

Stannington Parish Council

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Minutes of Meeting **11th November 2015** **Stannington Village Hall**

Attendance:

Councillor K Carins – in the chair

Councillor P Smith

Councillor H Brown

Councillor R Philipson

Councillor S Wilson

D Hall – Clerk

3 Residents from Station Road

43. Apologies

Councillor B Smiles, Councillor S Dickinson, Councillor D Strachan, Councillor Armstrong – Northumberland County Council, PC Andrea Teasdale – Northumbria Police

44. Public session

Residents of Station road presented the council with some data from a survey undertaken on Station Road to ascertain the views of residents in relation to possible development, INSET arrangements and other matters affecting the Core Strategy. A lot of work had gone into the survey and the full detail was presented to the council together with a signed register of views and an analysis of the data. Residents expressed concern at the need for an INSET and the chair reminded everyone that the County Council as the local planning authority must decide this in finalising the core strategy and urged everyone to make their views known to the County Council.

It was also noted that the Parish Council would hold a special meeting on the 16th November to discuss the council's response to the draft core strategy and that all residents were welcome as the council welcomed their views.

45. Minutes of the previous meeting

Resolved that: the minutes of the previous meeting held on 9 September 2015 be approved as a true record.

46. Matters arising from the minutes of the previous meeting

- It was noted the county council was discussing options on the bus service to St Mary's with a view to seeking a service which benefited Stannington Village and St Mary's.
- Councillor Brown gave an update on safety measures to the Tranwell Water Tower and its impending demolition in 2016

- The issue of a clothing container outside The Ridley Arms was further discussed and the clerk was attempting to contact the owners.

47. Reports from around the parish/outside bodies

REPORT TO THE COUNCIL

Author : Councillor Strachan

Date: November 2015

Purpose of report: to update on Clifton, Shotton Liaison meeting & Solagen
Commentary

The grass has been cut but the overhanging branches on the footpath into Morpeth have not been trimmed. The drain on the A197 as it approaches the slip road has not been inspected. The Solagen speed sign has been re-located to Stannington Station Road.

Councillor Strachan was informed by Solagen that a new battery was required for the inter active speed sign due to a low voltage. With the battery in its present condition, the operation of the sign is likely to be intermittent or may not operate until the battery is replaced. Leaving the battery for an extended period of time carries a risk of damage to other components. Councillor Strachan contacted Solagen to arrange for the battery to be replaced at the next re-location which has been brought forward to the beginning of December in order to avoid any possible damage to the sign & also reduce extra site costs & labour charge at a cost of £180 The only charge will be for the battery at a cost of £164. This is ongoing maintenance of the sign & is the first expenditure since the signs were installed.

Councillor Strachan attended the Shotton Liaison meeting on 15/09/15

There is 2 years coaling left on Shotton after which the Shotton Triangle area will be worked with the whole site restored by 2019. 96-97% coal is transported to The Port of Blyth with no transport issues. 5, 532,221 tons. coal excavated , 31,127 Fireclay & 10,000 Sandstone. Councillor Strachan asked why the bund was not in place before work commenced & was informed that the soil from the south West area was used to build the bund & that this operation was carried out as quickly as possible. It was agreed that more dust had occurred but the dust is being monitored & managed.

The site was visible while the trees from the Fusilier Plantation were being removed but the construction of the screening mound in this area was delayed due to Northern Power grid not removing a cable within the agreed timescale.

The next Shotton Liaison meeting is on 15/12/15. Councillor Strachan will attend.

Actions Requested:

To note the report

Report maintenance issues to NCC

REPORT TO THE COUNCIL

Author: Cllr. Carins

Date: November 2015

Purpose of report: To update the Council on matters affecting Stannington Parish

Brenkley Liaison meeting

Commentary

See attached minutes

Stannington Station Residents Association

Commentary

There has been no meeting. Resident representative attended the SPNP meeting on the 2nd November. Two new planning applications :

Ref. No: 15/03601/FUL | Received: Tue 27 Oct 2015 | Validated: Fri 06 Nov 2015 | Status: Registered

Ref. No: 15/03267/OUT | Received: Thu 01 Oct 2015 | Validated: Thu 01 Oct 2015 | Status: Registered

Northumberlandia

Commentary

There has been no meeting

Parish Council Conference

Commentary

The annual Conference took place on the 24th September at the new fire station in Cramlington. They took part in the three arranged workshops;

1. *Neighbourhood Planning* led by Jenny Ludman (Ludman Planning)
2. *Raising the Game* led by Richard Whinney (Prudhoe TC), Andy Dean (CAN), David Nicholson (Clerk, Choppington PC) & Tom Martin (East Tynedale Forum)
3. *Providing for Everyone* led by Martin Conway (Northumberland CVA)

Jenny Ludman, planning consultant for Stannington Neighbourhood Plan advised all the other new neighbourhood plan groups and those parishes that are considering whether to begin their own plan. Her presentation is on the SPNP website. The Community Engagement workshop (3.) Putting good engagement strategies in place e.g. The Parish magazine, Consultations, Notices, Twitter, Facebook and various websites.

Councillors Strachan and Carins had the opportunity to talk to various Departmental officers from Northumberland County Council. This proved encouraging as there are always issues which need to be looked at and finding the right person that can help is often difficult. Neil Easton is a Community Transport Officer and issues affecting Stannington parish were discussed. He be a direct contact regarding transport. He reported that he is in talks with Bellway (St Marys) and Arriva concerning the use of a mini bus that may be used between St Marys, Stannington, Clifton and Morpeth. This would then connect passengers to services for Newcastle and beyond. A bus service between Stannington Station, connecting Hepscott Park, Hepscott and Stobhill to Morpeth train Station may also be provided. The after school clubs bus will hopefully be reinstated too.

Councillors were asked to advertise in their parishes for Action on Hearing Loss who has a support group in Morpeth on the 1st Wednesday of every month between 2pm and 3pm upstairs in Greystokes Surgery. It also meets on the last Wednesday of every month at 10.30am in the vestry of St James Church in Morpeth.

NSCA gave out leaflets on garden bonfires and light pollution which offer sensible advice.

The Planning Officers were present and forthcoming consultations were discussed.

