

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
NE61 5QS – Tel/Fax 01670 791622 Email: Stanningtonpc@Aol.Com

Minutes of meeting held
16 January 2019 – 6.45pm
Stannington 1st School

Attendance:

Councillor K Carins – in the chair
Councillor M Scott
Councillor R Tolson
Councillor R Philipson
Councillor D Emery
Councillor S Wilson
Councillor H Brown
Councillor S Dickinson

D Hall – Clerk

Councillor Armstrong – Northumberland County Council Councillor

6 Residents of the parish and local PC Went of Northumbria Police

63. Public session

PC Went attended the meeting and gave an update:

- Issues relating a tenant at St Mary Park re drugs etc.
- Suspicious males in The Glebe in November
- New WhatsApp group for Stanington
- Burglary at Saltwick Farm with 4 arrests made
- Break in at Netherton Park old children's home
- Complaints re access to Dovecote Lane
- Potholes on road from Stannington to Catrwaw – E Armstrong to pick this up
- Awaiting traffic scheme at the school so enforcement could take place – bus stop needs no stopping except buses

6 residents of Station Road attended the meeting to discuss ongoing concerns relating to the proliferation of planning applications on the road. In short the residents believed that 'enough is enough' and that they had real concerns that the development of additional houses would seriously impact on the character and style of Station Road. Residents supported the Neighbourhood Plan and the proposed Local Plan and also the proposed INSET and that their views were in tandem with those of the council and that there was a wish to work together. The intention was to resurrect the old residents association and the chair advised that £100 was available to the funds of the group. A full and detailed discussion ensued relating to:

- Traffic

- 70 new houses approved
- Some development outside the INSET ad in Greenbelt
- Context of reduction in local plan housing by 30%
- No contribution to affordable housing
- Level crossing safety

The council and residents agreed to collaborate and work together so long as in doing so the council did not fetter its discretion or breach planning policy and law.

64. To receive any apologies

No apologies to the meeting

65. To receive any declarations of interest in the agenda

Cllr Carins declared an interest in 2 planning applications on Station Road and would detail these later in the meeting and take no part.

66. To receive and agree the minutes of the previous meeting

Agreed

67. To consider any matters arising from the minutes of the previous meeting held

- Planning application for 16 Park Drive to be heard at planning committee
- Grit bins are available but at a cost to the council – agreed to review and order in the autumn
- Clerk has written to the Village Hall Committee requesting details of governing documents and ability to appoint a representative

68. To consider reports from around the parish/outside bodies

Verbal reports were received:

- Clifton – issue with litter – report to Northumberland County Council
- Village Hall – ongoing communication re representative

69. To consider items pertaining to development Control

Councillors considered the following applications as a consultee of Northumberland County Council noting that the power to approve or refuse applications lies solely with the local planning authority and that the parish council's comments would be taken into account along with all other statutory consultees and those of residents:

Ref	Applicant	Address	Detail
18/4038	Altoria Developments	56 Station Road	20 new dwellings
Decision: Stannington Parish Council consulted for over three years with the residents of the parish and Stannington Station Road on the development of a Neighbourhood Plan for the whole Parish of Stannington. This plan is intended to run alongside any future adopted Local Plan. The Government expects all Town and Parish Councils to make a Neighbourhood Plan. The			

consultation prior to the adoption of our Neighbourhood Plan concentrated on Station Road more than on any other area in the Parish. We organised meetings and involved Newcastle University in a walkabout and fact finding exercise with the residents. This proved very beneficial and I attach a copy for your information.

The Stannington Parish Neighbourhood Plan was the subject of a parish wide referendum earlier this year and received unanimous approval.

