future of local government, conversion of privies, the lodging house in Sunderland Street, the library, drains and sewerage, repairs to local roads and footpaths, complaints about bus services (especially the Saturday service to Doncaster when “buses were still full on arrival in Tickhill” – East Midlands service – and the lack of connection between Harworth-Maltby and Maltby-Sheffield services – Rotherham Corporation), some things never change!

The new preoccupation, a dominant feature of the Council’s work right through to 1972, was housing, where local responsibility for adequate provision became vital in the post-war years. In 1948 a priority list of applicants for new council houses was drawn up, containing 2 agricultural workers, 14 colliery and 14 general. The following year the Ministry of Housing and Local Government accused the Council of having insufficient housing land for the next 18 months and insufficient properties to meet need; the Council sent its (unspecified) proposals in reply. When there was further government pressure, both sides accused the other of causing the delay! The record, however, is impressive. In 1950 16 bungalows were completed and authority sought to build 22 houses on a Sunderland Street site – they cost about £30,000. At the rent review in 1951, the Council held 8 houses in Rawson Road, 8 in Pinfold Lane, 48 in King Edward Road, 44 in Crown Road, 11 in Doncaster Road, along with 24 bungalows on two sites at either end of Wong Lane.

In 1951 an offer was made for land in Worksop Road. In 1954 16 new flats were let in Doncaster Road and 4 flats were to be erected on opposite sides of Westgate where unfit properties were demolished. In 1955 it was proposed to purchase and upgrade Vine Terrace, which the MHLG agreed to the following year. Notices continued to be served on owners of unfit properties regularly, for example 19 at one sitting in 1958 with the outcome either a promise to improve speedily or a demolition order.

Consent was sought to build 6 one-bedroom bungalows in Vine Road in 1960. By the end of 1961 the Council owned 257 houses, with a further 20 being built, one-third of the houses in the area. The MHLG said this was “getting out of proportion” so more stringent conditions were imposed on the waiting list, effectively only providing for displacement from unfit properties and OAPs. However, properties were also built for sale and sold to tenants. In 1962 12 new properties were built for sale in Walnut Avenue and 8 for rent in Beech Avenue, as well as 26 new bungalows. The Castle Close development of bungalows with a community centre was opened in 1964. The Trustees of Maison de Dieu asked the Council for aid to rebuild the almshouses in 1964, which was refused, but the site was acquired and the homes reconstructed by the Council by 1966.¹ The provision of housing was arguably the greatest achievement of the UDC.

There was, of course, much else. Hackney Carriage licences and the making of accompanying bye-laws arose in 1947-48. Following the establishment of the National Health Service, there were discussions about the Home Nursing Service. In 1949 the basis was agreed for local authorities in the Doncaster area to share the costs of a crematorium at Rosehill, Doncaster. The destruction of rats is periodically referred to in the minutes. Problems with the Mill Dam surfaced in 1954 when the Council considered taking over responsibility although the Duchy was reluctant to relinquish its rights, while Lord Scarbrough objected to contributing money when the cause of the deposits was primarily Maltby Colliery. The Council instructed its Surveyor to empty the Dam and called a meeting of all parties! In the last years of the UDC the Mill Dam appears an issue again until it was agreed to provide an automatic shuttle and improve the sluice gates. Stream pollution was a regular problem, such that in 1955 a meeting was called with Worksop RDC, the National Coal Board and the Trent River Board; typically the outcome is not reported.

A royal visit spurred the Council to action in 1948 when the royal party were to travel from Bawtry to Sandbeck in the morning and then from Sandbeck to Doncaster; the public were asked to decorate their houses, the Council adorned the Cross and the Library and the school children were to cheer in the Market Place.

There are occasional domestic references to the Council's own affairs. A duplicator was purchased for the Clerk in 1949. In 1953 the Library was extended and public conveniences built behind it. All meetings were held in the Library until January 1961. The following month, without explanation, the meeting was in the Council Chamber. There appears to have been some crisis with regard to the Library, as the County Council indicated late in 1962 its willingness to provide premises and run a library and a committee was set up in January 1963 to consider the future of the Library, which had many regular lettings such as the youth club and the Ratepayers' Association. In 1968 it is called the "Old Library" and a trustee arrangement jointly with the County Council was discussed so as to support the youth club meeting there.

Planning decisions continued throughout the period, with delegated powers from the County following the 1947 Town and Country Planning Act. These vary from the trivial, like the refusal of a garden hut on the grounds that the owner had already sufficient accommodation to house building projects, like those of Ben Bailey either side of Sunderland Street around 1970. "Representations" were made to the County on its plans in 1950 with regard to the inclusion of buildings of historic interest (none had been included in the County Survey!) and concern over the line for the Doncaster by-pass (it should "clear the sewage works"!). When a Village Plan was drafted by the County in 1967, the Council asked for the inclusion of a list of open spaces, the deletion of two proposed new roads and the extension of the graveyard. In 1969 a Tickhill Conservation Area was proposed.

Highway issues were mostly a question of repairs. However, there are occasional references to speed. In 1959 complaints about speeding vehicles in Sunderland Street led to a response from the Assistant Divisional Surveyor that he didn't think that additional signs would make much difference but the police did agree to take the necessary action against offenders. In August 1960 a serious accident at the Cross was reported leading to a meeting with the County Surveyor and Police to discuss "the dangerous situation in the town generally ... owing to the increase in traffic". Discussion followed about the construction of pedestrian refuges and new signs and white lines. In 1967 a new traffic system was instituted around the Butter Cross (the first reference to the Cross so named), and regarded favourably by the Council. Small issues also arose, such as a complaint about parking on a grass verge in Westgate, this as early as 1955.

As late as 1963 there were complaints by residents of St. Mary's Road about pigs at Northgate Farm. Within a few years the farm was reported as derelict.

Local government reorganisation reared its ugly head again with a County Review in 1963 when the Council defended itself strongly; "Tickhill was better administered by its own authority". It was resolved to resist any proposal to change the town's status. By 1971 the writing was on the wall when the Council resolved to "propose as essential that a Local council (with Statutory powers) be formulated in Tickhill when the new structure was finalised".

The Council was active to the end. Its last year's activity included road safety, planning new dwellings on the residue of the Walnut and Beech Avenue land, travel concessions, lettings, tackling damage to trees, dealing with planning applications, path diversions, new street lighting and work on the Castlegate sewage scheme.

At the final meeting on 26 March 1974, the Chairman, Cllr W A Hill, reflected on his 39 years of membership of the UDC. During his time, no councillor had received any payment by way of expenses. When he joined there was no running water to dwellings; now it was laid on to houses across the town. The staff were thanked for their loyal service.

An era when local government really was local had come to an end. The Urban District Council had powers in health (drainage and sewage, services of a Medical Officer of Health, inspection of properties for fitness for use, inspection of slaughter houses and bakeries, milk and dairies), education (provision of public library), highway (maintenance of all streets, paving, street lighting, naming and numbering, cleansing), parks and recreation grounds (buying and managing land for these purposes) and allotments (providing a sufficient supply). Add in the growth of housing and planning responsibilities and the breadth of the Council's work was comprehensive. The record shows that it was performed conscientiously and with distinction.

John Hoare - 2014

I The Maison Dieu Trustees' minutes say that the old almshouses were demolished in 1967 but that 6 new bungalows were not completed until 1973 - the date on the plaque at the end of the bungalows. H Moffat

The Final Chapter

Tickhill Council Minutes

Related to the Community Hall/Car Park.

Minutes turn into hours...

-2-

MINUTE BOOK

Letting of Council Houses. The Clerk reported on the progress of the two new housing schemes and it was resolved that selection of tenants be made at the next meeting of the Public Health & Housing Committee.

Village Hall. The Meeting resolved that the Council were of the opinion that it was to the advantage of the Council to provide a suitable hall for community use and in the first place it was resolved that the Surveyor be asked to provide information to the Council as to the suitability of certain land to the north of the town.

The Clerk reported that he was informed by the appropriate official of the County Council that for the purpose of grant it would be necessary for plans and estimates of cost to be submitted with the application.

Council Bus Passenger Shelters. The Clerk was instructed to ask the Surveyor to provide the information required as to the possibility and cost of providing sides to the shelters where the structure was suitable for the addition.

The Clerk was further instructed to order repairs to be undertaken to the glass portion of the Westgate shelter and a broken section of the bollard Church Lane/Pinfold Lane.

Castle Close. It was reported that there were certain difficulties in the admission of persons on Saturday evenings and the Clerk was instructed to discuss the matter with the Chairman of the appropriate Committee.

Concessionary Fares - Tickhill-Doncaster. It was resolved that the Financial Adviser be asked of the possibility of a system operating from January 1st next.

R. Caddy
Chairman

CHAIRMAN'S INITIALS

Kalamazoo
1105-139

4.
Local bus services continued to cause problems and despite repeated representations to the Bus Operators, the South Yorkshire Passenger Transport Executive and the Yorkshire Traffic Commissioners, progress on this matter had been erratic. Efforts were still being made to acquire a suitable site for a Community Centre but, as with most land trans- actions, progress was somewhat slow.

During the last twelve months £860.00 had been awarded in grants to local organisations which worked for the benefit of the community.

Despite inflation the rate precept had been kept down by the Town Council to the same 3p.

Although the Town Council was primarily involved in local matters it did not ignore other issues which affected local residents and as an example quoted the Town Council's representations made to the South Yorkshire County Council regarding the Doncaster Town Centre Traffic Management Scheme.

Finally, Councillor Nixon paid tribute to the memory of the late Mr. W.A. Hill for his services to the community and also recorded everyone's appreciation to the former Vicar of Tickhill and Mrs. Jones who had moved to Cheshire.

Resolved that Councillor Nixon be thanked for the report.

3. Community Centre - Land

In response to a question from a Member of the Town Council the Town Clerk reported on the current situation regarding the availability of land as a site for a Community Centre between the Market Place and St. Mary's Road. There had been a good response from most owners but others had yet to give their consent to negotiations. At this time it was not possible to indicate a date for the conclusion of the negotiations.

The Town Clerk stressed that the negotiations were merely to establish whether or not a land assembly scheme might be viable. No formal commitment had been made by the Town Council for negotiations to acquire any site.

Resolved that the Town Clerk's report be approved.

There being no further business the Town Mayor closed the meeting at 8.30 p.m.

R. Waddy

Application

Observations

80/83/01483
Extension, 32 Westfield Road. Agreed.

80/83/01504
House and garage, Plot 66, Agreed.
Off Common Lane,
(Amended plans).

Payment of Accounts

34. Resolved that the following accounts be approved for payment.
- (1) Department of the Environment - Audit fee 1979/80. £56.35
 - (2) Summer Play Scheme - Wages. £225.55
 - (3) Board of Inland Revenue - Summer Play Scheme - Social Security Contributions. £13.49
 - (4) Doncaster Newspapers Ltd. - Summer Play Scheme - Advertisement for staff. £10.20
 - (5) Doncaster Free Press - Summer Play Scheme - Advertisement for staff. £9.30
 - (6) Doncaster Metropolitan Borough Council - use of photocopying facilities 1979/80. £48.94

35. Land for Community Centre

The Town Clerk submitted an interim report regarding the willingness of owners to enter into negotiations with the Town Council in respect of lands at the rear of the Market Place, for the purpose of providing a Community Centre.

Further enquiries were being made of two owners who had declined to enter into such negotiations. In the event of the two owners re-affirming their previous decisions the Town Council would be asked at its next Ordinary Meeting to consider the making of a Compulsory Purchase Order or, alternatively, commencing negotiations for a different site.

Resolved that the Town Clerk's report be approved.

36. Parking of Motor Vehicles on Grass Verges

The Town Council considered a report regarding an anticipated situation whereby there would be no statutory protection against the parking or driving of motor vehicles on grass verges and central reservations of highways.

