

PRUDHOE TOWN COUNCIL

DRAFT Minutes of the Planning, Contract and Works Meeting held in The Spetchells Centre, Front Street, Prudhoe at 7:00pm on Wednesday 9 March 2016

PRESENT Cllr Mrs J McGee (Chair), Cllr B Futers, Cllr Mrs C Cuthbert, Cllr G Price, Cllr Mrs N McGee, Cllr A Gill (arrived 1905), Cllr Ms J Rose, Cllr A Piper In attendance: R Whinney (Clerk)

1516/1085 APOLOGIES FOR ABSENCE Cllr Mrs E Burt, Cllr G McCreedy, Cllr G Simpson, County Councillor Mrs A Dale

1516/1086 DECLARATIONS OF INTEREST

Cllr Mrs C Cuthbert made a declaration of personal (non-pecuniary) interest in planning application 16/00515/FUL and did not participate in the discussion or decision in respect of this application.

Cllr Mrs J McGee reported that The Northumberland Estates had announced a public consultation on preliminary proposals for development in the town, taking place at the Spetchells Centre on Thursday 17 March, between 1530 and 1900 hours. She noted that the consultation would be open to members of the Council between 1500 and 1530, immediately before it was opened to members of the public.

1516/1087 MINUTES OF THE MEETING OF THE PLANNING CONTRACT & WORKS COMMITTEE HELD ON 10 FEBRUARY 2016

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

Proposed: Cllr B Futers Seconded: Cllr G Price

Cllr A Gill arrived at this point.

1516/1088 MATTERS ARISING.

1516/1069 Signage: on enquiry by Cllr Mrs C Cuthbert, the Clerk stated that he would chase the relevant NCC officer regarding the meeting requested regarding signage in Mickley.

1516/1089 PLANNING MATTERS

1. Planning applications considered

Castle & Eltringham Ward

Planning Ref. 16/00322/FUL

Proposal: Construction of living room extension and canopy to garage on front elevation

Location: 20 Masters Crescent, Prudhoe, Northumberland NE42 6NT

Applicant: Mrs Brenda Wilkin (address as above)

Response date: 26 February 2016

It was AGREED to SUPPORT the application

Proposed Cllr Mrs N McGee Seconded Cllr G Price

Prudhoe Hall Ward

Planning Ref. 16/00381/FUL

Proposal: Construction of detached dwelling house with integral garage

Location: 77 Park Lane, Prudhoe, Northumberland NE42 5LW

Applicant: Ms Joanne Bushell, 5 Crescent Avenue, Hexham, Northumberland NE46 3DP

Response date: 11 March 2016

It was AGREED to OBJECT to the application on the grounds of (1) layout and density (building in the back garden of an existing property) (2) highway safety, traffic and parking (owing to the plans involving the creation of an additional access onto Moor Road, creating concern about increased traffic): in both cases it was agreed that an undesirable precedent would be set if the application was to be permitted.

Proposed Cllr A Gill Seconded Cllr B Futers

Mickley Ward

Planning Ref. 16/00515/FUL

Proposal: Proposed single dwelling infill development on land between Broomhill, existing house and neighbouring property, Wesley Cottage

Location: Land East of Broomhill, High Mickley, Northumberland

Applicant: Mr & Mrs Scott, Plantation Cottage, Shields Road, Bill Quay, Gateshead, Tyne & Wear NE10 0SN

Response date: 14 March 2016

It was AGREED to SUPPORT the application

Proposed Cllr Mrs N McGee Seconded Cllr G Price

Prudhoe West and Halfway Ward

Ref. 16/00627/FUL

Proposal: Proposed ground floor rear extension, first floor bedroom with ensuite extension and front porch

Location: 33 Otter Burn Way, Bewick Grange, Prudhoe, Northumberland NE42 6RD

Applicant: Mr and Mrs Granville Kelly (address as above)

Response deadline: 24 March 2016

It was AGREED to SUPPORT the application

Proposed Cllr A Gill Seconded Cllr B Futers

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

(i) Decisions

General - Mickley Ward

Planning Ref. 15/04165/OUT

Proposal: Outline application (some matters reserved) for construction of a single new dwelling along with a new access to the site

Location: Land at at Alt Dhu, High Mickley, Stocksfield Northumberland NE43 7LT

Applicant: Mrs Norma Marie Robinson (address as above)

Response date: 8 January 2016

Northumberland County Council decided to REFUSE permission

[The Council had responded supporting the application]

Cllr Mrs C Cuthbert had declared a personal interest and did not participate in the discussion or decision in respect of this application

Mickley Ward

Ref. 15/04251/FUL

Proposal: Construction of single storey front, side and rear ground floor extension

Location: 11 Riding Terrace, Mickley, Stocksfield, Northumberland NE43 7BU

Applicant: Mr David Anderson (address as above)

