

**PRUDHOE TOWN COUNCIL**

**Minutes of the Extraordinary Meeting of the Council including the Planning, Contract and Works Committee held in the Spetchells Centre, Front Street, Prudhoe at 7:00pm on Wednesday 14 September 2016**

**PRESENT:** Cllr G Simpson (Chair), Cllr A Gill, Cllr Mrs C Cuthbert, Cllr G Price, Cllr Mrs J McGee, Cllr Ms J Rose, Cllr Mrs E Burt (part of meeting), Cllr A Piper. In attendance: R Whinney (Clerk)

**1617/1046 APOLOGIES FOR ABSENCE** Cllrs G McCreedy, K Graham, A Reid, Mrs N McGee, County Cllr Mrs A Dale

**1617/1047 DECLARATIONS OF INTEREST** Cllr Mrs C Cuthbert declared an interest in planning application **Ref. 15/02612/FUL.**

Cllr G Simpson advised the meeting, that, as Cllr Mrs E Burt had a meeting commitment elsewhere, he proposed from the Chair that the following item be taken first on the agenda. This was agreed.

**1617/1048 LAND REGISTRY: LAND ON NORTH SIDE OF DENE TERRACE**

Cllr G Simpson advised that the matter concerned an application to the Land Registry to register title to the land in question. He suggested that what was being requested of the Council was a response conveying any known facts concerning the application.

Cllr Mrs E Burt stated that the land was a fenced, overgrown open space, and she advised the meeting that two sets of other residents would be objecting to the application for registration made by / on behalf of the owner(s) of 2 Dene Terrace. The previous owner, now deceased, had fenced the land, but it was 'not known' to be part of the property. There were underlying concerns that a successful registration of title could lead to an application for planning permission for the vacant site. The executor of the will was stated to be struggling to sell 2 Dene Terrace owing to there being no car parking. Cllr Mrs Burt noted that she had lived in the area since 1980, and that the land had been looked after 'at times'. Both she and Cllr Simpson asked if the Council as a body had any local knowledge. She advised the meeting that she had informed the owners of 30 Beaumont Terrace and 1 Dene Terrace that she would inform the Council of their concerns regarding the proposed registration. Cllr Mrs J McGee suggested that, as the Council had no factual information, it would be wise not to comment.

**It was AGREED** to receive the item, and to make no comment upon it, on the ground that it was not within the Council's role to do so.

Proposed: Cllr G Simpson                      Seconded: Cllr Mrs E Burt

Cllr Mrs Burt thanked the meeting for permitting this matter to be taken out of the listed order on the agenda paper, and she left the meeting at this point (7.12 pm).

**1617/1049 MINUTES OF THE EXTRAORDINARY MEETING INCORPORATING THE MEETING OF THE PLANNING CONTRACT & WORKS COMMITTEE HELD ON 10 AUGUST 2016**

Cllr G Simpson advised the meeting that, as the meeting had been an Extraordinary Meeting of the Council, the minutes would also be brought to the Ordinary Meeting for approval. Some matters could therefore be raised again at that meeting. Meanwhile, the confidential items would be considered at the close of this meeting.

Subject to agreeing that (1) Cllr A Piper had been present at the meeting but was erroneously listed as tendering apologies for absence (2) that the meeting concerning Eastwoods Park had taken place on 4 August and not 8 August as stated in the draft record (3) to recording that Cllr Mrs E Burt had left the meeting at the same time as the Clerk, **it was AGREED** to receive the minutes as a true record.

Proposed: Cllr G Simpson      Seconded: Cllr Mrs J McGee

## **1617/1050 MATTERS ARISING.**

1617/1029 Eastwoods Park: Cllr Mrs J McGee reported that she, Cllrs Price and Reid had attended the consultation event at Eastwoods Park, that good comments had come forward and that quite a few questionnaires had been filled in. Cllr Mrs Cuthbert reported that the survey had been well put together. Cllr Mrs McGee praised the efforts of NCC officers Emma Evans and Sam Talbot in respect of the project.