Currently, such powers as were available were by virtue of the provisions contained in the West Riding County Council General Powers Act 1964 and the Doncaster Corporation Act 1931. These local Acts would be repealed on the 1st January, 1981 by the provisions of the Local Government Act 1972.

CHAIRMAN'S INITIALS

Application

Observations

80/83/01648
Nine houses,
1.2 acres,
Stanley House,
Wilsic Road,
(Outline).

The Town Council has always been opposed to the in-filling of the gardens of the large houses in Tickhill. Such developments are considered to be detrimental to the environment and to the amenity of the residents of the area. The application site is immediately alongside the boundary of the Green Belt and the proposed development would create too great an impact at this point. Without prejudice it is felt that the density of the proposed development is too high.

80/83/01572
Timber Storage
Yard, Lindrick
House.

Opposed. The application site is in a totally residential area and the introduction of a commercial use would be detrimental to the environment and to the amenity of the residents.

80/83/01689
Three houses and
garages, 0.3 of
an acre, Lumley Drive.

Agreed.

80/83/01656
Alterations to
Rolan Bridge,
Dam Road.

Agreed.

80/83/01673
Parking of one
commercial vehicle,
The Wonder,
Bawtry Road.

Agreed.

80/83/01725
Residential development, 0.5 of
an acre, rea of
54 Westgate.
(Outline).

The Town Council has always been opposed to the in-filling of large gardens. The loss of these open spaces, particularly in the centre of residential areas, is considered to be detrimental to the environment and to the amenity of the adjoining residents.

80/83/01727
Change of use for
retail sale of pet
animals, Tickhill
Nurseries, Bawtry Road.

Agreed.

Councillor D.C. Miller declared an interest in application
80/83/1818 and neither spoke nor voted on the motion.

55. Footpath Diversion Orders

A letter was submitted from the Doncaster Metropolitan Borough Council regarding its intention to make Orders to divert parts of footpaths 8 and 14 to facilitate the Common Lane housing development.

Resolved that no objection be made to the Orders, subject to an assurance being received that the diverted footpaths will not be flanked by high hedges or fences like those at the Meadows Estate.

CHAIRMAN'S
INITIALS

[Signature]

73. Applications for Planning Consents

The Town Council considered applications for planning consents.

Resolved that the following observations be forwarded to the local Planning Authority.

Application

80/83/02132
Parking of three goods
vehicles at "The Laurels",
Bawtry Road,

Observations

Agreed, subject to the consent
being granted personal to the
applicant.

80/83/01886
Bedroom/kitchen extension
and garage extension at
45 Pinfold Lane.

Agreed.

80/83/01939
Alterations, dormer
windows and garage, at
1 Clarel Hall Close,
48 Westgate.

Agreed.

74. Payment of Accounts

Resolved that the following accounts be approved for payment.

1. Tickhill Church of England Middle School
Managers - Hire of accommodation September,
1980.

£12.00

2. Municipal Mutual Insurance Ltd. - premium
for Summer Play Scheme.

£7.50

75. Community Centre Accommodation

Further to Minute No. 57 of the meeting of the Council held on the 30th September, 1980 the Town Council considered further the selection of a site for the provision of Community Centre accommodation.

Resolved -

- (1) that the observations of the Chief Planner of the Doncaster Metropolitan Borough Council be sought with regard to the suitability of sites at the north western side of the Cricket Ground and the north western side of the Recreation Field; and
- (2) that the National Westminster Bank Limited and the John Smith's (Tadcaster) Brewery Company Limited be asked to re-confirm their willingness to negotiate with the Town Council the disposal of their lands at the rear of the Market Place.

76. Youth Facilities in Tickhill

Councillor E.H. Simpson reported on a letter received from a group of teenagers who wished to have a place to meet during evenings, such as a café. The writers of the letter emphasised the fact that as many of them were still at school or were now unemployed they could not afford to go to nightclubs or public houses.

CHAIRMAN'S
INITIALS

90. Community Centre Accommodation

Further to Minute No. 75 of the meeting of the Town Council held on the 28th October, 1980 the Town Clerk reported on the planning aspects of providing a site for a Community Centre at either the Cricket Field or in the north-west area of the Recreation Ground. The Cricket Field was not considered suitable as it would require the construction of a two-lane vehicular access across the northern side of the land. This would be an intrusion into the environment and would be detrimental to nearby residents.

The site at the Recreation Ground might be suitable but for vehicular access would rely on the construction of a highway across lands not in public ownership and also on the Doncaster Metropolitan Borough Council exercising an option to purchase access land from the Developers of the Common Lane housing site. No guarantee could be given that these factors would be achieved.

Resolved that the report be noted.

91. Provision of Seats

A letter was submitted from the Doncaster Metropolitan Borough Council which stated that the price of providing and fixing one G.T.S. seat on the public open space close to Everetts Close was approximately £90.00.

Owing to maintenance costs the Borough Council was unable to accept the offer made by the Town Council to pay for the planting of shrubs and flowers at the public open space.

Resolved that the letter be noted and that the Borough Council be asked to provide one 6' 0" G.T.S. seat.

92. 11 Vine Road - Boundary Wall

Further to Minute No. 71 of the meeting of the Town Council held on the 28th October, 1980 it was reported that part of the front boundary wall had been demolished to permit a vehicular access but the remaining parts of the wall had not been made good.

Resolved that this matter be referred to the Director of Housing Services of the Doncaster Metropolitan Borough Council.

93. Electricity Supply to the Buttercross

The Town Clerk reported that although two further tenders had been received between the last meeting of the Town Council and the closing date, neither had been lower than the tender submitted by Francis Sinclair (Electrical) Ltd.

Difficulties now existed due to information received from an Officer of the South Yorkshire County Council that the authority previously given to connect the new supply to the "Give Way" sign at the Buttercross Island, was to be withdrawn due to alleged technical problems. The Town Clerk was endeavouring to have the matter reconsidered and the lowest tenderer had been advised of the situation.

Resolved that the report be noted.

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38

At a Meeting of the Tickhill Town Council held at the Tickhill Church
of England Middle School on Tuesday, the 20th January 1981, at 7.00 p.m.

Present:

Councillor P.J. Brown - Town Mayor
Councillor B.K. Fairhurst
Councillor A.W. Hutchinson
Councillor J.B. Mallender
Councillor D.C. Miller

Councillor D.R. Nixon
Councillor R. Oddy
Councillor E.H. Simpson
Councillor F.D. Simpson

Minutes

125.

Resolved that the Minutes of the meeting of the Town Council held on the 16th December, 1980 be approved.

126.

Lumley Drive/Meadow Drive - Sewage Pumping Station

Further to Minute No. 124 of the 16th December, 1980 it was reported that, although a service was provided by the Doncaster Metropolitan Borough Council outside normal working hours to attend to failures of sewage pumping stations, this service had been interrupted by an industrial dispute. Arrangements had been made for the complainant to be advised of the procedure to obtain the service.

Resolved that the report be noted.

127. Community Centre Accommodation

The Town Clerk reported that he had been advised that a proposal to site a community centre in the north-western area of the Recreation Ground may have difficulty in gaining a planning consent due to inadequate highway access.

Resolved that the report be noted.

128. Castlegate - Parking Restrictions

Further to Minute No. 123 of the 16th December, 1980 a letter was submitted from the South Yorkshire County Council regarding a recent visit to Tickhill of the Doncaster Area Highways Sub-Committee. The Sub-Committee had inspected the parking of motor vehicles at Castlegate and arising therefrom the County Engineer had been instructed to submit proposals to restrict parking along the eastern side of Castlegate from its junction with Sunderland Street to the petrol filling station.

Resolved that consideration of the letter be deferred to the next meeting of the Town Council.

129. Estimates of Income and Expenditure 1981/82

The Town Council considered the draft estimates of income and expenditure for the 1981/82 financial year; and the probable expenditure for the current year.

Resolved -

- (1) that the draft estimates, as now amended, be approved;
- (2) that the allowances granted to the Town Clerk for the use of private motor vehicle and telephone; and the provision of clerical facilities be increased to £170.00 and £165.00 per annum respectively, from the 1st July 1981;

CHAIRMAN'S
INITIALS

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136. Maltby Salvation Army Band - Grant

Resolved that a grant of £15.00 be made to the Maltby Salvation Army Band for attending the Carol Service, held at the Buttercross on the 24th December, 1980.

137. Tree Planting Schemes 1980/81 and 1981/82

The Town Clerk reported on three quotations submitted for the supply of trees, stakes and ties for the tree planting schemes 1980/81. Owing to a financial restraint on the South Yorkshire County Council, it would not be possible to accomplish the replanting scheme at the Cricket Ground. Subject to the Town Council's approval the scheme would be resubmitted for the 1981/82 season.

Resolved -

(1) that trees be provided for the following sites :-

- (a) 14 Limes at Lindrick Lane,
- (b) 5 Whitebeam at Rotherham Road,
- (c) 1 Field Maple at Alderton Drive/Sunderland Street,
- (d) 1 Copper Beech at the Churchyard of the Parish Church,
- (e) 1 Silver Maple at 8 Saffron Road; and

(2) that the quotation of £297.00 submitted by Plantatree (Nurseries) Limited, subject to availability of stock, be accepted.

138. Community Centre Site

The Town Council considered further the selection of a site to provide a community centre and, in particular, examined the comparative merits of the land at St. Mary's Road and the allotment land at the rear of the Tickhill Institute.

It was suggested that the allotment land, which was larger in size than the land at St. Mary's Road, could be developed to provide facilities for the Recreation Ground in addition to a Community Centre.

Other Members of the Town Council believed that the St. Mary's Road site had the advantage of providing off-street parking facilities and that its acquisition would probably result from voluntary negotiations, whereas, based on the latest information from the Trustees of the Institute, the land at the rear of the Tickhill Institute would be by compulsory purchase.

A Motion to adopt the allotment land as the Town Council's preferred site was not approved.

Resolved -

- (1) that the Town Council's previous decision to identify the St. Mary's Road site as its preferred site be adhered to; and
- (2) that at the next ordinary meeting of the Town Council consideration be given to authorising negotiations to acquire the land at St. Mary's Road and to the submission of an application for an outline planning consent.

CHAIRMAN'S
INITIALS

Minute No. 67 (3) - "Britain in Bloom" Competition
 Councillor J.B. Mallender appointed as Chairman of the
 Competition Sub-Committee.

153. Applications for Planning Consents

The Town Council considered applications for planning consents.
Resolved that the following observations be forwarded
 to the local Planning Authority.

| <u>Application</u> | <u>Observations</u> |
|--|---------------------|
| 81/83/00234 Change of use from Petrol Station to Squash Club/Gymnasium/ Sauna/Solarium, Toll Bar Garage, Bawtry Road. (Outline). | Agreed. |
| 81/83/00227 Scoreboard/Implement Store, Cricket Ground, Alderson Drive. | Agreed. |

154. Payment of Accounts

Resolved that the following accounts be approved for
 payment.

- (1) Plantatree (Nurseries) Ltd. - supply
 of 22 trees, 22 stakes, 44 ties and
 delivery. £382.48
- (2) Mr. D.A. Cozens - purchase of bone
 meal for tree planting. £4.00
- (3) Wilkinson Group of Companies - printing
 2,000 Road Safety leaflets. £11.50
- (4) Tickhill Church of England School
 Managers - hire of accommodation,
 January 1981. £16.00

155. Community Centre Site

Further to Minute No. 138 of the 27th January, 1981 the Town Council
 considered a proposed site layout plan for a Community Centre and car
 parking facilities on land at St. Mary's Road. The proposed site would
 require land acquisitions from the Doncaster Metropolitan Borough Council,
 the National Westminster Bank Ltd. and John Smith's Tadcaster Brewery Ltd.
 The Community Centre would have an area of approximately 450 sq. metres
 and seat approximately 250 persons. Parking facilities would provide
 for approximately 25 motor cars and the highway access would permit rear
 servicing to the majority of the properties on the western side of the
 Market Place.