This document, approved by the NCC Cabinet, is now a significant point of reference for all planning applications in the parish including Station Road. In particular the plan draws attention to the National Planning Policy Framework (NPPF) paragraph 88:

When considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

The Stannington Parish Neighbourhood Plan (SPNP) seeks to protect the 'rural feel' of Station Road in its reference to Green Belt and it states that:

With the exception of Stannington Village, all the settlements identified in the Plan and on the Policies Map are within the general extent of the green belt as defined in Policy S5 of the Northumberland County and National Park Joint Structure Plan (2005). There is strong feeling in the local community that Stannington Station should retain its 'rural feel' and the sense of openness within the Green Belt.

It is therefore proposed, as part of the Monitoring and Review section of the Plan, to investigate the potential for additional policies related to Stannington Station once a new Northumberland Local Plan is in place which will define new Green Belt boundaries.

The SPNP goes on to specifically focus on protecting the open nature of Station Road through the use of Objective 5 in the plan:

Objective 5: "Ensure each settlement in the Plan area maintains its identity, with a recognition in the Plan of the differences between the settlements, and the need to reflect local character in design".

The relevant policy from the SPNP for Station Road is:

Policy 10: Design and Character

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; and
- c) where appropriate, incorporate sustainable design measures including SuDS; and
- d) integrate access for pedestrians, cyclists and public transport into the development; and
- e) provide suitable landscaping and open space, including, play provision; and
- f) secure access to broadband for future occupiers as set out in Policy 6 of the Plan; and
- g) secure a good standard of amenity for all existing and future occupants of land and
- h) buildings.

Policy Explanation:

Design of new development and preserving the setting of the settlements in the countryside was considered to be highly important to people in the Plan area. Different settlements have different 'characters':

Stannington Station has a different character to Stannington village. It is a dispersed, rural settlement, with open views across to the countryside. It will be important to maintain these open views to retain the agricultural feel of the settlement, something which was considered to be highly important to people living in that area. This rural context will be an important factor to consider in the design of any future development proposals. Stannington Station is in the Green Belt.

Parish Council supports the principle of the proposed INSET and settlement boundary for Station

Road. We do not however wish to see ribbon development.

This is because a settlement boundary is a very effective way of retaining development within a defined line and protecting the Green Belt, this has certainly been the case for Stannington Village where no development has been permitted outside the settlement boundary for many years.

This application is wholly in the Green Belt and contrary to the SPNP. The Parish Council therefore objects on the grounds outlined above. The proposed development is not in keeping with the rural nature of Station Road as a settlement, it further exacerbates the potential for ribbon development and it erodes the Greenbelt.

Stannington Parish Council consulted for over three years with the residents of the parish and Stannington Station Road on the development of a Neighbourhood Plan for the whole Parish of Stannington. This plan is intended to run alongside any future adopted Local Plan.

The Government expects all Town and Parish Councils to make a Neighbourhood Plan. The consultation prior to the adoption of our Neighbourhood Plan concentrated on Station Road more than on any other area in the Parish. We organised meetings and involved Newcastle University in a walkabout and fact finding exercise with the residents. This proved very beneficial and I attach a copy for your information.

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The Stannington Parish Neighbourhood Plan (SPNP) seeks to protect the 'rural feel' of Station Road in its reference to Green Belt and it states that:

With the exception of Stannington Village, all the settlements identified in the Plan and on the Policies Map are within the general extent of the green belt as defined in Policy S5 of the Northumberland County and National Park Joint Structure Plan (2005). There is strong feeling in the local community that Stannington Station should retain its 'rural feel' and the sense of openness within the Green Belt.

It is therefore proposed, as part of the Monitoring and Review section of the Plan, to investigate the potential for additional policies related to Stannington Station once a new Northumberland Local Plan is in place which will define new Green Belt boundaries.

The SPNP goes on to specifically focus on protecting the open nature of Station Road through the use of Objective 5 in the plan:

Objective 5: "Ensure each settlement in the Plan area maintains its identity, with a recognition in the Plan of the differences between the settlements, and the need to reflect local character in design".

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Parish Council supports the principle of the proposed INSET and settlement boundary for Station Road. We do not however wish to see ribbon development.