SPNP

Commentary

The Stannington Parish Neighbourhood Plan consultation launch in September had over 90 people attend which was an excellent turnout. The consultation questionnaire was available on the SPNP website. www.snp.co.uk and all the topic papers are available on line too. The results of this questionnaire will be made public as soon as they are analysed. The 31st October is the cut-off date for returns. The £25 M&S voucher draw will be announced in December. The group welcomed a Stannington Station Rd resident to the meeting on the 2nd November. A stand for SPNP will be in Morpeth Town Hall on the 9th November between 2pm and 7pm. It is the NCC Core Strategy event. On the 16th November a Core Strategy event will take place in Stannington Village Hall at 7pm. Jenny Ludman and Peter Rutherford will attend.

Next meeting of the SPNP will be on January 11th. The grant report has been completed and new funding is being investigated. All the questionnaires will be analysed.

Well Hill

Commentary

The proposed meeting for September was cancelled. The next arranged meeting is at 3pm on the 18th November.

Actions requested:

To note the report.

All available Parish Councillors to attend the Core Strategy on the 16th November.

REPORT TO THE COUNCIL

Author : Cllr. Brown

Date: September 2015

Purpose of report : To update the Council on matters affecting Glororum route

Commentary:

The Glororum route was closed for 3 weeks from the 5th October as repairs and resurfacing works were carried out. The team doing the work were efficient, polite and keen to do as good a job they could.

The route has been resurfaced from the Clifton end junction up through Glororum as far as the 30 speed sign at the west side. Kerbing has been added to the grass verge on the south side of the highway just above the Farm and on the north and south sides just below the Farm.

One of the 'white gates' has been installed with the other waiting at the yard to be put in place and then the 'Glororum, Please Drive Carefully' signs will be added to the gates. Road markings have been repainted at the junctions and at the '30' indicators. The route is much safer and quieter.

There are a couple of areas which need to be inspected – the damaged ditch where a wagon fell off the route in the Spring and another damaged ditch resulting in a deep drop off the route as the surface is already crumbling here, but all in all the route works are finished.

Damaged signage reported repeatedly for over 2 years is still awaiting repair or replacement.

Wagons going to and from the Bellway development have been causing a few issues with convoys, speeding and not staying on the travel plan before and after the recent works. Cllr Brown has visited the site and spoken with various Supervisors and Foremen, as has one of the residents when she was pushed with her horse into the hedge. All concerned have been helpful and informed the drivers again of the travel plan, so hopefully this situation will improve.

The resident also offered to go and talk with the drivers to advise on how to travel past or near horses on country roads.

Actions requested :

Stanington Parish Council to note the report

Site visit with Dale Rumney and Tim Dent to resolve any outstanding works.

REPORT TO THE COUNCIL

Author: Councillor Carins

Date: November 2015

Purpose of report: Maurice's report to inform the PC of issues around the Parish and actions taken. Councillor Carins extra items to inform the council.

Commentary

The meeting with the NCC Highways Officer, Mr King, took place on the 4th November. Councillor Smith, Councillor Smiles and Maurice attended and walked around the village and discuss issues. Issues highlighted by Maurice:

- The fence on the bridge near the school is the Landlords responsibility according to the NCC Officer
- The kerb reinstatement near Swan Farm is too costly and would be a waste of public money
- The tree surgery is still an issue
- A light is required in the bus shelter
- Street light beyond the Ridley Arms and towards the southern edge of the village is needed as cars have been interfered with. Bad lighting at present. There are 2 lampposts at the Old Post Office Lane, one of those could be relocated?
- A request has been made by a resident concerning 2 cemetery seats which require painting as they are looking very shabby. Can the resident do this or is it the responsibility of the PC?
- Cyril Smith will take care of moles in the cemetery for no remuneration. He requires 2 new traps. Councillor Carin's has asked Maurice to purchase 2 traps from Greens for Mr Smith.
- The overflowing drain at the Vicarage is deemed too expensive by the NCC Officer to repair
- 18 Lamp post lights have been reported for replacement
- The hole in front of the Church yard is to be filled.
- The bad potholes passed the school were looked at and the NCC Officer advised a short path at a cost of £5000. The cost is £100+ per square metre of pavement. Maurice suggested a bigger ditch may alleviate the problem.
- The area by the bridge which is prone to flooding will have the top scraped off so that a flat run may be made to run into the stream.

Councillor Carins has been informed that 2 new classrooms are planned for the School. Tesco community grants are available for the Parish Council to apply for.

Banks have donated £100 to the Village Show Group. Mike Peeke has left Banks and Jeannie KIELTY is the new PR & Communities representative for Banks

Actions requested

- To ascertain who is responsible for the fence on the bridge
- To replace the bus shelter bulb
- To chase up the tree surgeon for work not completed
- To discuss the lamp post and poor lighting near the Ridley Arms
- To inform the resident re the painting of the cemetery seats

- To look at gifting a bottle of wine or some small gift to Cyril Smith for his work controlling the moles
- To investigate further the drain outside the Vicarage
- To establish where £5000 will come from for the new path next to the school

Councillor Smith was able to elaborate further on the matters raised by the Handyman which was as a result of a site visit which he had arranged and met with Northumberland County Council, our handyman and Councillor Smiles.

In particular Councillor Smith highlighted:

- Sign opposite Ridley Arms to be removed
- Ditch opposite Green close is drainage pit – no further action
- 18 lights out in the village were reported
- Drainage gullies in a terrible state and need attention
- Sweeper will visit on demand
- Price for footpath from the school to the turning circle being sought, est £5k
- Ask Northumberland County Council to consider double yellow lines at the school
- Gate on old A1 still needs a repair
- An audit of signs is underway with a view to decluttering roads
- Subsidence on old A1 being investigated
- Vicarage is undersized culvert but Northumberland County Council will not act
- Hedge opposite the church – Cllr Smith to raise this
- Blagdon Estate looking fencing on either side of the bridge between Stanington and Catraw
- Hedge south of Stanington needs trimmed on the A1 – report to AOne

48. Finance

The following income accounts were approved:

Income

Interest:

September 0.78

October 1.03

Precept 9900.00

The following payments were approved:

Chq	Payee	Details	Amount
1012	K Carins	Poppy Wreath reimburse payment to RBL	80.00
1013	J Ludman	Planning consultancy for SNP	3555.00
1014	J Szymczuk	Website	326.47
1015	K Carins	Consumables for SNP	50.14
1016	Glasdon	Key	7.84
1017	Village Hall	Room hire	44.00
1018	M Stewart	Handyman services	480.00
1019	NWL	Water bill	13.96
1020	D Hall	Salary and exp April-November	1900.74
1021	First School	Room hire	120.00
1022			