Resolved -

- (1) that the site layout plan be approved for the purposes
 of the submission of an application for an outline
 planning consent; and

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193. Fouling of Footpaths by Dogs - Signs

The Town Clerk submitted quotations received from the Royal Label Factory for the provision of signs relating to the fouling of footpaths by dogs.

Resolved that authority be given for the purchase of 30 signs incorporating a reference to the penalty for the offence.

194. Youth Club, Castlegate - Pedestrian Barrier

A letter was submitted from the South Yorkshire County Council regarding the provision of a kerb-edge pedestrian barrier outside the Youth Club, Castlegate. The provision of such a barrier would impede access to the pedestrian crossing and the County Engineer suggested that a side door of the premises should be altered so as to permit its use by mothers with prams and pushchairs.

Resolved that a copy of the letter be forwarded to Councillor F.D. Simpson in order that the mothers may be advised of the situation.

195. Buttercross - Rogation-tide Service

Resolved that consent be granted for the use of the Buttercross in connection with a Rogation-tide Service to be held on the 24th May, 1981.

196. Dates of Future Meetings

Resolved -

- (1) that the Annual Meeting of Electors (the Parish Meeting) be held on the 12th May, 1981 at 7.00 p.m., followed by the Annual Meeting of the Town Council; and
- (2) that ordinary meetings of the Town Council be held on the 30th June and the 28th July, 1981.

197. Community Centre Site

The Town Clerk reported that in connection with the sale to the Town Council of land at the rear of the Market Place, John Smith's Tadcaster Brewery Limited had sought assurances with regard to the under-mentioned matters. Subject to the Town Council's approval, the assurances had been given.

1. Clear route would be maintained at all times to the rear of the Brewery's premises.
2. That no objection would be raised to the provision of an advertisement sign at the rear of the premises, subject to planning permission.
3. That the Community Centre car park would be open at all times free of charge.
4. That, if necessary, the Brewery would be able to erect a barrier at the entrance to its car park.
5. That it was not intended to create a public right of way over the Brewery's land to the Market Place.

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the Audit of Accounts for the financial year ended the 31st March, 1981. There were no matters which the District Auditor wished to draw to the attention of the Town Council; however, the Town Clerk was to obtain details of premiums for increases in the Fidelity Guarantee Bond which would be submitted to a future meeting of the Town Council.

Resolved that the report be noted.

18. Review of Parish Boundaries

A letter was submitted from the Doncaster Metropolitan Borough Council which stated that it was intended to hold a series of Public Meetings in connection with the Review of Parish Boundaries. A meeting would be held in connection with the representations submitted by the Town Council and details of the meeting would be issued in due course.

Resolved that the letter be noted.

19. Parish Councils' Information Service

Resolved that a contribution of £15.00 be made to the Brodsworth Parish Council in respect of a shared Parish Councils' Information Service.

20. Recreation Ground- Clowns' Theatre

A letter was submitted from the Doncaster Metropolitan Borough Council which stated that a consent had been granted for the Recreation Ground, Tickhill, to be used by the Clowns' Theatre during the last week of July 1981.

Resolved that the letter be noted.

21. Land for Community Centre

The Town Clerk reported on a meeting with Representatives of John Smith's Brewery Company Limited regarding the sale to the Council of land at the rear of the "Red Lion" Public House. The Brewery's Representatives indicated their intention to submit a favourable report to their Board.

A letter was submitted from Messrs. Fox, Stanilands & Company, the Agents for the National Westminster Bank Limited, regarding the sale of the Bank's land at the rear of its premises at the Market Place. The Agents required the following assurances :-

1. That the Town Council would support an application for a Listed Building Consent for the demolition of part of the extension which was in a derelict condition and which would be necessary so as to create a security area between the proposed car park and the rear of the premises.
2. To provide a rear service road from St. Mary's Road to the rear of the land remaining in the Bank's ownership.
3. To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.
4. To maintain the service road in perpetuity.
5. To erect a stone or other substantial wall 2 metres in height on the new boundary of the land remaining in the Bank's ownership.

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6. To provide a pair of gates 2.5 metres wide in the new boundary wall.
 7. To pave and surface the remaining land to the rear of the Bank's premises, to provide a private car parking area, with drainage facilities, for use by the Bank's staff, customers and tenants, and to provide rear loading facilities to the premises.
 8. No public right of way should be created over the Bank's premises remaining in its ownership.

Resolved -

- (1) that the Town Clerk's report be approved; and
- (2) that the assurances required by the National Westminster Bank Limited be given in principle, subject to enquiries being made by the Town Clerk with regard to the extent of the work involved in No. 7 above.

22. Remembrance Day - British Legion

A letter was submitted from the Tickhill Branch of the British Legion inviting the Members of the Town Council to take part in a Parade through Tickhill on the coming Remembrance Sunday.

Resolved that the British Legion be thanked for the invitation and be informed that it has been the custom of the Town Council to assemble at the Parish Church for the Remembrance Day Service but that the Parade will be attended by any Member of the Town Council who so wishes.

23. Maintenance of Footpaths

A letter was submitted from the Doncaster Metropolitan Borough Council which stated that it was intended to undertake maintenance to Footpath No. 21 in the vicinity of Castle Farm.

Resolved that the letter be noted.

24. St. Mary's Crescent - Stop-Cock Cover

Resolved that the Doncaster Metropolitan Borough Council be notified of a missing stop-cock cover outside Nos. 51/53 St. Mary's Crescent, Tickhill.

25. Land Adjoining Scarborough Close

It was reported that thistles and weeds were growing on land to the north of Scarborough Close. Seeds from the weeds were likely to spread to adjoining lands.

Resolved that enquiries be made by the Town Clerk regarding the ownership of the field.

26. Apy Hill Lane - Unauthorised Disposal of Rubbish

Resolved that the Doncaster Metropolitan Borough Council be again asked to remove a mattress which had been dumped at Apy Hill Lane.

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Council which
Ground, Tickhill, to be used
of July 1981.

Resolved that the letter be noted.

21. Land for Community Centre

The Town Clerk reported on a meeting with Representatives of John Smith's Brewery Company Limited regarding the sale to the Council of land at the rear of the "Red Lion" Public House. The Brewery's Representatives indicated their intention to submit a favourable report to their Board.

A letter was submitted from Messrs. Fox, Stanilands & Company, the Agents for the National Westminster Bank Limited, regarding the sale of the Bank's land at the rear of its premises at the Market Place. The Agents required the following assurances :-

1. That the Town Council would support an application for a Listed Building Consent for the demolition of part of the extension which was in a derelict condition and which would be necessary so as to create a security area between the proposed car park and the rear of the premises.
2. To provide a rear service road from St. Mary's Road to the rear of the land remaining in the Bank's ownership.
3. To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.
4. To maintain the service road in perpetuity.
5. To erect a stone or other substantial wall 2 metres in height on the new boundary of the land remaining in the Bank's ownership.

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Resolved that the Agents for the Duchy of Lancaster be invited to meet the Town Council for discussions.

45. Community Centre Land Acquisitions

The Town Clerk reported that in accordance with the Town Council's instructions he had met the Agents acting for the National Westminster Bank Limited regarding the accommodation works and had gained clarification of the extent of the accommodation works which the Bank had proposed as a condition to the sale of its land at the rear of the Market Place to the Town Council. The Town Clerk was satisfied that the extent of the proposal was reasonable.

The Town Clerk further reported on a letter received from John Smith's Tadcaster Brewery Limited regarding a proposed Restrictive Covenant relating to licensees of occasional bars at the proposed Community Centre. The Town Clerk had advised the Brewery that he was unable to recommend the Restrictive Covenant to the Town Council for the reasons now stated. A reply was awaited from the Brewery.

Resolved that the report be approved.

46. "The Mill Stone" Public House - Licence

Notice was received under the Licensing Act 1964 of the intention of Mr. S.A. Simpson to apply for a Justices' Licence in respect of "The Mill Stone" Public House, Tickhill.

Resolved that

Resolved that the report and the payments be approved.

73. National Association of Local Councils - Conference

It was reported that the National Association of Local Councils was to hold a Conference for Parish and Town Councillors, at Harrogate, on the 19th, 20th and 21st March, 1982.

Resolved that the information be noted and that consideration of representation at the Conference be deferred to the next meeting of the Town Council.

74. Fouling of Footpaths by Dogs - Signs

The Town Clerk reported that delivery had been received of the 30 relating to the fouling of footpaths by dogs.

The South Yorkshire County Council had previously agreed in principle to the signs being fixed to lamp-posts and the Town Clerk now sought instructions regarding specific sites.

Resolved that the County Council be asked for permission for the signs to be erected on lamp-posts at :-

- (1) St. Mary's Gate
- (2) St. Mary's Road
- (3) St. Mary's Crescent
- (4) Drury Lane
- (5) Passageway between St. Mary's Road and St. Mary's Crescent (adjacent to the Tickhill First and Church of England Middle Schools).
- (6) Passageway between Victoria Terrace, St. Mary's Road and St. Mary's Crescent.
- (7) Western side of Northgate from the Market Place to the Methodist Church.
- (8) Market Place area.
- (9) Alderson Drive, close to the entrance to the Cricket Field.

75. Community Centre

The Town Council considered a report from the Town Clerk on the conditions attached to the outline planning consent granted for land at the rear of the Market Place to be used for the provision of a community centre and car parking. Other than standard conditions the consent required the centre to be erected using pantiles and red bricks.

Resolved that the report be noted and that a copy of the consent be supplied to each Member.

76. Provision of Cycle Stands

Further to Minute No. 49 of the 28th July, 1981 the Town Clerk reported on a meeting with an Officer of the South Yorkshire County Council's Engineering Department regarding the provision of cycle stands. The County Engineer was willing to provide three stands at the Market Place outside the premises of the Halifax Building Society. Bearing in mind that it was the intention of the Town Council to undertake a similar project, the County Engineer proposed that the cost of the work should be divided between the Councils.

Resolved that the report be approved and that the County Council be advised that, subject to information relating to costs, the Town Council is willing to contribute up to 50% of the expenditure.

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improvement work at Mill Dam (£7.26)
and telephone calls in connection
therewith and for "Britain in Bloom"
Competition (£2.00).

£9.26

93. School Governors' Report

On behalf of Councillor D.R. Nixon the Town Clerk submitted a report on the meeting of the Tickhill Church of England School Governors held on the 28th September, 1981. The report referred to the retirement of the Head Teacher, Mr. J. Roberts, who had given sixteen years service to the School.

Since September 1980 the roll had fallen from 209 pupils to 185. This had resulted in the classes being reduced from 8 to 7.

Resolved that the report be noted.

94. Review of Parish Boundaries

The Town Clerk reported that in connection with the Review of Parish Boundaries it was the intention of the Doncaster Metropolitan Borough Council to hold a Public Meeting at the Tickhill Church of England Middle School on Friday, the 6th November 1981, at 7.30 p.m. The Town Clerk further reported that invitations to the meeting had been sent to each elector of Wellingley, Stancil and Hesley. Additionally, each Member of the Environmental Advisory Committee had been notified of the details of the meeting and requested to draw them to the attention of their parent organisations.

Resolved -

- (1) that the information be noted;
- (2) that the Town Council be represented at the Public Meeting by the Town Clerk; and
- (3) that Mr. J. Durdy and Mrs. M. Longdin be invited to propose and second the Motion inviting the Borough Council to support representations to the Boundary Commission for the boundary of the Parish of Tickhill to be extended so as to include the areas of Wellingley, Stancil and Hesley.

95. Community Centre Land Acquisitions

Further to Minute No. 45 of the meeting of the Town Council held on the 28th July, 1981 the Town Clerk reported on a letter received from John Smith's Tadcaster Brewery Limited regarding a proposed Restrictive Covenant. The Brewery had now withdrawn the proposed Covenant.

Resolved that the letter be noted.