This is because a settlement boundary is a very effective way of retaining development within a defined line and protecting the Green Belt, this has certainly been the case for Stannington Village where no development has been permitted outside the settlement boundary for many years.

A large proportion of this development is in the Green Belt and contrary to the SPNP. The Parish Council therefore objects on the grounds outlined above. The proposed development is not in keeping with the rural nature of Station Road as a settlement, it further exacerbates the potential for ribbon development and it erodes the Greenbelt.

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This is because a settlement boundary is a very effective way of retaining development within a defined line and protecting the Green Belt, this has certainly been the case for Stannington Village where no development has been permitted outside the settlement boundary for many years.

This application is wholly in the Green Belt and contrary to the SPNP. The Parish Council therefore strongly objects on the grounds outlined above. The proposed development is not in keeping with the rural nature of Station Road as a settlement, it further exacerbates the potential for ribbon development and it erodes the Greenbelt.

Ref	Applicant	Address	Detail
18/04170	B Holbrook	26-30 Station Road	6 new dwellings (Cllr Carins Declared an Interest)
Decision:			
Same as 18/4038 except that the application is wholly in Greenbelt.			

Ref	Applicant	Address	Detail
18/04275	V Flemming	51 Station Road	9 new dwellings (Cllr Carins Declared an Interest)
Decision:			
Same as 18/4038			

Ref	Applicant	Address	Detail	Decision
18/04538	Ludgate 3743	58 Station Road	Plot changes	No objection
18/04552	F Morton	Paddock Cottage Station Road	TPO works	No objection
18/04269	S Chambers	Clifton Lodge	Certificate of lawful use – french doors	No objection
18/04097	P M Smith	Strathmore – St Mary Park	3 Dwellings	No objection

Note: Cllr Armstrong of Northumberland County Council took no part in any of the planning discussions.

Notices of appeal - none
 Notices of enquiry – none

70. To consider matters relating to finance and the precept

The following income accounts were noted and approved:

Income:

Interest

November £3.07

December £2.71

Bank balance of £30382.69 BOI and £10350.00 Lloyds – 18 December 2018

The following payments were approved:

Chq	Payee	Details	Amount £
1188	St Marys PCC	Magazine space	400.00
1189	K Clark	Repairs	320.00
1190	Gusthart	Repair materials	19.17
1191	Moorhouse fm	Hampers	150.00
1192	M Stewart	Handyman service	1280.00
DD	BT	Line	62.97

