

PRUDHOE TOWN COUNCIL
DRAFT Report of the Planning, Contract and Works Committee,
held in The Spetchells Centre at 7pm, 14th June 2017

(nm) non-member

PRESENT: Cllr Gerry Price, Cllr Jennifer McGee, Cllr Chris Cuthbert, Cllr Andy Gill, Cllr George McCreedy, Cllr Carol Stephenson, Cllr Angie Scott *(nm)*

1718/P001 Apologies for Absence

Cllr Yvonne Ritchie, Cllr Tracy Gilmore, Cllr Eileen Burt, Cllr Russ Greig *(nm)*, County Cllr Anne Dale *(nm)*

1718/P002 Declarations of Interest

Cllr Andy Gill – Planning Application 17/01682/FUL, 8 Drawback

1718/P003 Election of Chair of the Planning, Contract and Works Committee

Cllr Chris Cuthbert proposed Cllr Jennifer McGee as Chair of the Planning, Contract and Works Committee; this was seconded by Cllr George McCreedy

Cllr Jennifer McGee was duly elected Chair of the Planning, Contract and Works Committee.

1718/P004 Election of Chair of the Planning, Contract and Works Committee

Cllr Jennifer McGee proposed Cllr Chris Cuthbert as Vice-Chair of the Planning, Contract and Works Committee; this was seconded by Cllr George McCreedy

Cllr Chris Cuthbert was duly elected Chair of the Planning, Contract and Works Committee

1718/P005 Planning, Contract and Works Committee Structure

- a) **It was AGREED** to receive the terms of reference of the Planning, Contract and Works Committee
- b) **It was AGREED** to receive the scope of work of the Planning, Contract and Works Committee
- c) Cllr Angie Scott was appointed as a member of the Cemetery and War Memorial Sub-Committee

1718/P006 Planning Matters

- a) **It was AGREED** to receive the Planning Guidance issued by Northumberland County Council (NCC), May 2016
- b) Cllr Jennifer McGee welcomed the following residents to the meeting with respect to the Prudhoe Community High School Planning Application:
 Peter Barrett, 3 Grange Court
 Peter Griggs, 1 Grange Court
 George Prest, 11 Moor Road
 Kathleen Batey, 17 Highfield

Prudhoe Community High School Moor Road, Prudhoe, NE42 5LJ

17/01715/VARYCO Justine Greening

To raise levels of proposed football pitch south of building by approx. 1m, removing x6 trees between the building and the pitch and changes to drainage

George Prest addressed the meeting and made the following points:

- The school was built 60 years ago and during this time the levels have changed which affects the floodplains.
- Whilst his house on Moor Road has not experienced flooding there has been surface water drainage issue since The Fuse was built.

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- The levels have changed again since the new build began 2 years ago, much soil has been removed and the contours have changed.
- Houses 1 – 15 Moor Road flooded recently through their gardens and outhouses as the water could not run the course it had previously.
- The Moor Road drain illustrated on the plan is showing as foul when it is a combined drain; it measure 8-10 inches and there are 2 x 6-inch drains outside the school entrance.
- The quantity of water now running down Moor Road, then South Road, ends up in the corner near the Syntax.
- The plans are not correct and concerns have been ignored.
- The soil is impervious.
- There is supposed to be a bund operating now but it is incomplete.

Peter Griggs addressed the meeting and made the following points:

- Concern that raising the levels of the pitch will pose a danger of flooding.
- The variation to the planning application shows that 6 trees will be removed when in fact there are only 3 on-site; this suggests they have already been removed.
- 1 large tree will take 100 gallons of water a day and dispose of this environmentally.
- Flooding was experienced in Grange Court when the foul water system at numbers 18 and 21 Highfield came into the garden. Firemen at the time were concerned where the water could go if it was pumped out.
- The football pitch in the planning application has already been raised.
- The present drainage system does not work effectively.

Pete Barratt addressed the meeting and made the following points:

- The water from the raised pitch needs to go somewhere and the calculations for this do not add up
- NCC Enforcement should act to address the failing drainage presently.
- NWL have asked for a strategic plan for the drainage and this has not been supplied as yet but work has begun.
- Manhole covers on the site are broken and dangerous.
- Developers are being contemptuous and reckless.
- Planners need to intervene before any further work is carried out on site.
- The bunds around the tennis courts are incomplete.
- The applicant is the Secretary of State and this should be taken very seriously.
- If we make planners aware and they do not take action they are accountable along with the developer if any issues arise in the future.

Kathleen Batey added that the site was a complete mess and although the school has been asked when the area that Highfield Estate overlooks would be landscaped and grassed over, as promised, they have responded that this is now not being done.

Cllrs were unanimous in their appreciation of the efforts of the residents present.

It was AGREED to respond to the planning application as follows:

PRUDHOE TOWN COUNCIL OBJECT TO THE PLANNING APPLICATION TO VARY CONDITIONS FOR THE FOLLOWING REASONS:

1. Local residents of Highfield and Grange Court have submitted concerns regarding flooding in 2016 caused by builders debris entering NWL's sewers.

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2. Developers have failed to conform to the drainage requirements in the earlier application, WE ASK THAT ENFORCEMENT TAKE IMMEDIATE ACTION AND VISIT THE SITE.
3. The site plan does not correlate with the drainage system on site and the chamber levels are illegible, WE ASK THAT THIS IS INVESTIGATED IMMEDIATELY.
4. The old bund at the northern perimeter has not been maintained. WE REQUEST THAT THIS IS INSPECTED.
5. The new bund around the tennis courts is incomplete. WE REQUEST THAT THIS IS INSPECTED.
6. On-site chamber/manhole frames and covers are hazardous. THIS POSES A SERIOUS SAFETY RISK FOR STUDENTS WITH A 3 METRE DROP IN SOME CASES, IMMEDIATE INSPECTION IS REQUESTED.
7. Work to raise the level of the football pitch has already begun, without planning consent.
8. The site plan indicates 6 trees where there are only 3, suggesting again that this work has already been carried out.