49. Development Control

Application	Address	Detail	Decision
15/03267	15 Station Road Stannington	Outline planning for 6 dwellings	The parish council wishes to object to this application for six dwellings on an open field currently used as agricultural and grazing. The basis of the council's objection is that the proposed development is out of character with the adjacent properties and is much more dense than those immediately adjacent. The council also has concerns about the nature of the development and that if permitted this would allow further development to the north of the proposed dwellings accessed via the gap left between the proposal and number 11 Station Road. The parish council would not support such development which in effect would then create a housing estate to the north of this proposal. The council therefore strongly objects to this application as it has the potential to lead to over development of Station Road.
15/03408	20 Eden Walk, St Mary's	Loft conversion, conservatory and family room	No objection
15/03601	6 Station Road, Stannington	Erection of 2 dormer bungalows	The council wishes to OBJECT to this development because it is in the form of back-land or tandem development and if permitted would set a precedent for such style of development along the whole length of Station Road. The proposed access arrangements are considered unsafe, exiting onto the already busy Station Road, as is the proposal to move the current bus stop. In addition the scale and mass of the proposed development is entirely out of scale and character with that currently seen on Station Road. The density of the proposal is also out of context with that of the surrounding properties.

Notices of appeal
Notices of enquiry

External Audit Report

All completed with no issues except that figure in box 4 should read £7347 (a typographical error)

No other items to report.

50. Correspondence

Noted unless otherwise indicated:

- Bellway – notice of intention to submit a planning application
- CAN News
- NALC – AGM
- NCC – Core strategy consultation dates
- NCC – evolution event
- A Stone – Trees on Village Hall land – refer to VH

51. Any Other Business

- Sign at Clifton needs moved to make the one way system more effective
- Reports of wagons not covered on the Gloucestershire route
- C Steel to take on mole control in the cemetery
- Hamper for Mr Stewart £120
- Hamper for Mr Steel - £60
- HJ Banks are helping with elderly Christmas Party for the parish
- Apply to Tesco grants for cycling area
- Remembrance Service went well and Scouts were amazing

52. Date of next meeting

Members agreed that the next meeting be held on 16th November at 6.30pm in Stannington Village Hall to discuss the core Strategy.

Signed

Chairman

Date

Stannington Parish Council

David Hall MA., PG.C., B.Eng (Hons), N. Dip. M., MCIPR, – Clerk to the Council

2 Monmouth Court – Widdrington – Morpeth – Northumberland

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Minutes of Meeting **16th November 2015** **Stannington Village Hall**

Meeting convened to discuss the response **to the Northumberland** **Core Strategy**

Attendance:

Councillor K Carins – in the chair
Councillor P Smith
Councillor H Brown
Councillor R Philipson
Councillor S Wilson

D Hall – Clerk

29 residents from Station Road

53. Apologies

Councillor B Smiles, Councillor S Dickinson, Councillor D Strachan Councillor Armstrong – Northumberland County Council,

54. Public session

Jenny Ludman, planning consultant acting for the council briefed the meeting on the application of an INSET or not as the case may be for Station Road:

- Greenbelt applies in terms of a restricted development policy 26
- Does not prevent all development
- If an INSET is applied then policy 26 does not apply
- It does not mean a 'free for all' either in terms of development, each application considered on its own merits
- There can be a tighter development boundary inside any INSET and this is set by a Neighbourhood Plan
- 121 houses have been built in the parish in greenbelt in recent years
- NCC are consulting on the 'soundness of the plan'
- The benefit of an INSET is it allows local people to decide what happens inside it via an Neighbourhood Plan
- Greenbelt allows for 'infill' determined on a case by case basis – matter of judgement

- INSET is not a settlement boundary and should not be viewed as a definitive intention to develop the area

Residents raised the following issues:

- If there is a tighter settlement boundary inside an INSET is there a presumption that the land between the boundaries will be treated as open countryside – YES
- Does a settlement boundary follow the INSET boundary – NO the settlement boundary can be smaller than an INSET if the Neighbourhood Plan determines this
- Will development increase over the plan period – YES if not settlement or INSET boundary
- Strong concern that by the time the Core Strategy is formed or a Neighbourhood Plan is published that a lot of development could be permitted
- Lack of Core strategy and outdated CMBC plan has led to development that is unwanted
- Who draws an INSET boundary line – NCC
- Who draws a settlement boundary line inside an INSET – Neighbourhood Plan – must be subject to referendum
- Can residents appeal against an INSET – NO but can make representation when the inspector examines the plan
- Concern at the number of recent applications on Station Road within the area of the proposed INSET
- Core Strategy covers density, open space, planning effectively and employment use
- Will land be treated as greenbelt while the Core strategy is under consultation – YES but as time goes on the emerging strategy takes more focus however national policy must be considered
- Concern that the full 25yr allocation could be taken up in the next 18 months
- Query – is there a real need for housing, especially affordable
- How can other land uses be determined eg. Play space – Neighbourhood Plan
- Concern that Station Road is NOT sustainable
- Concern that there is a view that proper consultation has not taken place
- Residents in favour of development highlighted that the plan needs to look forward 25 years and we should consider the scale of development on the road in the last 30 years

The clerk advised all those in attendance of:

- The consultation process
- Dates of NCC meetings on the Core strategy
- The need to use the NCC forms to make comments or representations
- Everyone to comment and not leave it to one source

The council then considered the very strong concerns of residents and varied views on INSET and settlement boundaries. They also considered the weight of evidence that the residents had submitted and felt that it was important that this be brought to the attention of NCC. The parish council believed that in particular NCC should review the need for and scale of any INSET for Station Road.

Resolved that the parish Council's response to the core strategy be as follows:

As a Parish Council we are currently developing a Neighbourhood Plan for Stannington Parish and have a steering group which is guiding this process with the support of an external planning

consultant, local residents and businesses and County Council officers. The work around the Neighbourhood plan has involved two public events, a transport and housing needs survey and more recently a specific council meeting to discuss the Core Strategy.

Stannington Parish Council believes that the general aspects of the proposed Core Strategy provide for a good strategy for Northumberland and its development as a thriving county over the next twenty or so years.

