Minutes of the meeting of Dinnington Parish Council held on Wednesday 19 September 2018 at 7.00 pm in Dinnington Memorial Institute

Members Present: Cllrs R. Thompson (Chairman in the Chair), A. Dellow, P. Hitchenes, S. Hood, S. Phelps, K. Oliver, J. Porter, M. Wood.

One member of the public was present

<table>
<thead>
<tr>
<th>Minute No.</th>
<th>Agenda Item</th>
<th>Action required</th>
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<tbody>
<tr>
<td>58.</td>
<td>Apologies for Absence</td>
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<td>Apologies were received from Cllrs A and P. Lower (NCC), and A. King (NCC).</td>
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<td>59.</td>
<td>Declarations of Interest</td>
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<td>Members were reminded of the need to declare interests at relevant items.</td>
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<td>60.</td>
<td>Police Report</td>
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<td>PCSO Linda Smith (9071) and PCSO Johnathan Dunn (9317) were present.</td>
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<td>PCSO Smith advised that there had been thirteen crimes recorded since the PC had last met in July. These included theft from car, theft of doors from the Keepmoat site, damage to property, assault and damage to a shop. The Police had been aware of the fire setting incidents and camp building and had spoken to parents. However, she advised that there were few reports being made to the Police by residents.</td>
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<td>Members referred to a resident's request that the seat be moved from next to the BMX track as this was encouraging anti social behavior. Another report had been made by a resident about her concerns regarding the amount of ASB behavior generally, which was not just from youngsters. The Police were asked to increase their visible presence in these areas, and it was noted that it would be helpful to the Police if they could get some idea of the times when problems were occurring.</td>
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<td>Parking outside the school was also a recurring issue. It was noted that the school had issued letters to parents, and that as part of their action plan for parking at the new school, the intention was to encourage walking to school. The Police were asked if they could make random visits at the start and end of the school day to act as a deterrent.</td>
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<td>Other parking issues were raised around Prestwick Road/March Terrace, Horton Crescent and at Eastfield flats which had been raised with the Police.</td>
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<td>61.</td>
<td>Minutes of previous meeting</td>
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<td>RESOLVED that the minutes of the meeting of the Parish Council held on 18 July 2018 be agreed as a true record and signed by the Chairman.</td>
<td>K. Hadfield</td>
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<td>62.</td>
<td>Matters Arising</td>
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<td></td>
<td>• 47 - The noise monitor at the school would be raised at their Finance meeting the following week and the result of that would be reported back to the PC. It was noted that the Airport had offered to pay for some play</td>
<td>Cllr Hitchenes</td>
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63. Planning Applications
The Parish Council’s views were sought on Application No. 2018/1100/01/DET: Erection of 10 No. residential dwellings (Class C3) with associated landscaping and access following demolition of existing buildings/ Mooray Spot Farm, Prestwick Road, Dinnington, Newcastle upon Tyne, NE13 7AQ.

Mr Richard Morrison was present and was able to provide some clarification to member queries as follows:-

- The building to the left of the drive into the site would be replaced by a new shed to enable the farming operation to continue. This would be lower than the current structure and would therefore have less of a visual impact.
- There were no plans to develop the field leading down towards the Persimmon development.
- Apart from the shed mentioned above, the buildings were in a very poor state of repair and would cost a lot of money to bring back into any kind of use. If planning permission was not granted, then consideration would have to be given to other options, such as upscaling the farming operation.
- The existing buildings could not be developed into houses as they were unstable.

There were some comments in support of the application:-

- Derelict buildings would be replaced with attractive homes which would be an improvement.
- This would reduce the risk of vandalism.
- It was acknowledged that the site was in the Green Belt, but Newcastle Airport was only a mile away.
- There was a concern that if the Parish Council objected and permission was refused, there was a potential for damage to the site as a result of its dereliction, perhaps from squatters, and there may be some comeback on the Parish Council for that.