PRUDHOE TOWN COUNCIL URGES NCC PLANNING ENFORCEMENT TO WITHHOLD ANY FURTHER PLANNING CONSENT AND CARRY OUT AN IMMEDIATE INSPECTION OF THE SITE, ADDITIONALLY, WE SUGGEST THAT THERE IS A CCTV SURVEY AND DYE TRACING OF DRAINAGE SYSTEMS ON SITE AND MORE TRANSPARENT LIASION WITH NWL.

Prudhoe Hall Ward Land South East of Durham Riding Cottage

17/00986/FUL **Sarah Rourke**

Erection of wooden stable block and tack room on a concrete slab.

PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

Castlefields and Low Prudhoe Ward Pump House, Princess Way, Prudhoe, NE42 6HE

17/01674/FUL **Daniel Henderson**

Proposed installation of a new transformer raised by 2m to protect against flooding

PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

Prudhoe Hall Ward 8 Drawback, Prudhoe, NE42 5BE

17/01682/FUL **Neil Clark**

Demolition and reconstruction of existing single-storey extension. Construction of new vehicular access and hard standing construction of new pedestrian access. Demolition and reconstruction of entrance porch. Demolition of sun room and formation of new opening to incorporate Bi-fold glazed doors.

PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

Castlefields and Low Prudhoe Ward 7 The Ford, Castlefields, Prudhoe, NE42 5QH

17/01691/FUL **Mr & Mrs Appleby**

Proposed conservatory to the rear of the property.

PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

Prudhoe Hall Ward Land near Durham Riding, Prudhoe

17/01672/COU **Phil Morton**

Change of use of section of existing garden extension land/agriculture to equestrian ménage for personal use only.

PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

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Castlefields and Low Prudhoe Ward 6 Lassels Rigg, Castlefields, Prudhoe
 17/01642/FUL **Steve Hayles**
 Single-storey side extension.
PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

Prudhoe West and Halfway Louise Hunter & Associates Dental Practice,
 17/01504/COU **34 West Road, Prudhoe, Dr Louise Sanderson**
 Change of use of residential flat to dental surgery; to knock through from existing practice
 downstairs.
PRUDHOE TOWN COUNCIL SUPPORT THE PLANNING APPLICATION

c) It was **AGREED** to receive the recent planning decisions from Northumberland County Council
 Proposed: Cllr Andy Gill Seconded: Cllr Chris Cuthbert

1718/P007 Cemetery and War Memorial Sub-Committee Meeting

It was **AGREED** to receive the report of the Cemetery and War Memorial Sub-Committee.
 Proposed: Cllr Andy Gill Seconded: Cllr Jennifer McGee

Cllr Chris Cuthbert commented that she appreciated the easy to read format of the report presented.

1718/P008 Lych Gate War Memorial

The report that was tabled is transcribed below:

Update as of 14th June 2017

- The Application for a Faculty was sent to Newcastle DAC by the Clerk on 6th April 2016
- On 21st April 2016, the DAC recommended approval of the addition of names to the Lych Gate war memorial. This was not permission to proceed with the work but allowed Council to petition the Chancellor for such the required permission.
- The prerequisites of this permission required that misspellings of names should **not** be corrected as the names are original carving on a historical artefact and that the families of those whose names are to be added should be contacted to give consent. It was appreciated that this might be difficult in some instances and suggested that an advert could be placed in the local paper to demonstrate that consultation has been attempted.
- With recommended approval from the DAC came the requirement to display a public notice, for 28 days; these were displayed from 15th June 2016.
- Following the 28 days display, the next step was to complete the 'Certificate of Publication' section of the Public Notice and send it to the Registry, along with the recommended approval and accompanying documents for the Chancellors approval; this has not been done.
- I have contacted the Church Warden to ask for the petition forms, if these cannot be located we will have to petition again (*these have now been found*).
- More recently the Clerk took action to be sure that planning permission was not required and began a pre-planning application on 2nd March 2017.
- On 9th March the pre-planning was rejected as invalid as the required location plan 1:1250 was not included.
- Although I am quite sure that Rev Hope stated that planning permission was not required, the council had already paid the fee for the pre-planning application so I purchased the map required and completed the application on 1st June 2017. We await a response.

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- Peter Ashworth presented an estimated cost of the project on 24th March (£19,496) and is awaiting a response from the council. Peter Ashworth will attend the meeting of the Cemetery and War Memorial Sub-Committee on 6th July.

Action Required

- ✓ The result of the Pre-Planning Application.
- ✓ ~~Locate petitions from Church Warden or post petitions again. (Have been found)~~
- ✓ Send everything to the Chancellor for approval.
- ✓ Agree on procurement process for the scope of works set out by Peter Ashworth.
- ✓ Contact History Society for most up-to-date list of names
- ✓ Publicise the names to be added, asking for family members consent where possible
- ✓ Agree timescale for completion prior to 11th November 2017

The tabled report was received and Cllr Jennifer McGee thanked the Administrative Officer for her work on this.

1718/P009 Hedging at Highfield

Following a request from Cllr George McCreedy **it was AGREED** to request that Hollybush Landscaping look at an appropriate hedge to fill the gap that presently allows entry either side of the new pedestrian access gate.

Proposed: Cllr George McCreedy

Seconded: Cllr Jennifer McGee