Having looked at the aspects of the strategy that relate to Stannington Parish our comments are as follows:

SECTION 5 - DELIVERING A THRIVING AND COMPETITIVE ECONOMY

5.45 Deallocation of St Mary's Hospital of employment – no objection to this deallocation.

Policy 56

This council supports the policy for Coal extraction and in particular that:

“The strategy for coal extraction is only to permit proposals where it can be demonstrated by the applicant that it is environmentally acceptable, or can be made so by planning conditions or obligations; or if not, if provides national, local or community benefits which clearly outweigh the likely impacts.

Within each of the following sub-areas, proposals will be required to address the following key matters:

(c) Ponteland, Stannington and south of Morpeth:

- The extent to which the proposals contribute to the enhancement of the landscape in this area;*
- The impact on the openness of the Green Belt to the south and east of Ponteland, around Stannington and around Morpeth;*
- The effects on the nature conservation interests at Stannington Vale and along the River Blyth and at Prestwick Carr;*
- The effects on the historic features and landscapes at Blagdon and St Mary's Hospital; and*
- The cumulative effects from surface coal extraction in the adjoining Newcastle Metropolitan Borough area.”*

SECTION 5 – GREEN BELT

Policy 24

Stannington Parish Council supports **Policy 24 – Strategic approach to Green Belt** and in particular the use of this policy so that:

“The Tyne and Wear Green Belt within Northumberland as defined in Figure 7.1 will be protected to:

Safeguard the countryside from encroachment;

Check the unrestricted sprawl of Tyne and Wear;

Prevent the merging of: Newcastle upon Tyne with Ponteland, Newcastle Airport, or Cramlington; and North Tyneside with Cramlington or Blyth;

Preserve the setting and special character of Hexham, Corbridge and Morpeth;

Prevent Morpeth merging with neighbouring settlements;

Prevent the merger of rural settlements; and

Assist in the regeneration of settlements in South East Northumberland beyond the Green Belt.”

Policy 26

Stannington Parish Council supports **Policy 26 – Uses acceptable in the Green Belt** and in particular that:

“The over-riding principle is that new development in the Green Belt should preserve its openness and reflect the purposes of its designation. Development that is inappropriate in the Green Belt will not be allowed unless very special circumstances clearly outweigh the potential harm to the Green Belt.

- a. *New buildings will only be acceptable for the following purposes:*
 - i. *Agriculture and forestry;*
 - ii. *Essential facilities for outdoor sport, outdoor recreation, cemeteries or other open land uses;*
 - iii. *Limited infilling in villages or other coherent groupings of buildings that are washed over by the Green Belt;*
 - iv. *Where the site is previously developed land, the infilling or the partial or complete redevelopment (excluding temporary buildings) provided that there would not be a greater impact on the openness of the Green Belt;*
 - v. *Limited affordable housing for local community needs within, adjacent or well related to existing settlements subject to criteria on exception sites being satisfied;*
 - vi. *Proposals for the limited extension, alteration or replacement of existing dwellings, where the dwelling would replace another permanent dwelling and not a caravan or chalet, irrespective of the permanence of its occupancy; and*
 - vii. *Where the requirements of Policy 24 are satisfied.*
- b. *Proposals for the change of use, conversion or extension of existing buildings will be permitted where:*
 - i. *The buildings are of permanent and substantial construction; and*
 - ii. *The proposed use and any associated use of land are in keeping with their surroundings and will not have a materially greater impact than the existing on the openness of the Green Belt or on the purposes of including land in it.”*

Stannington Parish Council questions however whether the development of a school should be allowed under (a)ii. This is because Stannington 1st School is already needing rebuilt, is oversubscribed, is in a dangerous location for road safety and has no potential for expansion especially if it were to become a primary school. To allow a new school to be built on the boundary of the proposed INSET would be advantageous and seek to secure educational provision in the parish for the next twenty years.

INSET PROPOSALS

There are two proposals for INSETs within Stannington Parish, namely Stannington Village and Stannington Station Road.

Over recent years over 170 properties have been permitted in the Greenbelt in the parish with some very large approvals at Clifton, Netherton Park and most notably at St Mary's Hospital where development is spiralling and appears to be unable to be restricted or controlled. The Parish Council is concerned that this uncurbed growth of development in the Green Belt must not be allowed to continue.

Stannington Village

Stannington Parish Council raises no objection to the proposed INSET in the Green Belt provided that some provision can be made for education as detailed above.

St Mary's Hospital

Northumberland County Council has not proposed an INSET in the Green Belt for St Mary's Hospital.

Over recent years the development of St Mary's Hospital has spiralled from 172 approved properties to 285 with a recent application for another 62 properties. Indeed St Mary's is now rapidly approaching a size which is almost twice that of Stannington Village. There appears to be little or no ability to ensure that this development goes unchecked and the impact on the open countryside and rural infrastructure is immense. The County Council is having to invest significant resources for example in the continual repair of the road through Glororum.

Stannington Parish Council believes that Northumberland County Council should make provision in the Core Strategy for Northumberland for an INSET in the Green Belt for St Mary's Hospital which limits development to the footprint of currently permitted development on the site and no more with the aim of minimising further development al sprawl, impact on the Green Belt and rural infrastructure.

The introduction of this INSET in the Green Belt would allow for the development currently permitted to be completed but would restrict unnecessary and unwanted further development.

Stannington Station Road

The Pre-Submission Core Strategy makes provision for an INSET in the Green Belt for Station Road. This is the first time when residents, businesses and the Parish Council have seen the County Council's proposals for INSET in the Green Belt.

During the course of the development of the Core Strategy and also the work on a Neighbourhood Plan for Stannington Parish, Stannington Parish Council has become aware of the a high level of mixed views surrounding the creation of an INSET for Station Road. On the one hand residents and businesses support a level of development although others wish Station Road to remain as it is.

In the light of this greater insight Stannington Parish Council held a meeting recently which was convened to discuss the Core Strategy and over 25 residents attended the meeting to voice their concerns and also their support for the proposed INSET.