There were some comments in opposition to the application:-

- This was not a small barn conversion, but a commercial housing development of 10 large detached houses on decent size plots, probably worth around £4 - £5m. The same size as North Mason Lodge estate.
- It was in a prominent position and would be clearly seen on the approach to Dinnington via Prestwick Road.
- The developers were aware that their proposal was on Green Belt and a large proportion of their planning submission argued why they should be allowed to build on it. It was felt to be money driven.
- In terms of the neighbourhood plan, the defence against having more houses built on the Green Belt around Dinnington was the Green Belt itself and the "One Core Strategy." This housing development would set a precedent to potential developers and make it even more difficult to resist further attempts in the future.
- There were currently 270 houses being built on what was Green Belt
land on the west side of the village now and another commercial housing development was not needed.

- The demand for houses of this size in the location was questionable, given that existing developers in the village were amending their site plans to substitute smaller houses for larger ones in order to meet the current demand.
- The results of a recent Neighbourhood Plan survey undertaken by the Parish Council identified that one of the main concerns of residents was that they did not want any further house building on the Green Belt at Dinnington, and they would be very upset if the Parish Council supported this proposal.
- Due to the City Council’s policy of not mail dropping all of the village over planning issues like this, it was felt that not many people in the village knew of the proposal or there would have been many more objections and comments.
- Members did not feel that they could support any development on the Green Belt, when they had previously argued strongly against it.

It was moved by Cllr Wood, seconded by Cllr Dellow, that the Parish Council object to the application for the reasons detailed in the comments in opposition above. It was then moved by Cllr Oliver, seconded by Cllr Thompson, that the Parish Council support the application for the reasons detailed in the comments in support above.

On Cllr Oliver’s motion being put to the vote, there voted FOR: 3; AGAINST:5.
On Cllr Wood’s motion being put to the vote, there voted FOR: 5; AGAINST: 3.

It was therefore Agreed that the Parish Council submit an objection to the application as detailed below:

- The Parish Council object to the application on the following grounds: -

  - The proposed development is on green belt. The developers are well aware of this and a large proportion of their planning submission is devoted to arguing why it should be allowed.
  - There are currently 270 houses in the process of being built on what was greenbelt land on the west side of the village and another commercial housing development in this location is not needed.
  - In terms of the Parish Council's emerging neighbourhood plan, the only real future defence against having more houses built on greenbelt land around Dinnington is the green belt itself and the “One Core Strategy” and this housing development would set a precedent to potential future developers, and make it even more difficult to resist further housing developments. Given the loss of green belt to date, the remaining green belt land should be protected.
  - The results of a recent Neighbourhood Plan survey undertaken by the Parish Council identified that one of the main concerns of residents was that they did not want any further house building on the green belt at Dinnington, and they would be very upset if the Parish Council supported this proposal.
  - This is not a small barn conversion, but a commercial housing development.
  - The site is in a prominent position and will be clearly seen on the approach to Dinnington via Prestwick Road.
  - The demand for houses of this size in the location is questionable, given that existing developers in the village are amending their site plans to substitute smaller houses for larger ones in order to meet the current demand.
  - The Parish Council has additional concerns that as a consequence of this development, the farmer may build more new agricultural buildings to the side.

Draft Minutes subject to approval
of the development to enable him to continue to work his land and this would create more building on the green belt.

64. **Commemorative Plaque Event**  
Cllr Phelps provided an update on the position:-  
- The final wording for the plaque had been agreed and would be in place a couple of days before the event.  
- An update was provided of expected attendees, which now totalled around 36, including around 10 from the Royal British Legion, 6 from the Northumberland Fusiliers and 6 Parish Councillors. A number of scouts and cubs would also be attending, and a response would be chased up from Amanda Senior.  
- There would be light refreshments provided in Dinnington Club afterwards provided by the Parish Council.  
- Arrangements were in hand with YHN and NCC to keep people off the road and away from traffic.  
- The Vicar had prepared a service and two readings would be done, one from Cllr Porter.  
- Posters advertising the event had been prepared and would be displayed at various locations. The banner could not be displayed on the public highway until a week before the event.