Response deadline: 27 January 2016

Northumberland County Council decided to GRANT permission

[The Council had responded objecting to the application on the following grounds:

- (i) That the development was on a scale excessive in the context of the location
- (ii) To the layout and density of the building (particularly with reference to comment (i) above)]

It was AGREED to receive the notifications

Proposed Cllr Mrs J McGee Seconded Cllr B Futers

(ii) Pre-application consultation

General – Prudhoe West & Halfway Ward

Planning Ref. 16/00080/PREAPP

Proposal: Pre-application enquiry for Construction of 2 no. detached bungalows with dormers / rooms in roofspace

Location: Land North of Braeside, Western Avenue, Prudhoe, Northumberland NE42 6PA

Applicant: Mr Kevin Matthews, 27 Camberwell Close, Festival Park, Gateshead, Tyne & Wear NE11 9TZ

Response date: 21 March 2016

It was AGREED to respond to the pre-application consultation as follows:

In view of the location of the proposed development site on / at the foot of a very steep slope, to ask what measures would be taken to ensure the stability of the ground to the immediate north of Braeside. It was specifically asked if retaining walls would be built to protect the proposed development.

Proposed Cllr B Futers Seconded Cllr Mrs J McGee

1516/1090 NORTHUMBERLAND LOCAL PLAN: CORE STRATEGY

Cllr Mrs J McGee read out the email sent by NCC providing the link to the documents published by way of update to the Local Plan process, and she then referred the meeting to excerpts from the report presented to the NCC Cabinet, which was due to meet on 21 March. She suggested that the Council write to NCC officers, copying in the members of the Council's Cabinet, to express concern that the response from the Town Council did not appear to have been given the same weight as those from Hexham and Ponteland with respect to the late introduction of new information and proposals, along with the inflexible nature of the consultation at this stage of the process. She noted that the Council had benefitted from the excellent job done by the Clerk in responding to the consultation. Cllr Mrs McGee felt that the Cabinet report ought to have made reference to the proposal for housing south of Highfield Lane as a 'major modification.' She also noted the amount of comments made regarding the infrastructure on that site. She stated that "not enough credence" had been given to the concerns expressed by the Council. She added that the town needed to be ready for the six-week consultation period regarding any modifications. She said that any development on the scale mooted would have an effect on the town's schools, while traffic volumes would have a major impact both at Prudhoe Hospital and on Highfield Lane. The town's case needed to receive as much exposure as possible, through the Hexham Courant and directly to the public. She stated that the Council needed to step up to the challenge on this major issue.

It was AGREED that the Council should investigate what assistance planning consultants might be able to provide to the Council, and at what cost, in advising on the objections / concerns raised by the Council and residents regarding the latest stage of the draft Northumberland Local Plan.

Proposed Cllr Mrs J McGee Seconded Cllr B Futers

It was also AGREED to write to Guy Opperman MP to ask if he would support the Council and residents in respect of their objections / concerns regarding the latest stage of the draft Northumberland Local Plan, noting that Green Belt land would be lost under the proposals in their current form.

Proposed Cllr Mrs J McGee Seconded Cllr B Futers

Cllr G Price stated there was a need for a clear strategy to be followed, with knowledge of the course of action the Council proposed to follow. In response, the Clerk stated that in the first place he would supply Mr Opperman with details of the Council's response to the consultation.

1516/1091 EDGEWELL CEMETERIES: NORTHERN POWERGRID – REQUEST FOR WAYLEAVE

The Clerk reported that the Council had been approached by Northern Powergrid (NP) with a request to grant a wayleave to run a power connection from the pole adjacent to the shelter in the New Cemetery, underground through the cemetery to a point on Edgewell Road. The power supply would then be taken down the road to provide power to the new development on the west side of the road, adjacent to the former chapel in the Old Cemetery. He stated that:

- The Council had established that it should have already benefitted from a wayleave in respect of the existing power supply routed over the New Cemetery in the sum of £9.78 per annum. On the basis that the Council was entitled to claim for a maximum of *seven* years of backdated wayleave payments, it was proposed to claim for $7 \times £9.78 = £68.46$ in respect of this supply
- The reason NP wished to take power from the pole in the New Cemetery is that there is a reluctance to approach a neighbouring householder owing to “other issues”
- NP had agreed with the request made on behalf of the Council to re-route the proposed line of underground supply *in front of* the shelter in the New Cemetery, subject to verification by NP’s engineering contractor that this approach was practicable. This suggestion was made principally on the ground that routing the power supply to the rear of the shelter would involve interference with the soakaway that runs away downhill behind the shelter
- The fees payable to the Council for this new wayleave would be as follows:
 - £7.61 rental for the land
 - £2.17 compensation for the difficulty in cutting around / through the land
 - £1.15 for the underground cable. This is a low amount because there is no interference with agricultural workings. This payment is termed an ‘insult payment’ in the business
 - The underground cable rate would remain unchanged, but the first two sums (the ‘pole payment’) would increase slightly over time
- NP would accept responsibility for any damage caused under the wayleave, and undertake to compensate the Council for any damage caused to its property
- It was established that, in return for granting NP the requested wayleave, the Council would be entitled to invoice NP for £250.00 for granting the wayleave. This would be a one-off payment
- NP agreed to ensure that their contractor would liaise with the Council to ensure that any works carried out did not interfere with the business of the cemetery, including funerals etc.