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178. Yorkshire and Cleveland Local Councils Association - Representation

A letter was submitted from the Secretary of the Yorkshire and Cleveland Local Councils Association regarding the number of representatives allowed to each Parish and Town Council to attend Branch Meetings of the County Association. With effect from the 1st April, 1982 the number of representatives permitted to the Tickhill Town Council would be two.

Resolved that the Town Council's representatives be the Town Mayor and the Deputy Town Mayor in each Municipal Year.

179. Mill Dam - Pollution

A letter was submitted from the Chief Environmental Health Officer of the Doncaster Metropolitan Borough Council regarding pollution detected in the Mill Dam, Tickhill. It was believed that the pollution resulted from partially treated sewage which had percolated through spreader drains into the Mill Stream. The Borough Council had erected notices alongside the Dam giving warning of the dangers of swimming.

Further enquiries were being made regarding the identification of the exact source of the pollution.

Resolved that the letter be noted.

180. Doncaster Community Health Council - Representation

A letter was submitted from the Yorkshire and Cleveland Local Councils Association regarding Parish Councils being represented on local Community Health Councils. Although it had not been possible to gain separate representation on the Doncaster Community Health Council, The Worshipful The Mayor of Doncaster, Councillor A. Grimson, J.P., who represented the Doncaster Metropolitan Borough Council on the Community Health Council, had offered to act on behalf of Parish Councils.

Details of matters which Parish Councils wished Councillor Grimson to raise were to be submitted to the Borough Council.

Resolved -

- (1) that the information be noted; and
- (2) that further enquiries be made regarding the referral of matters to the Doncaster Community Health Council, other than those to be raised by Councillor A. Grimson, J.P.

181. Boards of Governors of Secondary Schools - Representation

Resolved that enquiries be made regarding the Government's reasons for not implementing the proposals of the Taylor Report for the appointment of Secondary School Governors from Parish and Town Councils.

182. Provision of Community Centre

A Member of the Town Council referred to the publication in a local newspaper of a letter which suggested that a poll should be taken to determine the wishes of the Tickhill Electorate with regard to the proposed Community Centre.

The Town Council was reminded that prior to embarking on the project, consultations had been held with each known organisation and society in Tickhill and that since then there had been several opportunities to discuss the subject both in the Town Council and its Environmental Advisory Committee.

Resolved that the report of the letter be noted.

183. Scout and Guide Headquarters

It was reported that an Open Day was to be held on the 6th March, 1982 to enable people to visit the new Scout and Guide Headquarters at St. Mary's Road, Tickhill. The Members of the Town Council were invited to attend.

Resolved that the invitation be accepted with thanks.

184. Wilsic Road - Extension of Speed Restriction Area

Resolved that enquiries be made from the South Yorkshire County Council regarding the implementation of the extension of the 30 m.p.h. speed restriction area at Wilsic Road.

185. Land at 31 - 47 St. Mary's Road

Resolved that enquiries be made regarding the present condition of land at 31 to 47 St. Mary's Road which might constitute a hazard.

The meeting of the Town Council closed at 9.15 p.m.

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The Town Clerk reported that the Town Council would be consulted on the County Council's draft proposals.

Resolved -

- (1) that the letter be noted; and
- (2) that the County Council be asked to state the reasons for the said delay which was likely to result in further public expenditure.

73. Acquisition of Lands for Community Centre

The Town Clerk reported on information received from the District Valuer regarding the progress of the negotiations to acquire lands between the Market Place and St. Mary's Road for the purpose of providing a Community Centre. Little progress had been made at this time as the District Valuer was awaiting replies to correspondence; however, it was hoped to have a more detailed report in sufficient time for the next ordinary meeting of the Town Council.

Resolved that the report be noted and that any interim information be forwarded to the Town Mayor.

74. Construction of Stone Bus Shelters

The Town Clerk reported that there had been no change in the situation with regard to the lack of a consent to construct a stone bus shelter outside 2/4 Northgate. Efforts would be continued to overcome the objections.

The Doncaster Metropolitan Borough Council had been asked for a site plan for the proposed shelter at Worksop Road.

Resolved -

- (1) that the report be noted; and
- (2) that Community Industry be asked to proceed with the construction of the shelter at Worksop Road using natural limestone.

75. Footpath Diversion Order - Footpaths No. 4 (Tickhill) and No. 6 (Wadworth)

A letter was submitted from the Department of the Environment regarding the decision of the Secretary of State not to confirm an Order to divert Footpaths No. 4 (Tickhill) and No. 6 (Wadworth). The application for the Order had been made by the freeholder to enable more efficient use to be made of the agricultural land. Subsequently the freeholder had withdrawn the application.

Resolved -

- (1) that the letter be noted; and
- (2) that the South Yorkshire County Council be notified of a barbed wire obstruction on Footpath No. 4 (Tickhill) at its junction with the boundary of the Parish of Rossington.

76. Orange Croft - Scrap Metal Business

In response to a question, the Town Clerk reported that the Doncaster Metropolitan Borough Council was aware and taking action to eliminate the nuisance caused by a scrap metal business at the Orange Croft Caravan Site.

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98. Drury Lane - Footpath Lighting

The Town Clerk reported that the street light at Drury Lane had been removed from its site to facilitate building works. The removal had been agreed by the South Yorkshire County Council and the light would be replaced when the work was completed.

Resolved that the report be noted.

99. Applications for Planning Consents

The Town Council considered an application for a planning consent.

Resolved that the following observations be forwarded to the local planning authority.

| <u>Application</u> | <u>Observations</u> |
|--|---------------------|
| 82/83/01279 & /01 Renovations and two storey extension at rear to form flats to shop and bank at 1 Castlegate (Consultation) (Listed Building Consent) | Agreed. |

100. Payment of Accounts

Resolved that the following account be approved for payment.

| | |
|---|--------|
| (1) Tickhill Church of England School Managers - hire of accommodation, September, 1982 | £20.00 |
|---|--------|

101. Lands for Community Centre

The Town Clerk reported on the progress by the District Valuer of the negotiations to acquire lands at St. Mary's Road for a Community Centre. Proposed terms had been sent to the Agents of each owner and replies were awaited.

Resolved that the report be noted.

102. Tickhill Scout and Guide Association - Application for Loan

The Town Council considered further the application submitted by the Tickhill Scout and Guide Association for a loan towards the capital costs of the new headquarters at St. Mary's Road. Further information was submitted of estimated revenue costs and the earning capacities of the member groups within the Association.

Members of the Town Council who had been appointed to meet representatives of the Association reported on their discussions. It was felt that there was still the opportunity to raise further money, perhaps by public subscription.

At the commencement of the discussion Councillor D.C. Miller reminded the Town Council of his close ties with the Association and the work of the Scouts. Councillor Miller informed the Town Council that the rules governing

At a Meeting of the Tickhill Town Council held at the Tickhill Church of England Middle School on Tuesday, the 30th November 1982, at 7.00 p.m.

Present:

Town Mayor - Councillor E.H. Simpson
Deputy Town Mayor - Councillor J.B. Mallender

Councillors P.J. Brown, B.K. Fairhurst, A.W. Hutchinson, D.C. Miller, C.M. Parker and F.D. Simpson.

Apologies for absence were received from Councillor D.R. Nixon.

141. Minutes

Resolved that the Minutes of the meeting of the Town Council held on the 26th October, 1982 be approved.

142. Hire of Accommodation - Increase in Charges

Further to Minute No. 121 of the meeting of the Town Council held on the 26th October 1982, the Town Clerk reported that the Tickhill Church of England School Managers had withdrawn their previous notice to increase hire charges for accommodation. The present lettings fee of £5.00 per session remained unchanged.

Resolved that the report be noted.

143. Road Safety Advisory Committee - 8th November, 1982

The Town Council considered the Minutes of the meeting of the Road Safety Committee held on the 8th November, 1982.

The Town Clerk referred to Minute No. 8 and to enquiries made with regard to the junction improvements at Dadsley Road/St. Mary's Road/Wilsic Road/Wong Lane. Right of way at the junction was now given to traffic moving to and from Wong Lane and St. Mary's Road. The purpose of the new kerb lines was to bring vehicles approaching from Wilsic Road and Dadsley Road to the junction at right angles, thus improving the sight lines and causing vehicles to give way to other traffic.

The different ground level at the junction of Dadsley Road and St. Mary's Road was due to the installation of a large culvert.

Resolved -

- (1) that the Minutes be approved; and
- (2) that the report from the Town Clerk be noted.

144. Environmental Advisory Committee - 18th November, 1982

The Town Council considered the Minutes of the meeting of the Environmental Advisory Committee held on the 18th November, 1982.

Resolved that the Minutes be approved subject to Minute No. 41 being amended to show that the Town Council will support the "Beautiful Britain 1983" Campaign.

145. Pavilion at Recreation Ground - Future Use

The Town Mayor referred to a Minute of the Amenities and Leisure Services Committee of the Doncaster Metropolitan Borough Council which suggested that consideration be given by the Town Council to the use of the Recreation Ground as the site for the proposed Community Centre,

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incorporating dressing rooms, showers, etc. The Town Mayor reminded the Members that the site had been examined but had not been pursued for planning reasons, particularly the poor vehicular access.

Other than what had appeared in the local press no further information was available to the Town Council and no correspondence had been received from the Borough Council on this subject.

Resolved that the matter be reviewed when the Borough Council's proposals have been notified to the Town Council.

146. Applications for Planning Consents

The Town Council considered applications for planning consents.

Resolved that the following observations be forwarded to the local planning authority.

| <u>Application</u> | <u>Observations</u> |
|--|---------------------|
| 82/83/01543 Games room and kitchen extension, 10 Sunderland Street (Consultation) | Agreed. |
| 82/83/01530 Change of use from one dwelling to two dwellings, 19 Sunderland Street (Consultation) | Agreed. |
| 82/83/01512 Detached house and garage, 0.08 of an acre, junction Rawson Road and Pinfold Lane (Consultation) | Agreed. |
| 82/83/01574 External alterations to change use of outbuildings and part of existing dwelling to provide three dwellings; erection of garage; new roof to lobby; and new access and vehicle turning area, Sandrock House, Bawtry Road (Consultation) | Agreed. |

147. Shop Blinds - Planning Enforcement

The Town Mayor referred to a letter from a local resident regarding shop blinds fixed to the front elevations of the shop premises known as "Goody Two Shoes" and "The Grape Vine". The resident was of the opinion that the blinds formed an unacceptable intrusion into the environment and were detrimental to the character of the Conservation Area.

Resolved that the Town Clerk be instructed to make enquiries as to whether or not shop blinds were the subject of specific planning consents and, if so, the local planning authority be asked to institute the planning control procedures.

Recognition was given to the attributes of individual Members and their willingness to serve, however, the principal factor was the length of service to the Town Council. Where there was an equality of service the selection was made by reference to the number of votes gained at the Parish elections.

A Member elected at a bye election or by co-option gained no seniority from the service of the Member whose vacancy had been filled.

No account was given to political affiliations thereby ensuring that all Members of the Town Council were eligible to hold the Office.

Several Members felt that the principles on which the selection procedure was based should be recorded for the information of future Members.

Resolved that the same be agreed.

152. Audit of Accounts 1981/82

The Town Clerk reported that the District Auditor had completed the audit of accounts for the financial year ended the 31st March, 1982. There were no matters which the District Auditor wished to bring to the attention of the Town Council.

Resolved

(1) that the report be approved; and

(2) that the District Auditor's fee of £117.30 be approved for payment.

153. Community Programme - Schemes of Employment for Parish and Town Councils

A letter was submitted from the Doncaster Council for Voluntary Service regarding the possibility of providing a Managing Agency to those Parish and Town Councils which wished to sponsor their own employment schemes under the terms of the Manpower Services Commission's Community Programme. The Managing Agency would undertake the day-to-day administration and the payment of wages.

Resolved that consideration of the letter be deferred for further information from the Town Clerk.