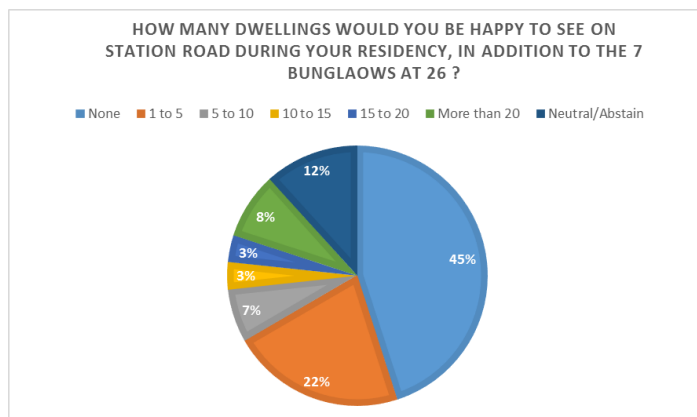
We believe that it is important that the County Council which has responsibility for INSET boundaries should be made aware of the depth of feeling in relation to the Station Road INSET so that they can reflect upon and reassess the INSET and reach a decision as to whether it should remain as proposed or be amended.

A group of residents have conducted a survey of neighbouring residents on the road. They asked the residents of Stannington Station Road the following question: "How many new dwellings would you be happy to see on Station Road during your residency, in addition to the 7 bungalows that have already received approval at land west of 26 Station Road?"

The group noted that there are 73 households on Station Road in total, they received 60 responses to the question although some were multiple occupiers of a single household so it is difficult to get a true statistical evaluation. Nine of the households they approached did not respond or were unable to be contacted. Four of the households were not contacted by the group as they have current planning applications and so the group did not feel comfortable approaching them for a response. In

this respect the results they presented to Stannington Parish Council give an indication of the sense of feeling but do not represent the entire population of Station Road and so need to be considered in that context.

The results of the survey are shown in the graph below.



The above data gives an indication of the mixed feelings that are held on Station Road although as noted above this data does not reflect the views of those with current planning applications and wishing to develop their land.

As a council we also received three letters about the proposed INSET and I am attaching these for your information and consideration. We also urged all those present at our meeting to complete representation forms personally and to let the council have their views both for and against.

In contrast to the views of those wishing to see little or no development on Station Road there are also land owners and businesses who wish to see a proposal that allows them to develop their land or indeed their businesses.

Having looked at the proposed INSET Stannington Parish Council believes that a significant amount of land has been included within the INSET which is currently agricultural, stabling, nursery garden or open space. Enclosed is a plan showing (in blue) some examples of this type of land use although it must be noted that this is purely illustrative and there may well be other sites that fit this type of use because it is difficult to establish this from an ordnance survey map. In addition one of the letters from the resident of 11 Station Road (shown in orange on the enclosed plan) received by Stannington Parish Council, questions the omission of this property from the INSET and the Parish Council is also unclear as to why this has been done.

The Parish Council recognises the need for modest development to meet housing need across the parish and business growth in the life of the core strategy, especially affordable housing and also the need to allow local businesses (which are sympathetic to the character of the parish) to be able to grow and thrive creating local jobs and a vibrant economy. However given the strength of feeling from local residents it is important that a real balance is achieved if the Neighbourhood Plan for Stannington Parish as a whole is to achieve support from Station Road and the wider parish.

Stannington Parish Council urges Northumberland County Council to undertake a full site inspection and boundary survey on Station Road so that the need for inclusion of agricultural, stabling, nursery garden or open space within the proposed INSET can be assessed. This should be a physical survey because ordnance survey maps and aerial photos do not provide an accurate basis from which to define a boundary for the next twenty years. This assessment should be with a view to drawing a potentially tighter INSET boundary than that currently proposed in order to meet the requirements of Core Strategy Policy 24 to.....Safeguard the countryside from encroachment; Prevent Morpeth merging with neighbouring settlements

and prevent the merger of rural settlements. This to be assessed whilst allowing modest development of affordable homes and allowing rural businesses to develop and flourish.

The Parish Council recognises that this piece of work is complex and that it is ultimately the County Council which must determine the existence and extent of an INSET boundary and we feel that it is important that the residents views for and against are appropriately considered.

Stannington Parish Council will continue to develop a Neighbourhood Plan for Stannington and will explore the potential for a 'Settlement Boundary' within INSETs where this is felt appropriate and it is anticipated that Neighbourhood Policies will seek to preserve the character of the Parish and the various settlements within it whilst ensuring that it is a thriving and vibrant community.

Attached to this document is a representation form covering the issue INSETs in the Green Belt for Stannington. Thank you for considering our views and for giving us the opportunity to consider the Pre-Submission Draft Core Strategy.

Yours faithfully

D Hall
Clerk to the Council

PLEASE MAY I MAKE A REPRESENTATION
WITH REGARDS TO THE GREEN INSET BOUNDARY
PROPOSED FOR STATION ROAD STANWINGTON. (1)

I HAVE NOTICED THAT MY PROPERTY AND ITS
BOUNDARY HAVE NOT BEEN INCLUDED, YET ALL OF

MY NEIGHBOURS HAVE - IS THERE A REASON FOR
THIS?

I SPOKE TO THE COUNCIL PLANNER WHO WAS
PRESENT AT THE MEETING AT STANWINGTON VILLAGE
HALL AND HE STATED TO ME & OTHERS THAT IT
MUST BE AN ADMINISTRATION ERROR & THAT I SHOULD
MAKE A REPRESENTATION WITH REGARDS TO THIS.