Commenting, Cllr A Gill said he considered that the proposed works leading to the wayleave would present minimal interference to the operation of the cemetery, and he noted that the re-routed power supply would be the new source of power for the former cemetery chapel.

It was AGREED to receive the report, and to grant the wayleave to Northern Powergrid as described above in return for the payments detailed in the Clerk’s report.

Proposed Cllr A Gill Seconded Cllr Mrs C Cuthbert

1516/1092 CASTLE DENE PLAY AREA: MAINTENANCE OF EASTERN BOUNDARY

The Clerk reported that, following requests made on behalf of the Council in respect of the soft boundary at the east side of this play area, NCC had (a) cut down two trees, whose roots had grown under the play surface, causing it to break up and (b) had cut back, cleared and tidied the shrub boundary. He requested that the Council agree to request that NCC work to remove the tree roots and make good the damaged play surface as far as possible in advance of the completion of the transfer of the play area to the Council. In response to a question from Cllr Gill regarding the surfacing, Cllr A Gill, Cllr Mrs J McGee and the Clerk advised that the works to the surface would have to be carried out otherwise this part of the play area would have to be closed on safety grounds.

It was AGREED to support the proposed course of action, and to request NCC to carry out the work to the play surface, if possible without any cost being incurred by the Council.

Proposed Cllr Mrs J McGee Seconded: Cllr A Gill

1516/1093 PRUDHOE IN BLOOM

Cllr Mrs N McGee presented the report of the recent meeting of the Council’s ‘In Bloom’ Advisory Sub-Committee.

Cllr Mrs C Cuthbert suggested that the flyer encouraging entries into the town’s residents’ gardens competition could be posted on the Mickley notice board. Cllr Mrs J McGee requested councillors to keep an eye out for any gardens worth entering into the competition.

It was AGREED that the Council would write to thank both the children of Mickley First School and the Fist Prudhoe Scouts for their respective efforts in carrying out successful litter picks, acknowledging these as successful community initiatives.

Proposed Cllr Mrs J McGee Seconded Cllr Mrs C Cuthbert

Noting that there were issues with discarded cigarette butts, for instance in the vicinity of the Spetchells Centre, it was agreed to raise this issue with NCC. Cllr B Futers commented that some employers were not making adequate provision for staff members to smoke.

It was AGREED to approve and endorse the actions recommended by the 'In Bloom' group. In addition to publicity aspects, these included:

- Hanging basket competition – entries could be bought or cultivated
- To approach Isos Housing to ask about the possibility of seasonal bedding at the entrance to Cheviot View, as well as to plant the walled bed on Redwell Road
- To support the proposed design for the 'Jubilee' bed, commemorating 150 years of the Methodist Church in Prudhoe with the Methodist emblem

Proposed: Cllr Mrs J McGee Seconded Cllr Mrs N McGee

It was agreed to approve a motion that, in view of the confidential nature of the business to be transacted, that the press and public be excluded for consideration of the following item, in accordance with Section 68 of the Council's Standing Orders:

Proposed: Cllr Mrs J McGee Seconded Cllr A Gill

1516/1094 OFFICE EQUIPMENT: LEASE OF PHOTOCOPIER / PRINTER / SCANNER

The Clerk presented the report prepared by the Town Council Administrator, setting out the options explored and costs quoted by four different contractors for the lease of a copier / printer / scanner. He explained that a fifth, unsolicited tender had been received on the day, but that while the prices quoted appeared to be competitive, the office had not been in a position to explore this tender in any detail. The Clerk noted that the recommendation was that a new, as opposed to re-conditioned, machine be sourced, and that the recommended tender provided a unique 'utility' printing option in addition to black and white, and full colour: the 'utility' option would be used in circumstances where (as was often the case) there was only a small amount of colour, achieving a much cheaper copy cost rate than for full colour. It was also explained that officers would not need to leave the office while copying was being carried out. Finally, the cost savings achieved by the Council having its own copier instead of being re-charged by Prudhoe Community Partnership would be of the order of £2,000 per annum.

Cllr A Gill asked why the option of the Council having its own copying etc, facility had not been explored sooner.

It was AGREED to that the Council should enter into a 5-year lease contract with NCS Ltd for a Toshiba E-Studio machine, at a cost of £50.00 per month plus additional copy costs as detailed on the tender comparison document

Proposed Cllr Mrs J McGee Seconded Cllr Mrs C Cuthbert

END OF MEETING