

PRUDHOE TOWN COUNCIL

Minutes of the Planning, Contract and Works Meeting held in The Spetchells Centre, Front Street, Prudhoe at 7:00pm on Wednesday 14 October 2015

PRESENT Cllr Mrs J McGee (Chair), Cllr Mrs E Burt, Cllr Mrs C Cuthbert, Cllr Ms J Rose, Cllr B Futers, Cllr G McCreedy, Cllr A Piper, Cllr G Simpson, Cllr A Gill
In attendance: County Councillor Mrs A Dale; R Whinney (Clerk)

1516/1042 APOLOGIES FOR ABSENCE Cllr K Graham, Cllr G Price, Cllr Mrs N McGee, Cllr D Couchman, Cllr E Dobson

1516/1043 DECLARATIONS OF INTEREST None

1516/1044 ERECTION OF NEW BUS SHELTER, MICKLEY SQUARE

At the request of the Chairman, it was agreed to take the above item immediately, instead of at the point listed in the order paper.

Cllr Mrs A Dale noted that she had requested the Council to agree to take on the maintenance of a new shelter in the location indicated, opposite the Glenside. The cost of the shelter was to be met from her county councillor's small schemes budget. The shelter would be where residents had requested it. If the Council took responsibility for the works, VAT could be recovered. In response to a question, Cllr Mrs Dale confirmed that the cost of the groundworks would be met as part of the funding for the scheme. The proposal had been delayed by a planning application relating to land adjacent to the intended site for the shelter, but it had now been confirmed that there was room for the hardstanding for the shelter. The shelter would be located on the pavement. The residents closest to the site were happy that the shelter was being installed there. The bank would have to be dug out of land which NCC "had the use of".

Separately, Cllr Mrs Dale reported that she had attended with the builder's and developer's representatives, and teachers and pupils from Mickley First School, on 13 October to plant wildflowers on the roadside bank below the Leah Gardens development next to the A695. The builder would be responsible for work to shield the gabions forming the embankment between the new development and the wildflower area.

It was AGREED that the Council would place the order for the shelter, accepting the quotation supplied by Messrs Queensbury Shelters for the supply and installation of the new shelter at the location indicated by NCC and Cllr Mrs Dale, at a cost not exceeding £3075.22 exclusive of VAT, and **it was also AGREED** that the Council accept responsibility for the ongoing maintenance of the shelter.

Proposed: Cllr Mrs E Burt Seconded: Cllr Ms J Rose

The Clerk noted that the above resolutions would be subject to receipt of an amended quotation from Queensbury Shelters naming the Council as the purchaser, with payment to be made on receipt of an invoice made out to the Council.

Cllr Mrs Dale left the meeting at this point.

1516/1045 MINUTES OF THE MEETING OF THE PLANNING CONTRACT & WORKS COMMITTEE HELD ON 9 SEPTEMBER 2015

It was AGREED to receive the minutes as a true record.

Proposed: Cllr B Futers Seconded: Cllr Mrs J McGee

1516/1046 MATTERS ARISING.

1516/1024 NCC – Planning Protocols – Consultation: In response to Cllr Mrs C Cuthbert, Cllr Mrs E Burt reported that Cllr A Reid had learned from officers in NCC Planning / Development Control that it had been agreed to delete the requirement for play provision from the section 106 agreement in respect of the residential development at Leah Gardens, Mickley Square. Cllr Mrs Burt said that she would contact Cllr Reid to ask for more details.

1516/1037 Edgewell Cemeteries: it was reported that the recruitment process for a replacement cemetery attendant was now under way.

1516/1039 Aviva Tour of Britain Cycle Race: The Clerk reported that he had initiated an enquiry with Active Northumberland regarding post-Tour cycling events involving Prudhoe. This had followed the organisation of, and publicity for, some events in the Tynedale area, but with nothing to indicate that any of these would start at / pass through the town. A response had been promised.

1516/1041 Christmas Events: Cllr Mrs J McGee stated that the Town Events Sub-Committee was to meet on Wednesday 4 November at 6pm, to discuss the plans for the Christmas Lights Switch-on. Cllr Mrs Burt noted that the 'drop-in' session on the NCC Local Plan Core Strategy was taking place at the Spetchells Centre on the same day.