154. Acquisition of Lands for Community Centre

The Town Clerk referred to the progress made by the District Valuer with the negotiations for the acquisition of lands at St. Mary's Road for the provision of a Community Centre.

The Doncaster Metropolitan Borough Council had agreed to accept the valuation of £12,000 for its 1,012 square yards of land, with each party paying its own costs.

Terms had been offered to the National Westminster Bank plc in respect of its land and a favourable response was expected.

The negotiations with John Smith's Tadcaster Brewery Company Limited had reached an advanced stage.

The Town Clerk reminded the Members that it would not be prudent to purchase the individual sites until all negotiations had been concluded satisfactorily.

Resolved that the report be noted.

155. The Community and the Police - Consultation Procedures

Resolved that a letter from the South Yorkshire Police regarding consultation procedures and the local community be considered at the next meeting of the Town Council.

156. Dates of Future Meetings

Resolved

- (1) that a meeting of the Town Council be held on the 18th January, 1983 to consider the estimates of income and expenditure for the financial year 1983/84;
- (2) that meetings of the Town Council be held on the 25th January, the 22nd February, the 29th March and the 26th April, 1983; and
- (3) that the Annual Meeting of the Town Council and the Annual Meeting of Electors (the Parish Meeting) be held on the 9th May, 1983.

157. Town Clerk's Contract of Employment and Provision of Office Facilities

The Town Council considered a report submitted by the Town Clerk with regard to his Contract of Employment and of the need to review the provision of office facilities.

Resolved that consideration of the report be deferred to the next meeting of the Town Council.

158. Maintenance of Rural Footpaths and Rights of Way

Resolved that the South Yorkshire County Council be advised of the following matters relating to rural footpaths and rights of way.

- (1) Footpath No. 4 (Tickhill) has been ploughed and not restored.
- (2) The width of Sheepwash Lane has been reduced by the incursion of the adjoining farm land.
- (3) The footpath leading from Tithes Lane to the Cricket Ground is overgrown with nettles and weeds.

The Meeting of the Town Council closed at 10.15 p.m.

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provide leisure and educational facilities to the general public. The estimated capital and revenue costs of any acceptable proposal would be substantial and the Borough Council hoped that the Town Council would support and contribute to the proposal, both in the financial sense and the future use of the property.

The Town Clerk referred to an interest expressed in Tickhill Castle by a Mr. J. Hanson of London who had made a private approach to the Duchy. Mr. Hanson had not disclosed a specific proposed use for the property.

Resolved -

- (1) that consideration of the letter from the Borough Council be deferred to a future meeting of the Town Council;
- (2) that the Borough Council be advised that the Town Council has not made a formal commitment, or otherwise, to support any proposal; and
- (3) that the interest of Mr. Hanson be noted pending the receipt of any information as to his intended use of the property.

165. The Community and the Police - Consultation Procedures

Further to Minute No. 155 of the 30th November 1982, the Town Council considered a proposal from the Chief Constable of the South Yorkshire Police that, at each ordinary meeting of the Town Council, an agenda item be included to provide for an exchange of information and views between the Members and the Chief Constable's Officers.

Resolved that the proposal be agreed.

166. Pavilion at Recreation Ground - Future Use

A letter was submitted from the Doncaster Metropolitan Borough Council which invited the Town Council to enter into consultations regarding a proposal to build a community centre at the Recreation Ground incorporating sports pavilion facilities.

Resolved -

- (1) that representatives of the Borough Council be invited to attend a meeting of the Town Council to discuss the proposal; and
- (2) that the Town Council re-state its position that the responsibility for the provision and maintenance of the pavilion facilities at the Recreation Ground is that of the Borough Council as the owner of the land.

167. Acquisition of Lands at St. Mary's Road for a Community Centre

The Town Clerk submitted the District Valuer's report with regard to the acquisition of 513 square yards, or thereabouts, of land at St. Mary's Road which was being purchased from the National Westminster Bank PLC for the provision of a community centre. The District Valuer was of the opinion that the land had a freehold value of £7,250 with vacant possession. The Town Council would be responsible for the Vendor's Surveyor's fees of £155.50 and the proper legal costs.

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As previously agreed the Town Council would be responsible for the following accommodation works.

1. The provision of a rear service road from St. Mary's Road to the rear of the land remaining in the Bank's ownership.
2. To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.
3. To maintain the service road in perpetuity up to the boundary of the Bank's ownership.
4. To erect a stone or other substantial wall 2 metres in height on the new boundary of land remaining in the Bank's ownership.
5. To provide a pair of gates, approximately 2.5 metres in width in the new boundary wall.
6. To pave and surface the remaining land to the rear of the Bank's premises, to provide a private car parking area, with drainage facilities for use by the Bank's staff, customers and tenants; and provide rear loading facilities to the premises.

Resolved that the District Valuer's report be approved.

168. Community Programme - Schemes of Employment for Parish and Town Councils

Further to Minute No. 153 of the 30th November 1982, the Town Council considered further a letter from the Doncaster Council for Voluntary Service regarding the possibility of providing a Managing Agency to those Parish and Town Councils which wished to sponsor their own employment schemes under the terms of the Manpower Services Commission's Community Programme. The Managing Agency would undertake the day-to-day administration and the payment of wages.

Resolved that the Director of the Doncaster Council for Voluntary Service be invited to attend a future meeting of the Town Council to discuss the proposal.

169. Town Clerk's Salary - Annual Review

The Town Clerk reported that the National Association of Local Councils had published the revised salaries of clerks to parish and town councils. With effect from the 1st July 1982 the percentage figure used to calculate the Town Clerk's salary had been increased from 43 to 45.5% of the population of the Parish expressed as pounds. This provided a revised salary of £2,284.

Resolved -

- (1) that the report be approved; and
- (2) that authority be given for the payments as follows :-
 - (a) balance of revised salary for the period 1st July, 1982 to the 30th September, 1982 being £30.02 nett after the deduction of income tax and employee's National Insurance contributions amounting to £18.98;
 - (b) employer's National Insurance contributions of £5.97.

CHAIRMAN'S
INITIALS

9/10/82

incorporating sports pavilion facilities. Metropolitan Borough
to enter into consultations re-
build a community centre at the Recreation Ground

Resolved -

- (1) that representatives of the Borough Council be invited to attend a meeting of the Town Council to discuss the proposal; and
- (2) that the Town Council re-state its position that the responsibility for the provision and maintenance of the pavilion facilities at the Recreation Ground is that of the Borough Council as the owner of the land.

167. Acquisition of Lands at St. Mary's Road for a Community Centre

The Town Clerk submitted the District Valuer's report with regard to the acquisition of 513 square yards, or thereabouts, of land at St. Mary's Road which was being purchased from the National Westminster Bank PLC for the provision of a community centre. The District Valuer was of the opinion that the land had a freehold value of £7,250 with vacant possession. The Town Council would be responsible for the Vendor's Surveyor's fees of £155.50 and the proper legal costs.

As previously agreed the Town Council would be responsible for the following accommodation works.

1. The provision of a rear service road from St. Mary's Road to the rear of the land remaining in the Bank's ownership.
2. To grant rights of way on foot or in vehicles over this service road in favour of the Bank's remaining premises in perpetuity.
3. To maintain the service road in perpetuity up to the boundary of the Bank's ownership.
4. To erect a stone or other substantial wall 2 metres in height on the new boundary of land remaining in the Bank's ownership.
5. To provide a pair of gates, approximately 2.5 metres in width in the new boundary wall.
6. To pave and surface the remaining land to the rear of the Bank's premises, to provide a private car parking area, with drainage facilities for use by the Bank's staff, customers and tenants; and provide rear loading facilities to the premises.

Resolved that the District Valuer's report be approved.

168. Community Programme - Schemes of Town Council

49

At a Meeting of the Tickhill Town Council held at the Tickhill Church of England Middle School on Tuesday, the 18th January 1983, at 7.00 p.m.

Present:

Town Mayor - Councillor E.H. Simpson
Deputy Town Mayor - Councillor J.B. Mallender
Councillors P.J. Brown, B.K. Fairhurst, A.W. Hutchinson, D.C. Miller,
C.M. Parker and F.D. Simpson.

An apology for absence was received from Councillor D.R. Nixon.

181. Minutes

Resolved that the Minutes of the meeting of the Town Council held on the 14th December, 1982 be approved.

182. Pavilion at Recreation Ground - Future Use

Further to Minute No. 166 of the meeting of the Town Council held on the 14th December, 1982 the Town Clerk reported on informal information to the effect that the Doncaster Metropolitan Borough Council had not proposed and did not have any proposals for a Community Centre to be built at the Recreation Ground. Nevertheless, if the Town Council wished to discuss the subject of community centres in general terms the Borough Council's Director of Amenities and Leisure Services was willing to consider the Town Council's invitation for an Officer to attend discussions.

Resolved -

- (1) that the Town Clerk's report be noted; and
- (2) that the invitation to the Director of Amenities and Leisure Services be extended to include the Chairman and the Vice-Chairman of the Borough Council's Amenities and Leisure Services Committee.

183. Tickhill Castle - Future Use

The Town Mayor reported that an inspection of Tickhill Castle, the property and grounds had been undertaken by Members of the Doncaster Metropolitan Borough Council. The Members had examined the structural condition of the house which, if restored and improved, would provide good museum facilities. It was appreciated that any major project would involve substantial capital and revenue costs. Enquiries were being made regarding the availability of grants.

Considerable thought would need to be given to the nature of any project and particular care would need to be given to the effects on the local community and environment, particularly the parking of motor vehicles.

Resolved that the Town Mayor be thanked for the report.

184. Parking of Motor Vehicles - Complaints Procedure

Further to Minute No. 171 of the meeting of the Town Council held on the 14th December 1982, the Town Clerk reported that the Yorkshire and Cleveland Local Councils Association was to support the position taken by the Town Council with regard to the request made by the South Yorkshire Police for the names and addresses of those Members of the Town Council and the Road Safety Advisory Committee who raise matters

CHAIRMAN'S
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219. Acquisition of Lands for Community Centre

The Town Clerk reported on the receipt of the District Valuer's report in connection with the acquisition of 1,012 square yards of land, or thereabouts, at St. Mary's Road from the Doncaster Metropolitan Borough Council for the purpose of providing a Community Centre. The land was with vacant possession and other than a right of way which could be altered to suit the Town Council's proposed development, was free of incumbrances. The District Valuer was of the opinion that the land had a freehold value of £12,000 with each party bearing their own legal costs.

Resolved that the report be approved.

220. Tickhill First School and Tickhill Church of England Middle School - Wong Lane Access - Road Safety

The Town Council considered further the need to improve the safety of pupils at the Wong Lane access to the Tickhill First School and the Tickhill Church of England Middle School.

The problem was due to the narrow width of the pavement where parents waited for their children.

The provision of a pedestrian barrier at the kerb edge to stop children running onto the highway would hinder the free use of the access, particularly by tractors and gang mowers. It was suggested that the problem might be overcome by the construction of a small paved area inside the school gates as a place for parents to wait. Alternatively, it might be possible to re-locate the position of the gates to the School which, fortuitously, had been renewed but not yet rehung.

Resolved that the alternative proposals be put to the local Education Authority.

221. Village Halls Conference

Notice was received that the Yorkshire Rural Community Council was to promote a Village Halls Conference at New Earswick, York, on the 12th March, 1983.

Resolved that the information be noted.

222. South Yorkshire County Council Road Safety Committee

The Deputy Town Mayor reported on a recent meeting of the South Yorkshire County Council's Road Safety Committee. Subjects discussed included a recent rise in the number of accidents to pedal cyclists; and the use of video equipment. In connection with this latter item there would appear to be evidence to suggest that the use of audio/visual equipment did not have the same success as that achieved by the training given by Road Safety Officers.

Resolved that the Deputy Town Mayor be thanked for the report.

