

Stannington Parish Council

David Hall, MA, B.Eng (Hons), MCIPR - Clerk to The Council

2 Monmouth Court – Widdrington – Morpeth – Northumberland – NE61 5QS E:

stanningtonpc@aol.com – T: 01670791622 – www.stanningtonpc.co.uk

Minutes of Meeting held

24 June 2025

Stannington Village Hall

7.00pm

Attendance:

R Tolson – in the chair

M Scott

R Nixon

S Dickinson

H Brown

R Philipson

S Thompson

D Hall – Clerk

Cllr Dawin – Northumberland County Council

13. To receive apologies for absence

M Buckley, R Philipson

14. Minutes of the previous APM in 2024

Noted that these were dealt with at the next general meeting in 2024 and were for information

15. Matters arising

None

16. Chairmans report

The last 12 months have been relatively quiet compared to previous years; however, the Parish Council have still been very busy.

Part of Councillors' duties includes regularly consulting on planning applications and a major part of our time in this area has been with the ongoing Whitehouse Farm Centre applications.

We have supported the residents of The Drive, which is the access to the centre who are concerned by the ever increasing amount of traffic using the centre and the centres disregard of refused planning applications. Councillors have also attended site meetings at the centre and planning meetings at Northumberland County Council. This situation is ongoing, and we have

employed a Planning Consultant from Carter-Smith to provide expertise and aid with future appeals.

We have also continued to support residents with issues regarding the access road to the Netherton Park development.

Another major discussion involving the Parish Council in the last year was concerning the bus services or lack thereof in the parish. We finally managed to get an agreement for the Arriva X16 service from Morpeth to Newcastle and back to stop at Stannington in September of last year. The service appears to be well supported by residents which is appreciated.

The Parish Council facilitated meetings between Stannington residents and Northumbria Police over the last year regarding an issue with anti social behaviour in the village, particularly in regard to the Beechlea area. This situation remains unresolved at present, but there appears to have been a reduction in incidents.

We held a Parish Tea in October paid for by the council, which was open to all residents and was supported by the Freeman of the Parish and Lord Ridley.

The Parish Council also supported the Commemoration of the 80th anniversary of VE day by illuminating the church in red, white and blue for three nights as well as with a Pathe video on the actual day.

Due to increased traffic flow at the junction of the Old Great North Road and Blagdon Lane at Shotton Edge, a number of serious accidents have occurred, and residents have petitioned the council to contact NCC Highways Department to discuss what can be done about this. This is in addition to continuing problems with traffic using the north bound slip road from the A1 into the village to attempt to access the A1 southbound which is not possible as it is a one way road. This is an accident waiting to happen. There are also concerns with speeding in the village. We are in contact with NCC Highways Department and hopefully we will get a meeting with them shortly.

Following the local council elections in May only six councillors were elected leaving two vacancies. The system for co-option was put in place and we had seven applicants. The two successful applicants were Mrs Sue Thompson from East Moor and Mr Martin Buckley from Clifton.

The Parish Council aims to support all the different areas and institutions of the parish and some of these in the last 12 months include the following.

We continue to support our First School by providing funding for trips to places like Beamish, the Roman Army Museum and Bamburgh. We also fund their use of the village hall.

Support was given to the church by providing funding to run a Christmas lunch for the elderly.

The Parish Council also aims to keep the parish well maintained and has provided new seats in various places around the parish, including within the cemetery and new notice boards at St Mary's Netherton Park and Hepscoth Park .

The Parish Council intends to take on the tenancy of the Hearse House located at the bottom of the Village Hall car park, from Blagdon Estate. The Hearse House is a Grade 2 listed building, and the council does not wish it to fall into a poorer state of repair than it already is in. We have employed an architect who specialises in heritage projects to put forward plans for its repair and refurbishment and this is an ongoing project.

Councillors are always on the lookout for new potholes, fly tipping and damage to signs and infrastructure within the parish and are constantly reporting them to the County Council

The Parish Council voted to reduce the parish precept as our portion of Council Tax, and this equates to a one percent cut.

Our thanks go to County Councillor Lyle Darwin for his continued support and also for holding further parish surgeries for residents which will hopefully become a regular fixture.

Thanks especially, on behalf of Parish Councillors go to our Clerk David Hall for his dedication, expertise and guidance on many issues over the years.

We are honoured to have the privilege of being Parish Councillors and look forward to another busy year supporting local residents and safeguarding our beautiful parish of Stannington.