1516/1047 PLANNING MATTERS

1. Planning applications considered

Prudhoe Hall Ward

Ref. 15/02956/FUL

Proposal: Construction of single storey extension to side, rear and front creating new lounge, porch and utility

Location: 29 Homedale, Prudhoe, Northumberland NE42 5AY

Applicant: Mr Roy Giles, (address as above)

Response deadline: 1 October 2015

SUPPORT

Prudhoe West & Halfway Ward

Planning Ref. 15/03213/FUL

Proposal: Construction of 6 new houses

Location: Land South of Edgewell Avenue, Edgewell Road, Prudhoe, Northumberland NE42 [6HW]

Applicant: Mr S Donald, Nextgen Property Ltd, 37 Darras Road, Ponteland, Northumberland NE20 9PD

Response date: 23 October 2015

SUPPORT

Prudhoe Hall Ward

Planning Ref. 15/03236/FUL

Proposal: Proposed single storey rear extension and double storey side extension

Location: 6 Moor Road, Prudhoe, Northumberland NE42 5LH

Applicant: Mrs Maxine Kidman, (address as above)

Response date: 23 October 2015

SUPPORT

Castle & Eltringham Ward

Planning Ref. 15/03241/FUL

Proposal: Proposed single storey side extension

Location: 24 Kepwell Road, Prudhoe, Northumberland NE42 6PD

Applicant: Mr Ian Mclackland, (address as above)

Response date: 23 October 2015

SUPPORT

General - Prudhoe West & Halfway Ward

Ref. 15/03921/FUL

Proposal: Classroom, staff room and office extension

Location: St Matthew's Catholic Primary School, Highfield Lane, Prudhoe, Northumberland NE42 6EY

Applicant: Mr Jonathan Parkinson, St Thomas More Partnership of Schools (address as above)

Response deadline: 29 October 2015

SUPPORT. Noting the expected increase in traffic flows resulting from the proposed development, It was agreed to express concerns regarding traffic management issues in this location (Highfield Lane), and to urge that this was one of the first sites to be subject to a proposed compulsory 20mph speed limit.

2. Notifications of the Planning Authority in respect of planning applications

(i) Decisions

Prudhoe Hall Ward

Planning Ref. 15/02417/FUL

Proposal: Proposed existing modified garage space extended with part 2 storey extension over to provide new entrance, study and extended bedroom over, internal alterations and modified site entrance and hardstanding to improve access and parking (Note: this is a resubmission of 15/00532/FUL)

Location: 3 St Thomas Close, Prudhoe, Northumberland NE42 5LU

Applicant: Mr John Telford, (address as above)

Response date: 10 August 2015

Northumberland County Council decided to GRANT permission

The Council had responded, OBJECTING to the application. The Council had been told that local residents either side of the property had objected to this application, arguing that the proposed development would interfere with their light, that it was not context with the other properties in the development, and that it would block their views. Following discussion, it was agreed that the Council would object to the application, on the ground that the nature and scale of the development would involve a significant loss of light, and that there were also grounds for concern that there would be overlooking and loss of privacy if the development proceeded as proposed.

The Planning Authority included with its notification letter a letter addressed to the Council. The letter was sent by Mr R Laughton, Planning Technician, Strategic and Urban Development Management, NCC, and informed the Council that:

- the application was “determined under delegated power”
- that the Council’s objection to the application had been received [stated as above]
- that “the Head of Service, Chair of the Planning & Rights of Way Committee and Chair of Planning & Performance Committee have reviewed the proposal and concluded that the above application can be determined in accordance with the case officer’s recommendation for approval; this can be viewed online via public access.”
- “The case officer has appraised the proposal to not have an adverse impact on visual or residential amenity and that sufficient cartilage space is retained so as not to constitute overdevelopment of the site. The full appraisal can be viewed in the officer report for the application.”
- “Thank you for your time, consideration and input on this occasion.”

Mickley Ward

Planning Ref. 15/01967/VARYCO

Proposal: Variation of Condition 2 (Approved Plans) of planning application 13/02575/FUL — Conversion of out-building (barn) to 2 storey four bedroom dwellinghouse — Amendments are to change internal layout, 4 bedroom to 3 bedroom, additional 2 windows, rear door and front porch and removal of 1 existing window

Location: Land at Hallyards Farm, Stonybank Way, West Mickley, Northumberland NE43 7LR

Applicant: Mr Anthony Digirolamo, Cara Howe, Stocksfield, Northumberland NE43 5LS

Response date: 18 August 2015

Northumberland County Council decided to GRANT permission

[The Council had responded supporting the application]

West Wylam Ward

Planning Ref. 15/02494/FUL

Proposal: Proposed 3 bedroom detached house

Location: Land East of 4 Adderlane Road, West Wylam, Prudhoe, Northumberland NE42 5HR

Applicant: Mr William Lymburn Wall Houses, South Farm, Corbridge, Northumberland NE45 5PU

Response date: 19 August 2015

Northumberland County Council decided to GRANT permission

[The Council had responded making NO OBJECTION to the application, but agreed to raise concerns as follows: it was felt that approval of this application would set a precedent encouraging more applications involving development of residential gardens on the West Wylam estate. The estate had been designed to have large gardens and it was felt that applications such as this would lead to the loss of the amenity provided by garden land. It was also stated that development of this kind would cause more problems with highway congestion and parking.]