1617/1032 Kimberly Park: Cllr A Gill commented that the Clerk had forgotten to initiate the rent review, and he added that an inspection of the site was also necessary to ensure that the legal requirement of a risk assessment was complied with. He also questioned why the need to carry out a rent review needed to be noted at every Annual General Meeting. The Clerk responded that an inspection was planned, possible for week commencing 26 September, and that the reason for reviewing the entitlement to a rent review every year was that it would allow for a countdown.

1617/1036 Floral Bedding, Hanging Baskets and Planters: The Clerk reported that the above tender process was being progressed as previously agreed.

1617/1039 Human Resources Committee: The Clerk reported that the draft minutes of the Committee's July meeting had been supplied to the members of the Committee.

## **1617/1051 PLANNING MATTERS**

### **(i) Planning Applications Considered**

#### **Pre-application consultation – additional enquiry**

#### **Prudhoe West & Halfway Ward**

#### **Planning Ref. 16/00232/PREAPP**

Proposal: Full planning permission sought for the erection of 74 houses with associated landscaping and means of access

Location: Land to East of School, Highfield Lane, Prudhoe, Northumberland NE42 6EY

Applicant: Barratt Homes North East (Amy Ward), Barratt House, City West Business Park, Scotswood Road, Newcastle upon Tyne NE4 7DF

Response date: 26 July April 2016

**From:** Haley Marron [mailto:haley.marron@northumberland.gov.uk]

**Sent:** 22 August 2016 12:50

**To:** Sarah Eden

**Subject:** 16/00232/PREAPP Land To East Of School, Highfield Lane, Prudhoe - Barratt Homes 74 Houses

Thank you for your comments received 26th July.

The pre application enquiry is still pending consideration, however one planning issue which needs further consideration is the impact of the development on play and sports provision.

The developer does not include a play site as a part of the development. I presume because of site constraints including topography and proximity to pylons.

At the very least I would expect the developer to pay a contribution towards play provision off site in form of improvements of an equipped play site nearby. Does the Town Council have any comments on this aspect of the planning assessment?

I would appreciate an early reply.

Thanks

Regards,

Haley Marron, Senior Planning Officer, Major Development and Delivery Team, Northumberland County Council, County Hall, Morpeth.

**It was AGREED** to respond that, without prejudice to the Council's earlier response to the pre-application, the Council considered that, should a development be approved, the largest possible contribution towards sports / play provision must be required from the developer.

Given the need for improved sports / play provision in the town generally, the Council also suggested that the actual provision could be located elsewhere in Prudhoe, in response to specific need.

Proposed: Cllr Mrs J McGee      Seconded: Cllr Mrs C Cuthbert

### **General – Prudhoe Hall Ward**

#### **Ref. 15/02610/FUL**

Proposal: House extension with garden room / workshop in rear garden; single storey extension to rear; side extension (first floor roof) with drive through under; porch to front; pitch roofs over all existing and proposed dormers; general internal remodelling

Location: 51 Park Lane, Prudhoe, Northumberland NE42 5LW

Applicant: Mr James Black (address as above)

Response deadline: 26 August 2016

**It was AGREED** to respond SUPPORTING the application.

Proposed: Cllr A Gill      Seconded: Cllr Mrs C Cuthbert

### **General – Mickley Ward**

#### **Ref. 15/02612/FUL**

Proposal: Erection of a timber frame block to be placed in the north east corner of the land. Hardcore access road to be laid to allow access to the existing gate to the front elevation of the stable block

Location: Land South of High Close House, Eastgate Bank, Mickley, Northumberland NE43 7LY

Applicant: Mr Jamie Pratt, High Close House, Eastgate Bank, Mickley, Northumberland NE43 7LY

Response deadline: 1 September 2016

The application was not considered by the meeting owing to the papers having been mislaid. Councillors were subsequently sent the electronic link to the application and invited to make comment as they saw fit.

### **General – Prudhoe West & Halfway Ward**

#### **Ref. 15/03035/FUL**

Proposal: Proposed construction of new dwelling

Location: Plot 1, Land North of Braeside, Western Avenue, Prudhoe, Northumberland NE42 6PA

Applicant: Mrs Jacqueline Hutchinson, 12 Carlton Crescent, Gateshead, Tyne & Wear NE10 9HU

Response deadline: 4 October 2016

**It was AGREED** to respond SUPPORTING the application, with the rider that that land stability issues arising from past mining works required thorough investigation.