223. Dadsley Road - Highway Repair

The Town Council was informed of a recent accident when a cyclist was thrown from his machine as a result of the front wheel going into a pothole caused by the collapse of the side of the dike opposite 68 Dadsley Road.

CHAIRMAN'S
INITIALS

Plot 66, off Common Lane.
(Consultation).

development to the proposed
taken in a manner to provide
two separate dwellings.

83/83/00397
External chimney and alterations
to front elevation, 28 Lindrick
Close. (Consultation).

Agreed.

83/83/00292
Lounge/kitchen/bedroom extension,
24 Wilsic Road. (Notification).

Noted.

83/83/00383
Kitchen/toilet/garage/bedroom/
study extension, 18 Lumley Drive.
(Notification).

Noted.

236. Payment of Accounts

Resolved that the following accounts be approved for
payment.

- | | |
|---|--------------------|
| (1) Municipal Mutual Insurance Limited - annual premiums. | £54.64 ✓ |
| (2) Municipal Mutual Insurance Limited - Local History Exhibition - premium. | £60.00 ✓ |
| (3) Tickhill Church of England School Governors - hire of accommodation March 1983. | £20.00 ✓ |
| (4) Mr. G.F. Boardman - telephone calls for environmental schemes. | £1.40 ✓ |
| (5) Mr. D.A. Cozens - purchase of gift voucher for winner of Safe Cycling Award. | £4.00 |
| - postage from 1st October 1982 to 31st March 1983. | £61.90 £65.90 ✓ |

237. Pavilion at the Recreation Ground - Future Use

The Town Mayor reported on the proceedings of a meeting held
between representatives of the Town Council and Doncaster Metropolitan
Borough Council with regard to the maintenance of the Pavilion at the
Recreation Ground.

Despite the potentially high costs of maintenance the Town Council
remained firmly of the opinion that it was the Borough Council's res-
ponsibility to maintain and, if necessary, replace the property.

The Town Council did not believe that the Recreation Ground was a
suitable site for a Community Centre notwithstanding the fact that the
Town Council's plans for a Centre at St. Mary's Road had reached an
advanced stage.

Resolved that the Town Mayor be thanked for the report and the Borough Council be informed that it will be expected to honour its responsibility towards the Pavilion.

238. The Buttercross - Tickhill Music Society

The Town Council considered an application from the Tickhill Music Society to use the Buttercross on the 21st May 1983 for the purpose of a book sale.

Resolved that the application be approved.

239. Acquisition of Lands for Community Centre

The Town Clerk submitted a progress report on the acquisition of lands at St. Mary's Road for the provision of a Community Centre. As previously reported, terms had been concluded with the Doncaster Metropolitan Borough Council and the National Westminster Bank PLC. Negotiations for the land at the rear of "The Red Lion" Public House which were being conducted on the Town Council's behalf by the Regional Licensed Property Valuer had not yet been concluded. The Valuer had submitted an offer to John Smith's Tadcaster Brewery Company Limited, via the Brewery's Agents, in October 1982 and no response had been received at this time.

The Town Clerk had written to the Regional Licensed Property Valuer urging such action as may be appropriate to bring the negotiations to a speedy and amicable conclusion. The Valuer had given an assurance that there would be no delay on his part but that the offer of October 1982 remained outstanding.

Resolved that the Town Clerk be instructed to write to the Brewery seeking its co-operation in this matter and reminding it that any delay to the negotiations must inevitably lead to higher capital building costs funded by the public and also lost income to its Licensees.

240. South Yorkshire County Council - Review of Electoral Arrangements

A letter was submitted from the South Yorkshire County Council in response to the Town Council's observations with regard to the Review of the County Electoral Arrangements. Previously the Town Council had stated its opposition to the proposals so far as its own area was concerned on the grounds that the proposed Electoral Division did not represent the wishes of the public or the rural character of the district.

The County Council referred to the need to comply with criteria laid down by the Local Government Boundary Commission with regard to an equality of electors in the Electoral Divisions. The County Council believed that the Town Council's proposals would not comply with the criteria.

Resolved that the Local Government Boundary Commission be informed of the Town Council's opposition to the proposals and to the apparent disregard of the other factors of the Boundary Commission's criteria which required that recognition be given to the wishes of the electors.

241. Annual Meeting of Electors (The Parish Meeting)

The Town Mayor reminded the Town Council that it had been decided to hold the Annual Meeting of Electors (the Parish Meeting) on the

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(1) Proposed Play Area at Everetts Close

Several electors of the area of Everetts Close expressed their concern at reports that the Town Council intended to construct a children's play area on the adjoining public open space land. The electors felt that a play area was not required; that if provided would cause a nuisance to nearby residents; that if they should have been consulted on the proposals.

The Town Mayor assured the meeting that no decision had been taken by the Town Council to provide a play area and that as no such plan existed it was premature to refer to public consultation. The suggestion for a play area had arisen as a result of a survey of residents undertaken by members of the local Liberal Party. The suggestion had been placed before the Town Council which had deferred the matter to allow it to be considered by the newly elected Town Council.

A letter had been sent seeking the views of the Doncaster Metropolitan Borough Council which owned the land. It was this action which had resulted in the speculation.

The Town Clerk reported that a reply had been received from the Borough Council to the effect that whilst it was generally not in favour of play areas being sited close to dwellings, it would consider any proposals.

The Town Mayor assured the meeting that if the Town Council decided to pursue the proposal, there would be full consultations with the local residents.

(2) Community Centre

A discussion took place on the provision of a community centre on land at the rear of the Market Place. Several electors spoke in favour of the proposal but others felt that there was insufficient demand and that the results of the survey in 1976 on which the existing proposals were based, were no longer valid.

Those electors who supported the proposed community centre urged the meeting to consider the need of future generations and not just those of today.

In response to a question regarding public consultation, the Town Mayor advised that a Parish Poll was a possible way of gauging public opinion.

(3) Recreation Facilities

An elector asked if the Town Council had a policy to take over from the Doncaster Metropolitan Borough Council the local recreation facilities, including the allotments. The Town Mayor replied that no such policy existed but that such a proposal would have his support.

(4) Allotments and Bawtry Road

An elector asked why the ownership of the land used for allotments at Bawtry Road had passed at the time of the re-organisation of local government to the Severn-Trent Water Authority and not to the Town Council. The Town Clerk replied that originally the land had been purchased for drainage purposes by the former Tickhill

- (2) that the previous representative Mr. D.R. Nixon be thank for his services in that capacity.

29. Community Centre - Acquisition of Lands

The Town Clerk reported on an informal valuation which had the support of the Regional Licensed Property Valuer, acting for the Town Council, and the Agent acting for John Smith's Brewery Limited in respect of the Brewery's land at the rear of the Red Lion Public House. Details of the accommodation works, such as fencing, and also the payment of legal costs had yet to be agreed.

Some Members of the Town Council felt that there should be further public discussion on the basic principles of the proposed Community Centre. Other Members believed that the original consultations remained valid and that further delays would be detrimental and result in higher capital costs. The Town Mayor repeated the assurance given at the last Annual Meeting of Electors (the Parish Meeting) to the effect that further public consultations as to the details of the scheme would be held, perhaps by the issue of leaflets and/or a public meeting.

Resolved that the Town Clerk's report be noted.

30. Land Off Everetts Close - Provision of Play Equipment

Further to Minute No. 254 of the meeting of the Town Council held on the 26th April 1983, letters were submitted from the Doncaster Metropolitan Borough Council regarding the public open space land off Everetts Close and the possible provision of children's play equipment.

In principle, the Borough Council felt that play equipment should not be located in close proximity to dwellings as might occur at Everetts Close. However, the Borough Council was willing to consider a proposal which had the support of the occupiers of adjoining dwellings.

A further letter from the Borough Council indicated that the planting of trees on the land had not been a condition of the planning consent granted to the Developer.

Resolved that the letters be noted and that no further action be taken at this time with regard to the provision of children's play equipment at Everetts Close.

31. "Britain in Bloom" Competition 1983

It was reported that following the Spring Judging of the "Britain in Bloom" Competition, Tickhill was in second position out of the 13 entries in its category. The Summer Judging was scheduled to take place during the period 4th to the 13th July.

The Town Clerk had notified the South Yorkshire County Council and the Doncaster Metropolitan Borough Council of the Summer Judging and had asked that grass cutting be undertaken by the said dates.

Resolved that the report be noted and that the County Council be asked to clear weeds from pavements, particularly those outside the former Chapel at Sunderland Street.

32. Justices of the Peace - Nominations

A letter was submitted from the Secretary to the Lord Chancellor's Advisory Committee regarding nominations for appointments as Justices

The Town Clerk reported that he had written to the Borough Council asking if any agreement had been reached between the two Principal Authorities on the subject and also expressing the deep concern felt by those who were affected by the flooding who believed that a solution to the problem was not being found due to prevarication.

Resolved that consideration of the matter be deferred pending a reply from the Borough Council or further information from the Water Authority.

81. Community Centre - Acquisition of Lands

The Town Clerk reported that the Regional Licensed Property Valuer had issued a formal report in confirmation of the informal terms, previously reported to the Town Council, in respect of the land at the rear of the Red Lion Public House owned by the John Smith's Tadcaster Brewery Limited.

Resolved that authority be given for the acquisition of the lands for the proposed Community Centre as follows :-

(a) National Westminster Bank plc

513 square yards or thereabouts - £7,250.00
the Town Council to pay the Vendor's proper legal costs and Surveyor's fees of £155.50
all terms as per the District Valuer's report dated the 3rd December, 1982.

(b) Doncaster Metropolitan Borough Council

1,012 square yards or thereabouts - £12,000.00
the Town Council to pay the Vendor's proper legal costs - all terms as per the District Valuer's report dated the 24th January, 1983.

(c) John Smith's Tadcaster Brewery Limited

792 square yards or thereabouts - £9,500.00
the Town Council to pay the Vendor's proper legal costs and the Surveyor's fees of £162.50
all terms as per the Regional Licensed Property Valuer's report dated the 9th August, 1983.

82. Construction of Stone Bus Shelters

Letters were submitted from the Director of the Community Programme which stated that the Manpower Services Commission had not been able to grant its consent to the construction of a stone bus shelter at Worksop Road being included within the Community Programme as the scheme had not been approved by the Union of Construction Allied Trades and Technicians on the grounds that the Doncaster Metropolitan Borough Council had a programme for the building of bus shelters.

The Trade Union had been made aware that the Borough Council had no plans to build a shelter at Worksop Road and had previously stated that, for financial reasons, its shelters would not be constructed in stone.

Resolved -

- (1) that the letters be noted; and
- (2) that the work be placed to tender to a select list of tenderers now stated.

107. Fouling of Footpaths by Dogs - Signs

The Town Council considered further locations for the provision of signs relating to the offence of the fouling of footpaths by dogs.

Resolved -

- (1) that British Telecommunications be asked for authority to affix a sign to a telegraph pole at the junction of Castlegate and Bride Church Lane;
- (2) that the South Yorkshire County Council be asked for authority to affix signs on street lighting columns in the vicinity of :-
 7 and 17 Saffron Close
 70 Common Lane
 32 and 85 Wong Lane
 7 Lindrick Lane
 40 Castlegate
 32 Northgate
 Footpath leading from Lindrick to Westgate; and
- (3) that, subject to the granting of the authority referred to at (2) above, instructions be given for the purchase of 30 signs and brackets.

108. Provision of Post Boxes

The Town Clerk reported on information received from the Head Postmaster regarding the criteria used for the provision of post-boxes. Under normal circumstances a box would not be provided in a rural area within one half mile of an existing box. A survey would be undertaken to establish the extent of the population and the likely use of the box.

Resolved that the information be noted.

109. Twinning Arrangements between Local Communities

The Town Clerk reported that via a local resident an elected representative of a French community, acting in a private capacity, had expressed an interest in the possible twinning of the two communities. In view of this, the Town Clerk asked the Town Council to indicate its policy on the general subject.