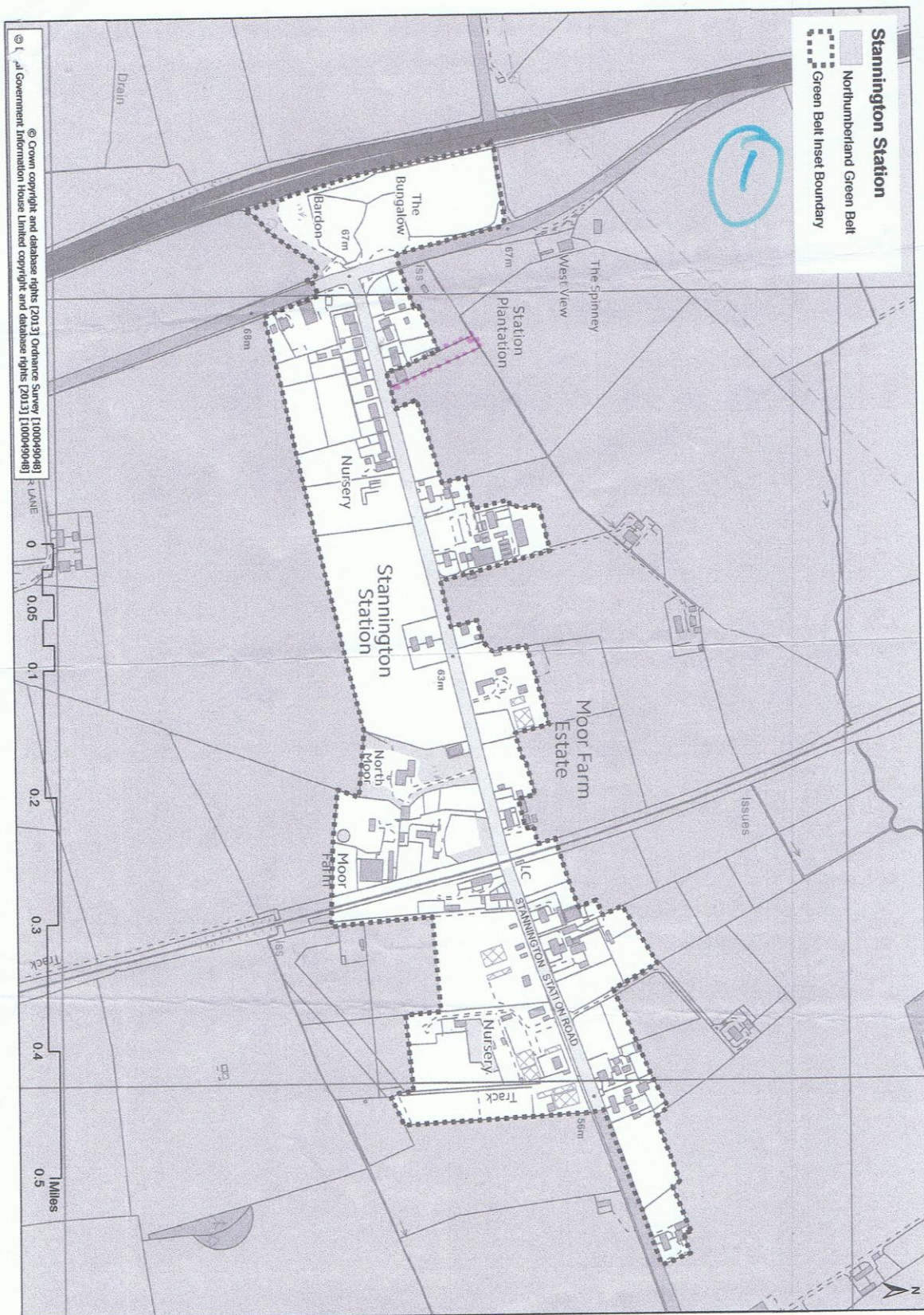
I HAVE MARKED MY PROPERTY BOUNDARY IN PINK
DOTS ON MAP ENCLOSED

YOURS SINCERELY,

DAVID SHOLT

11 STATION ROAD

STANWINGTON





41 Station Road
Stannington
Morpeth
Northumberland
NE61 6DZ

Dear Mr Hall,

Now we have had a chance to properly understand the situation, Colin and my own view is that we would be happy with a tight settlement boundary for Stannington Station Road. This could allow for limited infill of 1-5 dwellings in places where access is not going to be an issue to others, and where the amenity of neighbouring residents is not going to be compromised. We are particularly concerned with the standing traffic outside our property and resulting air pollution. Our daughter has developed ~~asthma~~^{asthma} and we cannot support any proposals that may contribute to more traffic on Stannington Station Road. The air pollution specialist at Northumberland County Council has told us that the open fields will be helping to disperse the pollution so we would like to protect ^{these} where we can. We also love the Road as it is now ^{every} with all its faults and difficulties and would be sad to see it change.
Kind regards,

Lynn & Colin Thompson



44 Station Road
Stannington
Northumberland
NE616NL

2nd October 2015-10-02

Dear Mr Hall,

With regard to our last discussion, this letter is just to put both mine and my wife's wishes on paper. Unless you would prefer two letters.

Our wishes for the future of Station Road are simple , we would prefer the Road to remain open countryside washed over by green belt.

The road is somewhat unique in the area with its wide scatter of dwellings and open fields. We like it that way that's why we live here.

No matter what anyone would like people to believe there is very little in the way of services, an expensive farm shop, a petrol station and Indian restaurant. I have yet to find this grocery store people talk about.