Proposed: Cllr Mrs J McGee      Seconded: Cllr G Price

### **General – Prudhoe West & Halfway Ward**

#### **Ref. 15/03036/FUL**

Proposal: Proposed construction of new dwelling

Location: Plot 2, Land North of Braeside, Western Avenue, Prudhoe, Northumberland NE42 6PA

Applicant: Mr Steven Lamb, 45 Orchard Road, Whickham, Gateshead, Tyne & Wear NE16 4TG

Response deadline: 4 October 2016

**It was AGREED** to respond SUPPORTING the application, with the rider that that land stability issues arising from past mining works required thorough investigation.

Proposed: Cllr G Price      Seconded: Cllr Ms J Rose

## **(ii) Planning Notifications Received - Decisions**

### **Mickley Ward**

#### **Planning Ref. 16/02050/FUL**

Proposal: Erection of a dwellinghouse

Location: Land Adjacent to the Hemmel, Hallyards Farm, Stonybank Way, West Mickley, Stocksfield Northumberland NE43 7LR

Applicant: Mr and Mrs Tim Healy (address c/o agent)

Response date: 18 July April 2016

**Northumberland County Council decided to REFUSE permission**

[The Council had responded Supporting the application]

**General – Castlefields and Low Prudhoe Ward**

**Ref. 15/03750/OUT**

Proposal: Outline planning permission for residential development of approximately 50 dwellings

Location: Hammerite Products Ltd, Prudhoe, Northumberland NE42 6LP

Applicant: Horizon Products Ltd, Unit 6, Churchill Industrial Estate, Chainbridge Road, Blaydon, Gateshead, Tyne & Wear NE21 5AB

Response deadline: 10 December 2015

**Northumberland County Council decided to GRANT permission**

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

- (i) Insufficient information had been supplied to enable the application to be properly determined;
- (ii) It was noted that objections had been raised to the proposed development by NCC Public Protection;
- (iii) Concerns were expressed with regard to the access from the development to the A695, noting that further information was being sought by NCC Highways on this point;

It was also agreed to comment as follows:

- (i) That the percentage of affordable housing in the development ought to be set at the level of 30% as a minimum, not at some point between 15% and 30%;
- (ii) Expressing concern on the impact of the development on the amenity of the residents of North Row;
- (iii) Noting that the land was listed as employment land in the latest version of the Core Strategy.]

**It was AGREED** to receive the notifications.

Proposed: Cllr Mrs J McGee      Seconded: Cllr G Simpson

**1617/1052 CEMETERY & MEMORIAL SUB-COMMITTEE: MEETING**

Cllr A Gill reported that the reinstatement of the paving at the shelter in the New Cemetery, damaged during recent works carried out on behalf of Northern Powergrid, had been satisfactorily completed.

The Clerk confirmed that NCC had complied with the Council's request for pruning of the the tops of the trees adjacent to the former cemetery chapel.

Cllr Gill also reported that

- A site meeting with the cemetery contractor would take place in the next week or so, to discuss issues arising under the cemetery contract;
- Following the successful registration of the Council's freehold title to the Old Cemetery, the Cemetery & Memorial Sub-Committee would be investigating the registration of the Council's freehold title to the New Cemetery;
- The Sub-Committee was seeking quotations for the installation of foundations for memorial seats in the Cemeteries;
- The new cemetery signs had now been installed;
- One set of unauthorised items had recently been removed from a grave while a second interment was taking place, whether permanently or otherwise was not yet clear.

It was agreed to receive the report.

**1617/1053 PLAY AREAS**

The Clerk reported that whilst the draft transfers of the four play areas had been prepared to the Council's satisfaction, the conclusion of the process had been held up pending the carrying out of work on the part of the play surface at Castle Dene which was broken out by tree roots. The Clerk advised that this represented a safety issue, and that NCC had agreed to carry out the work necessary to remove the roots and level the surface. However, despite several reminders, this work had yet to be carried out.