17. Public forum

No members of the public present

Signed: _____ Chairman

Dated: _____

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19. Declaration of any interests

None

20. Minutes of the previous meeting

Resolved that the minutes be accepted as a true record

21. Matters arising

Noted that a public enquiry had been held relating to Whitehouse Farm and the Parish Council was formally represented. Other interested parties were also present. The inspector had visited the site on the day before the hearing.

There was a lot of discussion on access and residents attended to put forward their views and concerns.

22. Development Control

East School Cottage Church Road Stannington Northumberland NE61 6HF - Ref. No: 25/02108/FUL Raising of ridge including partial side extension. Installation of front and rear dormer windows and the erection of a car port.

The Parish Council wish to object to this application.

Firstly there are a number of fundamental errors in boundary lines and land ownership within the application.

The complex of School House, West School Cottage and East School Cottage were formed when the school was built and then subsequently opened in 1874. Collectively they are of significant historic interest and there is a real question as to why these buildings have never been listed.

The Stannington Neighbourhood Plan, adopted following a referendum states the following:

Objective 5: Design and Character

'Ensure each settlement in the Plan area seeks to maintain local identity, with a recognition in the Plan of the differences between the settlements, and the need to reflect local character in design'.

There was strong support in the local community for maintaining local character, and ensuring that new development is carefully designed to fit in with surrounding character. There is an acknowledgement that each of the settlements has a different 'character'. A planning policy promotes careful attention to design in new development (Policy 10).

Policy 10: Design and Character - states:

Development proposals will be expected, where relevant, to demonstrate how they will:

- a) respect the context of the site and its surroundings, rural character, historic setting and context; and
- b) demonstrate high quality design and where appropriate, innovative design;

The Neighbourhood Plan goes on to say.....

Stannington Village has a 'proposed' Conservation Area, with a high concentration of listed buildings. This 'proposed Conservation Area' is defined in the Castle Morpeth District Local Plan (2003) proposals map, and is included in Appendix A of this Plan for information. This area has been identified as historically significant, but has not been formally designated.

It is important to note that the application site and buildings in the former school complex lie directly within the proposed Conservation Area and have been recognised for their quality and historic significance from 2003.

It is the Parish Council's view that this application is directly opposing Objective 5 and Policy 10.

The proposal as it stands completely obliterates the design and character of the former school buildings and will alter their character forever. In their current format and even after the very sympathetic refurbishment of West Cottage it will currently be very clear what the format and structure of these historic buildings was from their construction in the later 1860. The development will destroy this. The increase roof height, destruction of the former toilet block and the use of timber gables does not represent the vernacular of the current buildings using local materials and traditional forms which are also evident in the St Mary's Church and the Vicarage. The development represents an abnormal scale and massing and introduction of new elevations on Church Road which are not in keeping. Finally the proposed car port is entirely out of proportion for the current land area in question.

At the very least the Parish Council asks that this is an application referred to committee and a site visit undertaken

West School Cottage Church Road Stannington Northumberland NE61 6HF

Ref. No: 25/02082/VARYCO Variation of Condition 2 (Approved Plans) on approved application 24/03359/FUL in order to increase depth of Car Port Shelter and change proposed windows from white UPVC/Timber style to Heritage Aluminium in dark grey/brown.

No objection.

Note:

Notices of appeal – none

Notices of enquiry – none

Other notices – none

23. Finance

The following income and payment of accounts were noted and approved:

Income: fees £35.00

Bank Balances as of date of the meeting – BOI £58735.65 – Lloyds £10,350.00

Chq	Payee	Details	Amount £
1441	Village hall	Letting fees	135.00
1442	Mosdale Gillatt	Architectural fees	1650.00
1443	Northern Services	Bus shelter repair, new notice boards, fence repairs	1345.00
1444	D Hall	Salary, PAYE & expenses	1484.36

Resolved that: The payments listed be approved

Annual Audit - Members noted that the internal audit of accounts was complete and no issues raised. The AGAR and reconciliation were circulated. For a pproval.

Resolved that the AGA be approved in all areas and signed by the Clerk and Chairman.

24. Correspondence

All correspondence noted and actioned unless indicated otherwise:

- Northumberland County Council – hedges on church Road – Parish Council to address these

25. Other urgent business

- Furrow Grove earth moving has taken place and reported to Northumberland County Council
- Annual Parish Tea to be held on Remembrance Sunday
- Cllr Dickinson and colleagues be formally asked to provide the village show
- St Johns Ambulance First Aid course to arranged and made open to groups

26. Formal complaint

Resolved that: Under the Public Bodies (Admission to Meetings) Act 1960 members of the public be excluded

Members noted that a complaint had been received, no discussion took place on the matter and it was agreed that the Council's Formal Complaints Procedure be invoked.

The meeting ended.

Signed: _____ Chairman

Dated: _____