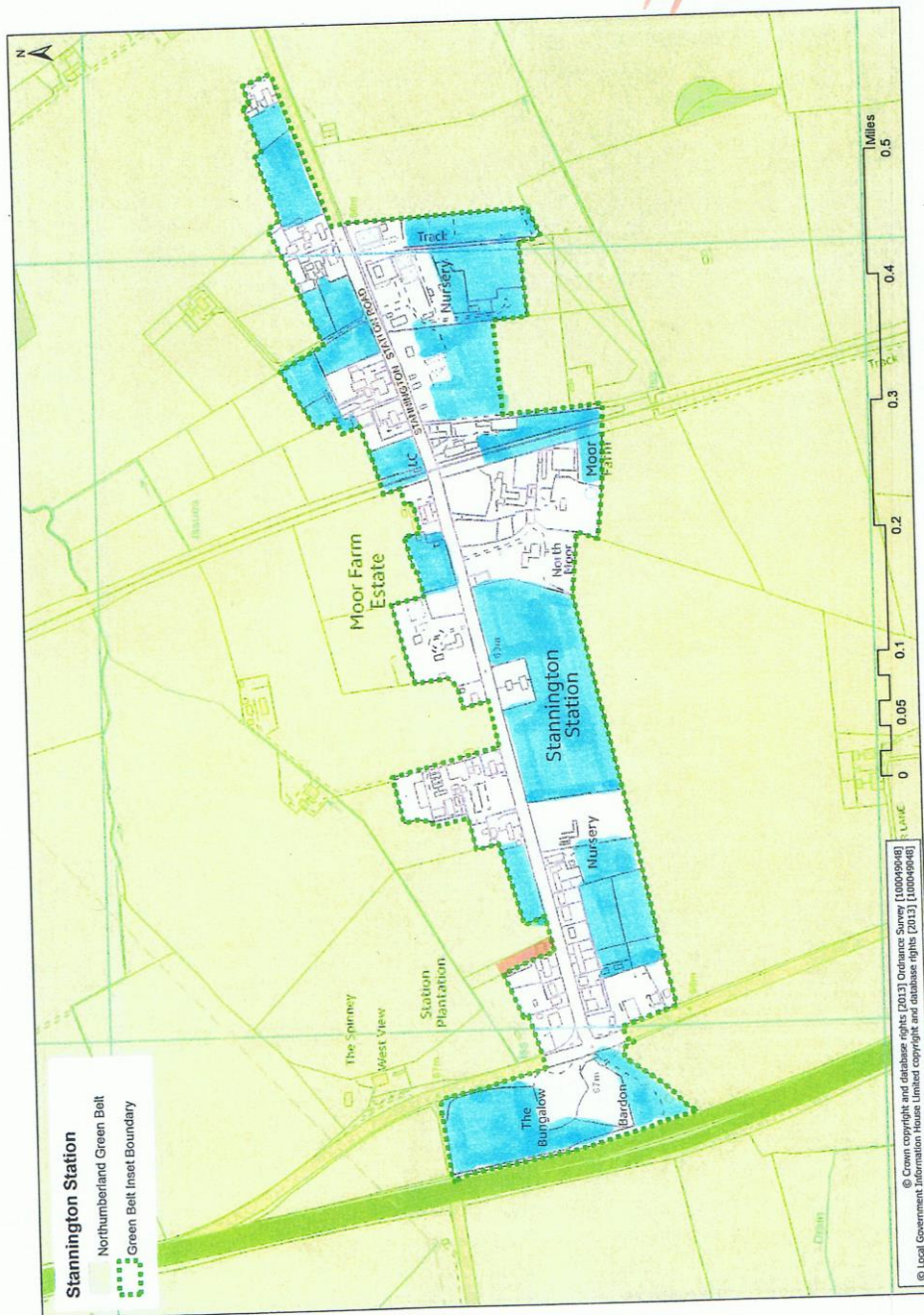
The bus service has been cut to the point of non existance.

If our wishes are declined then we would ask for a very, very tight boundary line along the road . To stop all the commercial development that is not needed, as you are aware, there is no need for further housing . Developers build and then move on leaving residents stuck with another housing estate instead of a nice country road.

Yours faithfully

J.E.Davies.

Appendix A



For Office Use Only

Consultee ID:

Received:

Acknowledged:

Processed:

Northumberland Local Plan: Core Strategy Pre Submission Draft (October 2015)

Representation Form

This is the form for making representations on the Northumberland Local Plan: Core Strategy Pre Submission Draft.

Consultation will begin on **14th October 2015 for 6 weeks and end at midnight on 25th November 2015**. Representations received after this date cannot be considered.

Representations submitted online are preferable; however forms can be submitted by email or post to the address below. Only representations received within this period have a statutory right to be considered by the Inspector at the subsequent examination.

If you wish to submit a representation on the Plan, please either complete a form at http://northumberland-consult.limehouse.co.uk/portal/planning/core_strategy/cpspd or complete and return this form to either the postal or email address shown below.

Please note:

1. All respondents need to provide their personal details.
2. Representation must be on the basis of the 'soundness' or legal compliance of the Plan. Please read the guidance note for further details.
3. It is recommended that groups that share a common view send a single representation rather than multiple copies. Please attach a list of the contact details of each person (include names, addresses, emails, telephone numbers and signatures) who supports the representation.
4. Separate forms should be completed for each representation.
5. By completing this form you agree to your details being shared and your name and comment (but not your address or other personal details) will be made available for public viewing. These representations cannot be treated as confidential.

Please expand the boxes as necessary or attach additional sheets. If attaching additional sheets, please clearly mark these with the part of the document the representation relates to and your name.

Section 1

	1. Personal Details	2. Agent Details (if applicable)
Title	Mr	
Name	D Hall	
Organisation/ group	Stannington Parish Council	
Address 1	2 Monmouth Ct	
Address 2	Widdrington	

Address 3	Morpeth	
Address 4		
Post Code	NE61 5QS	
Telephone number		
E-mail address	stanningtonpc@aol.com	

If you are replying on behalf of a group, how many people does it represent (where applicable, see point 3 above)

8

Section 2

3. To which part of the Plan does your representation relate?

Paragraph number	7.58
Policy number	
Figure	
Appendix	

4. Do you consider that this part of the Plan meets the legal and procedural requirements?

Yes

X

No

5. Local Planning Authorities should submit a plan for examination which is considered to be 'sound'. To be sound, the plan must be positively prepared, justified, effective and consistent with national policy. Do you consider this part of the Plan has met these tests?

Yes

No

X

If you have entered 'no' to 4 or 5, please continue to 6. In all other circumstances, please go to 7.

6. Do you consider this part of the Plan to be unsound because it is not:

Positively prepared

Justified

Effective

Consistent with national policy

X

7. Please give details of why you consider this part of the Plan is not legally compliant or sound or if you wish to support the legal compliance or soundness of the Plan please also use this box to set out your comments.

Please see attached letter.

INSET PROPOSALS

There are two proposals for INSETs within Stannington Parish, namely Stannington Village and Stannington Station Road.

Over recent years over 170 properties have been permitted in the Greenbelt in the parish with some very large approvals at Clifton, Netherton Park and most notably at St Mary's Hospital where development is

spiralling and appears to be unable to be restricted or controlled. The Parish Council is concerned that this uncurbed growth of development in the Green Belt must not be allowed to continue.

Stannington Village

Stannington Parish Council raises no objection to the proposed INSET in the Green Belt provided that some provision can be made for education as detailed above.

St Mary's Hospital

Northumberland County Council has not proposed an INSET in the Green Belt for St Mary's Hospital.

Over recent years the development of St Mary's Hospital has spiralled from under 200 approved properties to approaching 300. There appears to be little or no ability to ensure that this development goes unchecked and the impact on the open countryside and rural infrastructure is immense. The County Council is having to invest significant resources for example in the continual repair of the road through Glororum.

Stannington Parish Council believes that Northumberland County Council should make provision in the Core Strategy for Northumberland for an INSET in the Green Belt for St Mary's Hospital which limits development to the footprint of currently permitted development on the site and no more with the aim of minimising further development al sprawl, impact on the Green Belt and rural infrastructure.