It was agreed to receive the above notifications.

1516/1048 'IN BLOOM' FEEDBACK & RECOMMENDATIONS

At the request of the Chairman, it was agreed to take the above item immediately, instead of at the point listed in the order paper, owing to the presence of members of the public interested in the item.

Cllr Mrs J McGee explained that the Northumbria in Bloom judges' mark sheet had been considered by the 'In Bloom' group, and that the separate comments of Mrs M Wooldridge had been endorsed by other members of the group. She added that she was presenting this item as Cllr Mrs N McGee was unable to be present at the meeting. She said that the Clerk could verify the substance of Mrs Wooldridge's comments regarding her 'disappointment' at the awards presentation, especially after the lengthy journeys made by many of the attendees.

Cllr Mrs McGee confirmed that the category entered by the town ought to have been determined by the size of the town's electoral roll, rather than its population. Taking the meeting through the In Bloom group's report, she noted that the two winners of individual 'Gold' awards had been delighted to receive their accolades.

Cllr Mrs McGee proposed that the Council should write to the Northumbria in Bloom organisation, responding to 'inaccurate' comments in the judges' report, and stating the reasons why the Council would not be entering the competition for 2016. She added that the 'In Bloom' group considered that the money spent on supporting the Council's entry for the regional competition would be better spent in the town.

Cllr Mrs E Burt asked what was intended by the suggestion for 'groundworks' in the group's report, and expressed concern at how the idea of supporting community gardening initiatives might be managed. Commenting on Cllr Mrs McGee's proposal, she said that she herself had supported coming out of Northumbria in Bloom on a previous occasion, and she stated that the Council needed to make a decision and stick to it. She noted the view of the group that the judges' views were seen as "inappropriate, inaccurate, patronising and wrong" and said that the judges' response to the Council's planting scheme should be viewed as "a taste issue". Lastly she expressed concern that adding further categories to the town's own 'In Bloom' competition could involve much more work for the staff.

Cllr G McCreedy stated that he agreed with much of what Cllr Mrs Burt had said, and with the need to make strong comments. He was sure that the £600 saved from entering the regional competition would be much better spent in the town. He noted that the group of residents in Paddock Close had insisted that they wished to enter the town's competition as a group, not as individuals, working on behalf of the estate. Cllr B Futers added that he was very proud of the efforts of this group, who had entered the Isos tenants' gardens competition in 2015 and had been disappointed to drop a place on their 2014 result.

Cllr G Simpson agreed that a decision as to entry in the regional competition needed to be made and held to, adding that the worthy work of “sprucing up” the whole of the town was within the remit of the ‘In Bloom’ group.

Responding to Cllr Mrs C Cuthbert, Cllr Mrs Burt commented that being ‘in’ the regional competition did put the town ‘on the map’ through being part of the ‘In Bloom’ scheme. However, Cllr Mrs McGee stated that the town had responded to judges’ suggestions made on previous occasions, making the necessary improvements, but that the group had been disappointed with the judges’ response to the town’s efforts, with the improvements “dismissed”. Some of the judges’ comments had been “uncalled-for”, and others, for example concerning the lack of planning, were “not correct”.

It was AGREED that the Council would not enter the town in the Northumbria in Bloom competition for 2016, and that a letter should be written to the Northumbria in Bloom authorities stating the reasons for the Council’s dissatisfaction with the judges’ report and reasons for deciding not to enter future competitions.

Proposed Cllr Mrs J McGee Seconded: Cllr Mrs E Burt

1516/1049 TOWN CENTRE OPPORTUNITY SITE *(placed on agenda by Cllr G Simpson)*

Cllr Mrs E Burt noted that Mr G Paul, Director of Planning, Economy and Housing, NCC had now responded indicating readiness to meet councillors, and she encouraged as many councillors as possible to attend any meeting that was arranged. The Clerk confirmed that, in addition to receiving a positive response from Mr Paul, efforts were being made to contact The Northumberland Estates with regard to this site, but thus far without response. Cllr Mrs J McGee noted a reference in the corporate strategy for ARCH to a 50:50 venture with The Northumberland Estates at Low Prudhoe, and she asked if it could be ascertained where this land might be. Cllr Mrs Burt confirmed her understanding that the response from Mr Paul related to an earlier approach made by the Council asking for “other options” to be considered in respect to the Front Street site: she noted that “these things take time” and that the Council had no ownership stake in the land.

As a result of the response from Mr Paul reported above, Cllr Simpson requested leave to withdraw his substantive motion from the order paper, and this was agreed.