Cllr Mrs C Cuthbert questioned whether the surface at the West Mickley play area was similarly a safety issue: this had been looked at on a recent visit by Cllr Mrs Cuthbert, Cllr Mrs J McGee and the Clerk. Cllr

Mrs J McGee reminded the meeting that the reason that the play areas were being taken over was because NCC had stated that if they (NCC) retained the play areas, once the play equipment was finished it would be removed. After Cllr Gill and Mrs Cuthbert suggested taking over the remainder of the play areas, it was suggested **and AGREED** that the September Ordinary Meeting would be invited to approve the completion of the transfers of the play areas at Castle Dene, West Mickley, Orchard Hill, and The Copse, save that the Castle Dene play area would be withheld from the process until the surfacing issue had been dealt with to the satisfaction of the Council.

Proposed: Cllr G Simpson    Seconded: Cllr A Gill

#### **1617/1054    HIGHFIELD PARK: PLAY EQUIPMENT**

The Clerk reported that following the damage to the 'Oyster' swing at the Park, requiring its removal, a successful insurance claim had been made in respect of the item. The order had been placed for a replacement, subject to the excess charge of £250. Meanwhile, following a number of occasions at which the movement mechanism of the roundabout in the toddler play area had been inspected by the supplier at the Council's request, it was now being looked at by the manufacturer. Lastly, following the RoSPA inspection of the skatepark and the BMX track, the welds at the skatepark had been repaired, while a quotation was being obtained in respect of the works to reinstate the BMX track. The report was received.

#### **1617/1055    SERVICE CONTRACTS - ENVIRONMENTAL TENDERS**

##### **(a) Highfield Park**

**It was AGREED** to approve the draft specification in respect of the service contract for Highfield Park.

Proposed: Cllr G Simpson    Seconded: Cllr Mrs J McGee

##### **(b) Grass-Cutting**

Following a discussion, **it was AGREED** to approve the draft specification in respect of Grass-Cutting, subject to the specification being amended to state the minimum number of cuts required by the Council, but the contractor being permitted to specify the number of cuts they considered necessary.

Proposed: Cllr G Simpson    Seconded: Cllr Mrs J McGee

Cllr Mrs Cuthbert questioned her availability for the proposed meeting of the Council's Procurement group on 18 or 19 October. It was also noted that the contractor should be asked to indicate a proposed schedule of cuts, following which they would be expected to present reports of cuts actually carried out.

##### **(c) Landscaped Gateways & Roundabouts**

Cllr Mrs J McGee queried the statement of contract cost given on the front page of this contract and suggested that it ought to be removed.

**It was then AGREED** to approve the draft specification in respect of the contract for Landscaped Gateways and Roundabouts.

Proposed: Cllr A Gill                      Seconded: Cllr G Simpson

Following a suggestion by the Clerk, **it was also AGREED** that all of the above contracts should be advertised on the Government's Contracts Finder site as well as in the Hexham Courant.

Proposed: Cllr Mrs J McGee              Seconded: Cllr G Simpson

#### **1617/1056    FORMER PRUDHOE HOSPITAL SITE: STREET NAMING & NUMBERING REQUEST**

The request from NCC was received and, after a discussion, the comment was made that the Council's response reflected the fact that it liked the traditional, historic names.

**It was AGREED** to respond requesting that Redstart Close be removed from the list of proposed names, and replaced with Nightingale Close, with the remainder of the names being approved.

Proposed: Cllr Mrs C Cuthbert        Seconded: Cllr Mrs J McGee

*It was resolved that, in view of the confidential nature of the business to be transacted, 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 G Simpson

**1617/ 1057 CONFIDENTIAL ITEMS FROM MINUTES OF THE EXTRAORDINARY MEETING  
INCORPORATING THE MEETING OF THE PLANNING CONTRACT & WORKS COMMITTEE HELD  
ON 10 AUGUST 2016**

Subject to amending the record on p.1 of the record to reflect a correction requested by Cllr Mrs C Cuthbert, **it was AGREED** to approve the draft minutes as a true record.

Proposed: Cllr G Simpson Seconded: Cllr Ms J Rose

**1617/1058 MATTERS ARISING**

1617/1040 Staffing Matters: the matter was discussed.

1617/1041 Town Council Events: the matter was discussed.

The meeting closed at 8.50 pm.

**END OF MEETING**