Resolved that the general concept of twinning between local communities be supported in principle; and that further information thereon be obtained and circulated to the Town Council.

110. Acquisition of Lands for Community Centre

The Town Clerk reported on the progress of the acquisition of the three plots of land forming the site of the Community Centre. A matter relating to a private right of way over the land owned by the Doncaster Metropolitan Borough Council had arisen but this was being dealt with by the Borough Council's Solicitors.

Resolved -

- (1) that the report be noted;

- (2) that the Conveyances be signed and sealed on the Town Council's part by the Town Mayor and the Deputy Town Mayor; and
- (3) that the Environmental Advisory Committee be asked to report on an appraisal of the Centre's proposed facilities; the raising of the capital expenditure; and the management of the Centre.

111. Bus Shelter at Worksop Road

It was reported that seven local firms had expressed an interest to tender for the construction of a stone bus shelter at Worksop Road.

Specifications and plans had been sent to the tenderers and tenders were to be received before noon on the 17th November, 1983.

Resolved that the report be approved and that the Town Mayor and Deputy Town Mayor be authorised to accept the lowest tender.

112. Adoption of Financial Regulations with regard to Contracts

The Town Clerk submitted a draft of Financial Regulations with regard to the placing of Contracts, including work by tendering procedures. The draft was based on a model published by the National Association of Local Councils.

Resolved that the Financial Regulations be adopted.

113. Publication of a Local Newspaper

The Town Council was reminded that it have previously agreed a recommendation of the Environmental Advisory Committee that a Working Party be established to report on the publication of a local newspaper. Proposals were submitted from Mr. P. Mottram of the general concepts and guidelines which the Working Party might explore, subject to those lines of investigation having the initial support of the Town Council.

Resolved that Mr. Mottram be invited to meet the Town Council to discuss the proposed concepts and guidelines.

114. Community Programme - Agency by Doncaster Metropolitan Borough Council

A letter was submitted from the Doncaster Metropolitan Borough Council regarding its Agency established to undertake schemes within the Community Programme. The scope of the Agency was like that previously reported to the Town Council in relation to the Doncaster Council for Voluntary Service.

Resolved that the letter be noted.

115. Highways and the Disabled

A letter was submitted from the South Yorkshire County Council regarding the Town Council's request for the provision of drop kerbs and similar facilities for the benefit of the disabled. Although it was not possible for the work to be implemented with priority, it would be undertaken, where applicable, within normal maintenance programmes. It was anticipated that this would be within five years.

Resolved that the letter be referred to the Road Safety Advisory Committee.

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It was reported that the Doncaster Metropolitan Council had not to grant a decision of the Doncaster Metropolitan Council for the erection of two dwellings in the planning consent for the erection of two dwellings in the former garden of Tickhill House. The Borough Council had refused the consent on the grounds that the loss of the garden would be detrimental to the character of Tickhill House and that the proposed development would be an intrusion into the Conservation Area.

Resolved that the Inspector appointed to conduct the Appeal be advised that the Town Council supports the decision of the Borough Council and the said reasons for refusing the application.

136. Payment of Accounts

Resolved that the following accounts be approved for payment.

- | | | |
|--|--------|-----------|
| (1) Mr. D.A. Cozens | | |
| (a) Yorkshire Rural Community Council | | |
| - payment of fee for Councillor | | |
| F.D. Simpson to attend Annual | | |
| General Meeting, held on the 5th | | |
| November, 1983. | £4.00 | |
| (b) Purchase of weed killer for en- | | |
| vironmental improvement schemes. | £2.59 | £6.59 / |
| (2) Audit Commission - fee for audit of accounts | | |
| for financial year 1982/83. | | £121.90 / |
| (3) Municipal Mutual Insurance Limited - revised | | |
| premium for insurance for voluntary helpers. | £10.54 | / |

137. Community Centre

The Town Council considered further a suggestion that a Working Party be established for the preparation of specifications for the proposed Community Centre. The Working Party would also report on arrangements to enable the local public to comment on the specifications.

In this connection it was noted that the local Liberal Party was in the process of circulating a questionnaire to a number of homes. The questionnaire asked for information relating to existing leisure and sporting activities and the residents' suggestions for the range of accommodation to be provided at the Centre.

The Town Council also considered the immediate use of the site following its acquisition.

Resolved -

- (1) (a) that a Working Party be formed as suggested and that it be constituted by the Town Council's representatives to the Environmental Advisory Committee plus Members of the Committee or Co-opted Members as determined by the Working Party;

- (b) that the Chairman of the Working Party be the Town Mayor; and
- (c) that the first meeting of the Working Party be held on a date to be fixed by the Chairman.
- (2) that authority be given for the clearance of the site following its acquisition and that the land be used for the parking of motor vehicles pending its development;
- (3) that the temporary car park be given a dressing of crushed limestone;
- (4) that authority be given for the accommodation works, for which the Town Council is responsible, to be undertaken as soon as the land has been acquired;
- (5) that, in accordance with the negotiated terms agreed with the National Westminster Bank plc, three car parking spaces be provided for the use of the Bank's staff and customers;
- (6) that discussions be held with the Manpower Services Commission and its agencies for all work, including the building up of the Centre, to be undertaken as part of the Community Programme;
- (7) that authority be given for the renewal of the outline planning consent; and
- (8) that a report be submitted by the Town Clerk on the feasibility of funds being raised by a local lottery.

138. Erection of Bus Shelter at Worksop Road

A schedule was submitted of the tenders received for the erection of a stone bus shelter at Worksop Road. In accordance with delegated powers the Town Mayor and the Deputy Town Mayor had authorised the acceptance of the lowest tender which had been submitted by L. & V. Clarke and Sons Ltd. in the sum of £1,974.60.

The Town Clerk reported that the Tenderer had accepted the Contract and that work had commenced.

The Town Clerk further reported that two hand-delivered tenders had been received after the closing date and time and that these would remain on the file unopened. These tenders had been delivered in error to another address.

Resolved that the report be approved.

139. Stripe Road/Rossington Road - Street Name

A letter was submitted from the Doncaster Metropolitan Borough Council regarding a confusion which had arisen in connection with the name of the highway leading from The Spital junction to Rossington. The Ordnance Survey plans and the ancient Fields Maps showed the highway to be "Stripe Road", however, in modern times the name "Rossington Road" had been used. The Borough Council wished to clarify the situation and asked for the Town Council's observations.

CHAIRMAN'S
INITIALS

dentia-
clusion within
curtilage of dwelling, of additional housing accommodation,
construction of new
vehicular access and
erection of single
storey garage extension,
Woodside, Bawtry Road.
(Consultation).

152. Payment of Accounts

Resolved that the following accounts be approved for payment.

- (1) Tickhill Church of England School Managers
- hire of accommodation November 1983. £18.40 /
- (2) Yorkshire Rural Community Council - purchase
of publications relating to Community
Centres. £1.31 /

153. Community Centre

The Town Mayor reported that Mr. A.D. Heeley, Mr. S. Lewis, Mr. P. Mottram and Mr. J.M. Waterhouse had agreed to serve as Members of the Community Centre Working Party. The first meeting of the Working Party would be in the New Year.

The Town Clerk reported on a letter from the Yorkshire and Cleveland Local Councils Association which stated that, due to the current financial situation, the only body which might make a grant towards the costs of the project, apart from the principal Councils, was the Sports Council.

Copies of publications had been obtained relating to the design, maintenance and administration of Community Centres. The publications were available on request.

The Town Clerk further reported that the Community Programme agencies were unable to consider further applications for assistance until the start of the next financial year.

Resolved that the reports be approved.

154. Sunderland Street - Proposed Pedestrian Crossing

The Town Council considered further the recommendation of the Road Safety Advisory Committee that a pedestrian crossing be provided at Sunderland Street.

Resolved -

- (1) that the matter be deferred for six months to allow local consultations to be held on the need for a crossing and a proposed site; and

Resolved that the letter be noted and that those Members of the Town Council who wished to visit the Doncaster Mechanised Letter Office notify the Town Clerk accordingly.

188. Community Centre

The Town Mayor reported on the proceedings of the first meeting of the Working Party. It was intended to draft an information leaflet which would set out the history of the project and seek the observations and suggestions of local residents with particular regard to the facilities needed at the Centre. The leaflet would also invite residents to submit their names and addresses if they are willing to join a 'Community Centre Association'.

The Town Clerk reported that the Town Council's Solicitor had now received all three draft Contracts. These were being examined to ensure that the provisions were in accordance with the negotiated terms and that the Town Council's interests were safe-guarded.

In accordance with the Town Council's previous instructions, initial preparations were in hand for the clearance of the site, the accommodation works as required by the negotiated terms, and the use of the site for off-street car parking pending the commencement of the development. In this connection it would be necessary to apply for the permission of the local Planning Authority for the demolition of the derelict outbuildings on the site. Additionally, it might be necessary to apply to the South Yorkshire County Council, as the Highway Authority, for permission to provide off-street car parking facilities.

Resolved -

- (1) that the Town Mayor be thanked for the report;
- (2) that authority be given for the application for Listed Building Consent; and
- (3) that authority be given for an application, if necessary, to the Highway Authority for permission to provide an off-street car park.

189. Fouling of Footpaths by Dogs - Signs

A letter was submitted from the South Yorkshire County Council regarding the Town Council's application to fix further signs to street lighting columns. The County Council was willing to give its consent, however, it was unwilling to permit the signs to be placed at a height lower than 3 metres or to approve an increase in the width of the signs so as to enable larger letters to be used. The County Council felt that to reduce the height of the signs or to allow an increase in their size would invite problems from vandals.

Resolved that the letter be

Twinn

209. West and South

A letter was submitted from the West and South Yorkshire Playing Fields Association which invited all Parish and Town Councils to make a grant of £10.00 towards the cost of the work of the Association. The letter described several projects of a self-help nature which had received grants from the Association during 1983.

Resolved that a grant of £10.00 be made to the Association.

210. Review of Arrangements for Public Meetings

The Town Council considered the present arrangements for the public meetings which were held immediately prior to ordinary meetings of the Town Council. The public meetings had been introduced in September, 1983 and had achieved varying attendances.

Resolved that the present arrangements for public meetings be continued, subject to the Summons to the Town Council's meetings being reworded to permit the Town Council's meetings to commence as soon as matters raised by the public have been dealt with.

211. Community Centre - Progress Report

The Town Mayor reported on the proceedings of the last meeting of the Community Centre Working Party which had agreed a draft of an article which was to be offered for the first edition of the proposed local newspaper. A copy of the draft article had been provided to the Town Council. The article described the events during the last ten years to the present day circumstances, including the acquisition of the three lands to form the site of the Community Centre.

It was hoped that with the second edition of the local newspaper it might be possible to include a questionnaire which would be designed to gain further public ideas on the range of facilities and activities to be provided at the Centre.

The Town Clerk reported on a meeting with representatives of Community Industry regarding the work which would be necessary as part of the agreed terms of the Conveyances and which would include the demolition of outbuildings, the rebuilding of walls, the provision of gates and the provision of a parking area at the rear of the National Westminster Bank premises.

The Town Clerk submitted a letter from Mr. & Mrs. W.J. Sharp who opposed the project.

Resolved -

- (1) that the Town Mayor be thanked for his report;

... to identify deposits of oil and would be undertaken using vibration equipment mounted on vehicles.

The Town Clerk reported that the information had already been brought to the attention of the Environmental Advisory Committee.

Resolved that the information be noted.

229. Provision of BMX Cycle Track

The Town Council was advised that there appeared to be a demand for the provision of a BMX cycle track. No specific proposals had been made but there had been a number of enquiries which led Members to believe that consideration of the provision was justified.

Resolved that consideration of the matter be deferred for information regarding the estimated cost of such tracks, a possible site and the extent of interest by local residents.