65. **Parking Issues in the Village**  
This had mostly been discussed under Minute No. 60, however, Cllr Hood reported that residents of Ash Avenue were requesting that the green area be replaced with tarmac to provide more parking and reduce the amount of grass cutting. Cllr Wood agreed to raise this at the meeting with Jimmy Murray (NCC) the following morning.

66. **Anti Social Behaviour in Recreation Ground**  
Dealt with under Minute No.60.

67. **Members’ Items of Concern**

67.1 Cllr Hood – the Johnson did not sweep down Ash Avenue. It was commented that it was supposed to be done about once a month to coincide with grass cuts, alternating between road and footpath. It was agreed that Cllr Wood would highlight this as an issue with Jimmy Murray.

67.2 Cllr Dellow – lack of litter bins – this would also be raised with Jimmy Murray.

67.3 Cllr Porter – had received a number of complaints about muck and clay being led off the development at North Hill.

67.4 Cllr Phelps – reported litter in the hedgerow at the airport end of the Hazlerigg road and bin bags of rubbish left at certain points and not collected. The whole approach to the village looked scruffy.

67.5 Cllr Oliver – the vacancies on the Parish Council should be flagged up as an item for the next newsletter. It was noted that 2019 was an election year.

67.6 Cllr Hitchens –  
- The lack of litter bins remained an issue.  
- The area of subsidence on the road at East Acres reported at the last meeting still needed to be repaired.  
- On training day, the club manager was driving his vehicle onto the
| 67.7 | **Cllr Wood** - the road resurfacing works on Main Road had commenced on Mon 10 Sept and it was hoped to have them complete within a couple of weeks. With regard to the meeting the following day, the list of issues to raise was:

- Grass cutting and strimming and the integration of this with road sweeping
- Litterbins – number and location
- Dog Fouling
- Litter
- Overgrown hedges/trees
- Road sweeping
- The path from Cllr Porter’s property to West Acres
- Grass cutting of the old school field |

| 68. | **Correspondence**

The Clerk reported that NALC had offered to provide a briefing to Newcastle Parishes on the elections process, finance and audit. The Clerk advised that this would be helpful and would report back when there was more information. |

| 69. | **Neighbourhood Plan**

The Consultant had been instructed to proceed with a “reality check” on where things were now and how best to proceed, based on the results of the questionnaire responses, together with all the previous work done. |

| 70. | **Updates**

| 70.1 | **Keepmoat Homes** –

74 houses had now been sold, contracts exchanged on a further 16, and 9 more reserved.

Broadband issues - OpenReach had to find an alternative location for the new fibre cabinet, as they had found that the previous one was blocked by a gas main when they surveyed it. An alternative location had now been identified, but Keepmoat had been informed that it had yet to be surveyed. They had been promised verbally that this would be done by the end of the month. It was therefore now clear that OpenReach would not meet the previously promised end of September date for the service to be upgraded for residents. The latest that Keepmoat had been able to confirm was that the service should be available in February next year. A letter had been sent to all Sheraton Park residents by Keepmoat explaining the current situation. |

| 70.2 | **Persimmon Homes** –

Phase 1 of the development was well underway with around 30 plots under construction and a further 5 still to commence in order to complete the phase. Half of the plots were being fixed internally whilst the remainder were still under construction. Persimmon had also commenced within Phase B of the development, where just over 5 plots were under construction.

Cllr Wood had spoken to Persimmon about the land in front of their development with a view to placing a public seat there to replace the one that used to be on the Bellway side of the road. They had confirmed that the land was still owned by NCC Highways, and whilst they had no objection to a seat... |
being placed there, any issues would have to be resolved with the City Council. This could be discussed on the walk around with Jimmy Murray the next day.