1516/1050 GOVERNMENT PROPOSALS FOR DEVOLUTION AND A NORTH-EAST MAYOR

(placed on agenda by Cllr G Simpson)

Cllr Simpson stated that he now considered that this meeting was not the proper forum to consider the motion in question, and he requested leave to withdraw his substantive motion from the order paper. This was agreed. Cllr Simpson stated that he would speak to the Chairman regarding this matter in advance of the Ordinary Meeting.

1516/1051 NORTHUMBERLAND COUNTY COUNCIL: PRE-APPLICATION PLANNING PROTOCOL—CONFIDENTIALITY OF INFORMATION SUPPLIED TO LOCAL COUNCILS

The Clerk reported that he had made enquiry first of NCC, and then of the Northumberland Association of Local Councils (NALC), “The enquiry related to the possibility that, by being granted “enhanced access” to “pre-application information...not [made] publicly available” local councils could be asked to participate in the pre-application process with access to confidential information not made available to the community as a whole.” Having referred members to the report supplied with the meeting papers, he drew the attention of the meeting to the response supplied by Dr D Francis of NALC, who quoted a statement by NCC as follows: “Parish and Town Councils will be notified of all Pre-Application Enquiries *unless* the applicant/developer states that they want the pre-app enquiry to remain confidential. When this happens then the pre-app will be dealt with only by officers. Both Parish/Town and County Councillors will not be given the opportunity to engage in the process.”

The report was received.

1516/1052 HIGHFIELD PARK: PLAY IMPROVEMENTS

Cllr Mrs J McGee reported that she, Cllr G McCreedy and the Clerk had met with Sutcliffe Play's representative, Mr S Clayton, and his sub-contractor, on site, to discuss the condition in which the Park had been left at the conclusion of the play improvement works. She read Mr Clayton's email, offering redress in the form of replacement of exhausted play surfacing at the Castle Dene play area, beneath the set of swings that had not been replaced there. Subject to NCC confirming their preparedness to have the work carried out, she welcomed the offer made by Sutcliffe Play. Cllr McCreedy noted that the contractor had stated that they were also prepared to pay for any post-works clean-up charges raised by NCC at Highfield, while Cllr Mrs McGee added that the contractor was keen to be involved in any opening event, providing prizes for the children present.

It was AGREED to accept the apology made by Sutcliffe Play as set out in Mr Clayton's email, and to accept the offer of redress as set out above.

Proposed: Cllr Mrs J McGee Seconded: Cllr Mrs E Burt

1516/1053 WAR MEMORIAL / LYCHGATE

The Clerk reported that he had met with the Vicar, Revd C Hope to progress this delayed project, and that a meeting would take place with the Architect the following week. The Architect would be requested to amend his proposals to permit the etching of the missing names, using a typeface such as Garamond or Perpetua, onto wood panels, instead of the more expensive bronze panels initially suggested. The Clerk added that the Council's desire and expectation for the memorial to include the names of all of the fallen from conflicts following WW1 was shared by the Vicar on the behalf of the church community, and would be reflected in the application to be made in the near future to the Diocesan Advisory Committee of the Anglican Diocese of Newcastle.

Commenting, Cllr A Gill asked why the work had been the subject of such delay, and stated that this was an issue for the Vicar and the Clerk. Cllrs Mrs E Burt and Mrs J McGee stated that work should be taken forward as soon as possible, and it was agreed that this should be done.

1516/1054 PRUDHOE MINERS' RACES 2015

Cllr Mrs J McGee reported that the Town Events Sub-Committee had met the previous evening with Mr R Hunter of Run Northumberland and Ms A Maughan, represented sponsors SCA. All aspects of the events had been reviewed, and she noted the following:

- The 10k race had gone well, with all of the marshalling points covered, but that concerns regarding sufficient marshals on South Road and at the Road Ends junction would be addressed
- The Mini-run had unfortunately started before the marshals were in place. As a result three or four youngsters had run past the turning point, leading to two of them losing their places in the race, and to a confrontation at the race presentation. She said none of this had been the fault of the Clerk or the Council in general, and that the disadvantaged runners would receive a second and third-place trophy respectively. Cllr Mrs E Burt commented that it was important to know who was in charge, and of the need to "get a grip" on the organisation of the race
- Ms Maughan had stated that she was hopeful that SCA would continue as race sponsor
- It was hoped that Tynedale Hospice at Home would be able to build on their presence at the races
- The Administrator had collected the superb photographs of the event and created a very successful presentation of the event.

Cllr G McCreedy stated that it would be necessary to close the race to entries before the race day, to avoid the confusion and extra work necessary to give late entries their race numbers on the day. Otherwise, it had been a brilliant day, and the French visitors had very much enjoyed themselves. Responding to Cllr Mrs Burt, the Clerk reported on the numbers of competitors in each race. Cllr Mrs Burt commented on the disappointing turn-out in the Junior race, and spoke of the need to encourage young people to participate in the races.

END OF MEETING