230. Dates of Future Meetings

Resolved that arrangements be made for the following meetings :-

22nd May, 1984 - Annual Meeting of the Town Council at 7.00 p.m., followed at 8.00 p.m. by the Annual Meeting of Electors (The Parish Meeting).

26th June, 1984 - Ordinary Meeting of the Town Council.

31st July, 1984 - Ordinary Meeting of the Town Council.

25th September, - Ordinary Meeting of the Town Council.
1984

231. Community Centre

The Town Clerk submitted a progress report on matters relating to the proposed Community Centre.

A meeting had been held with a representative of the National Westminster Bank PLC and agreement had been reached on the accommodation works to be undertaken to the Bank's retained land. This included the clearance of the land and its development for car parking. Community Industry was able to undertake the clearance and foundation works but the provision of the tarmacadam work would require specialist equipment and, therefore, would need to be done by a specialist contractor.

The Solicitors acting for John Smith's Brewery Limited had indicated that their Client insisted on the provision of double gates between the land to be conveyed and the land retained as a car park to the Red Lion Public House. However, the Brewery was willing to permit a speed retarder to be constructed.

The Brewery also wished it to be included in the Conveyance that the Town Council would construct a permanent vehicular access within six months from the date of the Conveyance.

The Town Clerk advised the Town Council to resist this proposal.

The Brewery now insisted that the Listed Building Consent for the demolition of the outbuildings be obtained before the exchange of Contracts. The Town Clerk reported that the Town Council had previously authorised the application and, accordingly, it would be submitted forthwith.

The Town Council gave further consideration to the letter received from Mr. & Mrs. W.J. Sharp who indicated their opposition to the proposed Community Centre.

Additionally, a letter was submitted from Mr. R.J. Sharp, the owner of 15 Market Place, who asked that the Town Council construct a stone wall between his property and the land being acquired by the Town Council for the provision of the Community Centre and associated car parking.

Resolved -

- (1) that authority be given for a formal application to be made to Community Industry for the clearance of the whole site, the demolition of the outbuildings, the associated accommodation works and the laying out of the site to provide temporary car parking;
- (2) that in the event of the application being approved, arrangements be made for a sum of money to be provided to Community Industry for the acquisition or hire of materials and plant;
- (3) that Community Industry be advised that, where possible, plant and materials should be obtained from Tickhill suppliers;
- (4) that authority be given for tenders to be invited for the tarmacadam surface to be provided to the land retained by the bank;
- (5) that the Brewery be advised that the Town Council will provide double gates to the car park at the rear of the Public House, subject to the Town Council having the right to provide a speed retarder across the land to be conveyed;
- (6) that the position regarding the application for Listed Building Consent be noted;

- 7
- (7) that the Brewery be advised that the Town Council will not enter into an undertaking with regard to the provision of a permanent surface to the vehicular access but rather will undertake to maintain the temporary surface until the construction of the Community Centre has been accomplished;
 - (8) that the letter from Mr. & Mrs. W.J. Sharp be noted; and
 - (9) that Mr. R.J. Sharp be advised that the Town Council recognises the reasons for his request for the construction of a stone wall and that it will be given careful consideration when the proposals for the site development are examined.

The meeting of the Town Council closed at 10.30 p.m.

Edwin H Simpson

vehicles had been parked on the main highway of Tickhill Nurseries. The Community Police Officer said that little could be done unless there was evidence of a specific obstruction, nevertheless, the situation would be kept under review.

The Community Police Officer referred to a survey which was being undertaken by the South Yorkshire Police into the extent of parking of motor vehicles on the main highways of Tickhill. No information was available at this time.

A Member of the Town Council referred to a recent incident when the Recreation Ground had been used by motor cyclists. The Community Police Officer undertook to give this matter his attention.

The Town Mayor thanked the Community Police Officer for his attendance.

236. Pavilion at Recreation Ground

The Town Mayor referred to representations received from several members of the local community regarding the lack of maintenance and the poor facilities of the Pavilion at the Recreation Ground. The Town Mayor reminded the Town Council that the building was owned by and the responsibility of the Doncaster Metropolitan Borough Council. Enquiries to the Borough Council had shown that no plans were in hand for improvements or substantial repairs to the property.

Members of the Town Council referred to suggestions that the Borough Council should be asked to allow the maintenance and control of the property to be passed either to the Town Council, or to a local sports association. Some Members felt that this would involve the principle of double rating.

Resolved -

- (1) that the Borough Council be asked if it is willing to enter into negotiations to sell or lease the property to either the Town Council or a local sports association; and
- (2) that the opinions on the subject be obtained from the regular users of the Pavilion and the facilities at the Recreation Ground.

237. Environmental Advisory Committee - 22nd March, 1984

The Town Council considered the Minutes of the meeting of the Environmental Advisory Committee held on the 22nd March, 1984.

Resolved that the Minutes be approved.

Section

| | Revised Amount |
|--|------------------------|
| Public Liability | |
| Officers' Indemnity | £1,000,000 |
| Libel and slander | £25,000 |
| Employer's Liability | £30,000 |
| Personal accident (Members, employees and voluntary workers) | Unlimited |
| | £25,000 (damages) |
| | £70 per week (benefit) |
| Fidelity guarantee | |
| Shelters and highway furniture | £25,000 |
| Theft | £15,000 |
| | £600 |

245. Community Centre

The Town Mayor reported on the Village Halls Conference held at York on the 31st March, 1984. The Conference had discussed insurances, entertainment licences, and the benefits of the Management Committees obtaining charitable status.

During the Conference it had been noted that whilst grants for the provision of village halls were available from the North Yorkshire County Council they were not available from either the South Yorkshire or West Yorkshire County Councils.

On behalf of the Town Council the Town Mayor had received an open invitation to visit the new Community Centre at Bawtry.

The Town Clerk reported that the application had been submitted for the Listed Building Consent for the demolition of the outbuildings and the felling of trees, if necessary.

The Town Clerk further reported that the application to Community Industry for assistance in the demolition and clearance work had been approved.

Resolved that the reports be approved with thanks.

6. Tickhill Football Club - Membership of Environmental Advisory Committee

An application was submitted from the Tickhill Football Club asking for membership of the Town Council's Environmental Advisory Committee.

Resolved that the application be approved.

7. Clerk's Training Course - 16th June, 1984

of a clerk's training course to be held at
The Town Clerk sought authority

At a Meeting of the Tickhill Town Council held at the Tickhill Church of England Junior School on Tuesday, the 29th April, 1975, at 7.00 p.m.

Present: Councillor E. J. Anderson (Town Mayor); and Councillors W. C. Bond, P. J. Brown, F. D. Mason, D. Miller, R. Oddy and M. B. Walters.

An apology for absence was received from Councillor M. Foster.

146. Minutes

Resolved that the Minutes of the meeting of the Council held on the 25th March, 1975, be approved.

147. Summer Play Scheme

Further to Minute No. 136 of the 25th March, 1975, the Council considered further its support for the proposed Summer Play Scheme. Resolved that the Doncaster Metropolitan Borough Council be advised that the Council is willing to make a grant of a sum not exceeding £15.00 for up to three weeks.

148. Environmental Advisory Committee

The Minutes of the meeting of the Environmental Advisory Committee held on the 4th March, 1975, were submitted. Resolved that the same be approved, subject to the following observations.

(a) Minute No. 3 - Community Centre

The Committee be thanked for its Interim Report and that the Council looks forward to receiving a report on the provision of a purpose built Centre. The Town Clerk be instructed to request the local education authority to take steps to protect from vandalism the former Junior School.

(b) Record of Attendance

The organisations represented on the Committee be reminded that the Constitution permits only one representative per organisation.

149. Road Safety Advisory Committee

The Minutes of the meeting of the Road Safety Advisory Committee held on the 24th March, 1975, were submitted. Resolved that the same be approved, subject to the following observations.

(a) Minute No. 2 - St. Mary's Gate

That the South Yorkshire County Council and the Road Safety Officer be requested to undertake a traffic management survey for the whole of the western side of the Town, including an immediate observation of the effects of the current closure of St. Mary's Gate; and that they be advised of the recommendations of the Committee regarding waiting and weight restrictions and the receipt of a petition calling for the total pedestrianisation of St. Mary's Gate.

(b) Minute No. 2 - School Crossing Patrols

That initially this matter be brought to the attention of the South Yorkshire Police to see if closer supervision alleviates the problem.

150. Insurances

Resolved that the annual premium of £30.14 for the Council's Comprehensive Insurance Policy be paid.

CHAIRMAN'S
INITIALS

24. Community Centres and Village Halls

Notice was given of a scheme approved by the Doncaster Metropolitan Borough Council for the provision of Community Centres and Village Halls. Resolved that the same be noted and copies of the conditions of the scheme be distributed to each member of the Environmental Advisory Committee.

25. Local Councils Conference

It was reported that a Conference for Local Councils was to be held in London, on the 16th and 17th October, 1975. Resolved that the same be noted.

26. Footpaths

A letter was received from the South Yorkshire County Council regarding the signposting of footpaths. Resolved that this matter be referred to the Environmental Advisory Committee and that Mr. R. Coward and Mr. F. Thompson be invited to attend the meeting of the Committee when the letter is to be considered.

27. Applications for Planning Consents

The Council considered an application for a planning consent. Resolved that the local planning authority be advised of the following observations.

Application

D/75/964/TI
4 Northgate,
change to front
elevation and erection
of a garage.

Observations

Agreed, subject to the new brick-work matching the existing front elevation and not that of the rear.

Peter J. Brown

Minute No. 2 - School - Gate
Agreed, subject to consultations with the Headmistress.

Minute No. 3 - Traffic Accidents at Wadworth Bar
Agreed, subject to consultations with the Wadworth
Parish Council.

Minute No. 4 - Road Sign leading to Eastfield Farm
No action to be taken unless requested by the farmer.

Minute No. 6 - Tufty Club - Bank Account
Deferred for further information regarding the
possibility of reforming the Tufty Club.

Minute No. 8 - Walnut Avenue - Car Parking
Agreed, subject to the initial approach to the residents
being of an informal nature.

(2) Mr. R. Brownsword be invited to assist with the Cycling
Proficiency Scheme; and (3) the Council's thanks be
conveyed to the South Yorkshire Police for the assistance
given to the Council and to its Road Safety Advisory
Committee by Police Constable G. N. Aitken.

30. Environmental Advisory Committee - 1st July, 1975.

Resolved that the Minutes of the meeting of the
Environmental Advisory Committee, held on the 1st July, 1975,
be approved, subject to the following.

Minute No. 6 - Community Centre

The Doncaster Metropolitan Borough Council being
asked to defer consideration of the future use of
the former School building, until consultations
have been held between the Town and Borough Councils.

31. Membership of the Council's Committees

Resolved that (1) the Tickhill Conservation Group and
the Doncaster Civic Trust be permitted to nominate one
member each to the Environmental Advisory Committee; and
(2) the Tickhill and District Local Labour Party be
permitted to nominate one member to the Road Safety
Advisory Committee.

96. Annual The Town Clerk submitted a report on the probable expenditure for the financial year ending the 31st March, 1975, and the estimated expenditure for the financial year ending the 31st March, 1976. Resolved that a rate precept be levied for an amount equal to the product of £700 for the financial year 1975/76.

97. Community Centre

A recommendation of the Environmental Advisory Committee was reported regarding the provision of a Community Centre on a short-term basis by the use of the former Tickhill Church of England Junior School. The Council considered the future use of the former school in relation to community use; further education; and its retention to provide additional accommodation for the existing Schools. Resolved that the local education authority be advised that this Council believes that the evidence available at this time indicates that the existing Schools will require additional classrooms in excess of the new extension and that the current housing development plans will aggravate the shortage of accommodation to the extent that the retention of the former School is both justified and essential. The Council further believes that the demand for further education courses warrants the former School being used for that purpose for the immediate future.

98. Accounts

An account for £5.19 was submitted for three double Ordnance Survey maps for the use of the Advisory Committee. Resolved that the