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<thead>
<tr>
<th>70.3 Bellway Development –</th>
<th>There were now 65 houses built out of a total of 7, and to date 55 were occupied. Mitford Way repairs - Energetics had completed the remedial works.</th>
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<tbody>
<tr>
<td>70.4 Dinnington First School - Kier Construction –</td>
<td>The works were going well and on programme ready to hand over the building to the school at Christmas, to enable them to move in over the holidays. The external envelope was almost complete with internal finishes and M &amp; E works progressing inside. Demolition of the old school building would commence in the New Year, probably for about 2 months. Kier had relocated their site compound and offices adjacent to the Recreation changing rooms, which they had refurbished and were also using.</td>
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<td>70.5 Village Hall</td>
<td>Cllr Porter reported that a bid had been submitted to Banks now for the repair works to the MI. Bookings were doing well and notification had been received from NCC about the use of the Hall for the elections in May.</td>
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<td>70.6 Newsletter</td>
<td>Cllr Porter reported that there would be a flyer about the Scouts to include in the next edition.</td>
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<td>70.7 Library</td>
<td>Everything was going ok. A coffee morning was planned in the MI on Sat 29 Sept to raise funds to buy some new books.</td>
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<td>70.8 Northumbria in Bloom/Adopt a Planter</td>
<td>The presentation of the awards was on Wed 26 Sept and Cllrs would report back afterwards.</td>
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<td>70.9 Allotments</td>
<td>The next half yearly rental was almost due and the invoice would be sent out by the Clerk shortly.</td>
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<td>70.10 Website</td>
<td>This was up to date.</td>
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<td>70.11 Dinnington Surgery</td>
<td>Following a response from the Director of Public Health, an invite had been sent to representatives of the Clinical Commissioning Group to attend the October meeting. The Director had also raised the issue of pharmacy services with Andre Yeung to follow up.</td>
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<td>K. Hadfield</td>
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<td>70.12 Com memorative Plaque Event</td>
<td>Already discussed under Minute No. 64 above.</td>
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<td>71. Reports</td>
<td>Hartley Burn - another meeting was proposed for Tues 16 Oct in the MI from 12.30 until 16.00. The Airport’s noise action plan was currently on their website for consultation.</td>
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The Civil Aviation Authority had chosen which noise contours had to be used and they had chosen 2016. Feedback was being sought by the Airport.

### 72. Financial Matters

#### 72.1 Members approved and authorised the signing of cheques in payment of invoices received and presented at the meeting:

<table>
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<tr>
<th>Invoice Description</th>
<th>Code</th>
<th>Amount</th>
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<tbody>
<tr>
<td>F. Renton Plants</td>
<td>200020</td>
<td>26.99</td>
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<tr>
<td>K. Hadfield Salary July/Aug 2018</td>
<td>200022</td>
<td>403.52</td>
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<tr>
<td>K. Hadfield Travel and expenses</td>
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<td>June to Sept</td>
<td>200023</td>
<td>58.60</td>
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<tr>
<td>HMRC PAYE</td>
<td>200024</td>
<td>151.40</td>
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<tr>
<td>Spanglefish</td>
<td>200025</td>
<td>29.95</td>
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<tr>
<td>Cllr Phelps – banner for event</td>
<td>200026</td>
<td>45.00</td>
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<td>S. Hood plants</td>
<td>200027</td>
<td>18.35</td>
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Current account balances at 24.08.18 were:

- **Current account** - £16,522.45
- **Savings Account** - £9,858.68

K. Hadfield

#### 72.2 A budget monitoring report was presented showing current spend against allocated budgets. This was received.

#### 73. Items for Next Meeting

- Representatives from the CCG
- Sue Wannop from NCC

#### 74. Date of Next Meeting

Wednesday 17 October 2018 at 7.00 pm.

#### 75. Conclusion of Meeting

The meeting closed at 9.15pm.

Chair…………………………………………

Date…………………………………………