The introduction of this INSET in the Green Belt would allow for the development currently permitted to be completed but would restrict unnecessary and unwanted further development.

Stannington Station Road

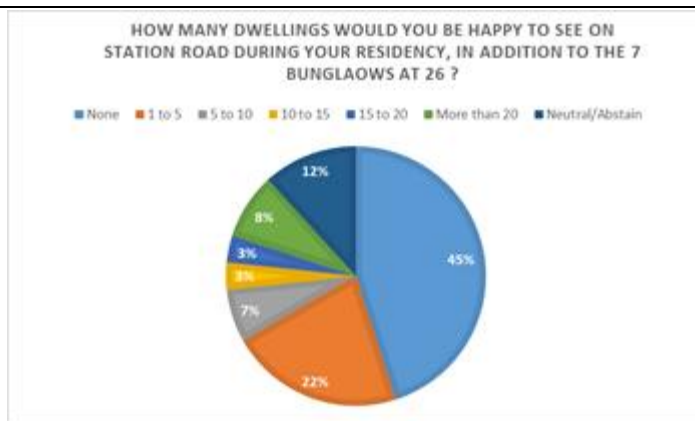
The Pre-Submission Core Strategy makes provision for an INSET in the Green Belt for Station Road. During the course of the development of the strategy and also the work on a Neighbourhood Plan for Stannington Parish, Stannington Parish Council has become aware of the a high level of mixed views surrounding the creation of an INSET for Station Road.

At a recent meeting of Stannington Parish Council, convened to discuss the Core Strategy over 25 residents attended the meeting to voice their concerns and also their support for the proposed INSET.

A group of residents have conducted a survey of neighbouring residents on the road. They asked the residents of Stannington Station Road the following question: "How many new dwellings would you be happy to see on Station Road during your residency, in addition to the 7 bungalows that have already received approval at land west of 26 Station Road?"

The group noted that there are 73 households on the Road in total, they received 60 responses to the question although some were multiple occupiers of a single household so it is difficult to get a true statistical evaluation. Nine of the households they approached did not respond or were unable to be contacted. Four of the households were not contacted by the group as they have current planning applications and so the group did not feel comfortable approaching them for a response. In this respect the results they presented to Stannington Parish Council give an indication of the sense of feeling but do not represent the entire population of Station Road and so need to be considered in that context.

The results of the survey are shown



The above data gives an indication of the mixed feelings that are held on Station Road although as noted above this data do not reflect the views of those with current planning applications and wishing to develop their land.

As a council we also received three letters about the proposed INSET and I am attaching these for your information.

Having looked at the proposed INSET Stannington Parish Council believes that a significant amount of land has been included within the INSET which is currently agricultural, stabling, nursery garden or open space. Enclosed is a plan showing (in blue on the enclosed plan) some examples of this type of land use although it must be noted that this is purely illustrative and there may well be other sites that fit this type of use. In addition on of the letters from the resident of 11 Station Road (shown in orange on the enclosed plan) received by Stannington Parish Council questions the omission of this property from the INSET and the Parish Council is also unclear as to why this has been done.

The Parish Council however recognises the need for modest development to meet housing need, especially affordable housing and also the need to allow local businesses (which are sympathetic to the character of the parish) to be able to grow and thrive creating local jobs and a vibrant economy.

Stannington Parish Council urges Northumberland County Council to undertake a full site inspection and boundary survey on Station Road so that the need for inclusion of agricultural, stabling, nursery garden or open space within the proposed INSET can be assessed. This should be a physical survey because ordnance survey maps and aerial photos do not provide an accurate basis from which to define a boundary for the next twenty years. This assessment should be with a view to drawing a tighter INSET boundary than that currently proposed in order to meet the requirements of Core Strategy Policy 24 to.....Safeguard the countryside from encroachment; Prevent Morpeth merging with neighbouring settlements and Prevent the merger of rural settlements.

Stannington Parish Council will continue to develop a Neighbourhood Plan for Stannington and will explore the potential for a 'Settlement Boundary' within INSETs where this is felt appropriate and it is anticipated that Neighbourhood Policies will seek to preserve the character of the Parish and the various settlements within it whilst ensuring that it is a thriving and vibrant community.

(Please continue on a separate sheet / expand box if necessary)

8. Have you raised this issue during previous consultation on the Core Strategy?

Yes

☐

No

☒

If you have answered 'no' please explain why this issue has not been raised before:

Because proposed INSET boundaries have just been published in the pre-submission core strategy for consultation.

(Please continue on a separate sheet / expand box if necessary)

9. Please set out what change(s) you consider necessary to make the Plan legally compliant or sound. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text.

(Please continue on a separate sheet / expand box if necessary)

Please note your representation should cover all the information evidence and supporting information necessary to support/justify the representation and the suggested change.

10. If your representation is seeking a change, do you consider it necessary to participate in the Independent Examination? (Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the Examination)

Yes

☒

No

☐

11. If you wish to participate in the Independent Examination, please outline why you consider it to be necessary?

Because we feel that it is important that the Inspector hears from local residents and the council when making an informed decision.

(Please continue on a separate sheet / expand box if necessary)

Section 3

Please tick the box if you would like to be notified at an address/email address of the following:

- The submission of the Northumberland Local Plan Core Strategy for Independent Examination;
- The publication of the recommendations of any person appointed to carry out an Independent Examination of the Northumberland Local Plan Core Strategy (the Inspector's Report); and
- The adoption of Northumberland Local Plan Core Strategy.

☒

Please sign and date this form

Signature: D Hall

Date: 21 November 2015

The Council would prefer it if you made your representation online, via the interactive website at:
http://northumberland-consult.limehouse.co.uk/portal/planning/core_strategy/cpspd

An electronic version of the representation form can also be found at the above address. Hard copies of the representation form are also available from Council Offices, Information Centres, libraries and the drop in events taking place across the County. Details of the drop in events are available on the Council's website at: corestrategy.northumberland.gov.uk

Representation forms submitted by e-mail or post should be directed to:

Email to: PlanningStrategy@northumberland.gov.uk

Or post to: Planning and Housing Policy Team
 Planning, Economy and Housing
 Northumberland County Council
 County Hall
 Morpeth
 Northumberland
 NE61 2EF

Closing date for responses – midnight on 25 November 2015