Resolved that: The payments and income listed be approved

Members noted the taxbase for 2019/20

Tax Base 722.49 2018										Tax Base 806.00 2019									
Precept	A 6/9	B 7/9	C 8/9	D 9/9	E 11/9	F 13/9	G 15/9	H 18/9			Precept	A 6/9	B 7/9	C 8/9	D 9/9	E 11/9	F 13/9	G 15/9	H 18/9
	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00				0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00
1000.00	0.93	1.08	1.23	1.38	1.69	1.99	2.31	2.77			1000.00	0.83	0.97	1.10	1.24	1.51	1.79	2.07	2.48
15000.00	13.91	16.19	18.48	20.76	25.33	29.90	34.67	41.52			15000.00	12.47	14.52	16.56	18.61	22.70	26.80	31.08	37.22
15500.00	14.37	16.73	19.09	21.45	26.17	30.89	35.83	42.91			15500.00	12.88	15.00	17.12	19.23	23.46	27.69	32.12	38.46
16000.00	14.84	17.27	19.71	22.15	27.02	31.89	36.98	44.29			16000.00	13.30	15.48	17.67	19.85	24.22	28.59	33.15	39.70
16500.00	15.30	17.81	20.33	22.84	27.86	32.89	38.14	45.68			16500.00	13.72	15.97	18.22	20.47	24.98	29.48	34.19	40.94
17000.00	15.76	18.35	20.94	23.53	28.71	33.88	39.29	47.06			17000.00	14.13	16.45	18.77	21.09	25.73	30.37	35.22	42.18
17500.00	16.23	18.89	21.56	24.22	29.55	34.88	40.45	48.44			17500.00	14.55	16.94	19.32	21.71	26.49	31.27	36.26	43.42
18000.00	16.69	19.43	22.17	24.91	30.39	35.88	41.61	49.83			18000.00	14.96	17.42	19.88	22.33	27.25	32.16	37.30	44.67
18500.00	17.16	19.97	22.79	25.61	31.24	36.87	42.76	51.21			18500.00	15.38	17.90	20.43	22.95	28.00	33.05	38.33	45.91
19000.00	17.62	20.51	23.41	26.30	32.08	37.87	43.92	52.60			19000.00	15.79	18.39	20.98	23.57	28.76	33.95	39.37	47.15
19500.00	18.08	21.05	24.02	26.99	32.93	38.87	45.07	53.98			19500.00	16.21	18.87	21.53	24.19	29.52	34.84	40.40	48.39
20000.00	18.55	21.59	24.64	27.68	33.77	39.86	46.23	55.36			20000.00	16.63	19.35	22.08	24.81	30.27	35.73	41.44	49.63
20500.00	19.01	22.13	25.25	28.37	34.62	40.86	47.38	56.75			20500.00	17.04	19.84	22.64	25.43	31.03	36.63	42.48	50.87
21000.00	19.47	22.67	25.87	29.07	35.46	41.86	48.54	58.13			21000.00	17.46	20.32	23.19	26.05	31.79	37.52	43.51	52.11
21500.00	19.94	23.21	26.48	29.76	36.31	42.85	49.70	59.52			21500.00	17.87	20.81	23.74	26.67	32.54	38.41	44.55	53.35
22000.00	20.40	23.75	27.10	30.45	37.15	43.85	50.85	60.90			22000.00	18.29	21.29	24.29	27.30	33.30	39.31	45.58	54.59
22500.00	20.87	24.29	27.72	31.14	37.99	44.84	52.01	62.28			22500.00	18.70	21.77	24.84	27.92	34.06	40.20	46.62	55.83
22950.00	21.28	24.78	28.27	31.77	38.75	45.74	53.05	63.53			22950.00	19.08	22.21	25.34	28.47	34.74	41.00	47.55	56.95
23000.00	21.33	24.83	28.33	31.83	38.84	45.84	53.16	63.67			23000.00	19.12	22.26	25.40	28.54	34.81	41.09	47.66	57.07
24000.00	22.26	25.91	29.56	33.22	40.53	47.83	55.47	66.44			24000.00	19.95	23.23	26.50	29.78	36.33	42.88	49.73	59.55
25000.00	23.18	26.99	30.80	34.60	42.22	49.83	57.79	69.21			25000.00	20.78	24.19	27.61	31.02	37.84	44.67	51.80	62.03
26000.00	24.11	28.07	32.03	35.99	43.90	51.82	60.10	71.97			26000.00	21.61	25.16	28.71	32.26	39.35	46.45	53.87	64.52
											27000.00	22.44	26.13	29.81	33.50	40.87	48.24	55.94	67.00
											27880.00	23.18	26.98	30.79	34.59	42.20	49.81	57.77	69.18
											28000.00	23.28	27.10	30.92	34.74	42.38	50.02	58.01	69.48
											29000.00	24.11	28.06	32.02	35.98	43.90	51.81	60.09	71.96

Members also considered the current position on finances and also a proposed budget.

Stannington Parish Council Year End Projection 2018/19							
Name	Budget 17/18	Actual	Further	Y/End	Variance		Budget 18/19
Precept	-25000.00	-25000.00			-25000.00	0.00	-27880.00
Interest Rec'd	-30.00	-24.14	-5.00		-29.14	0.86	-30.00
Burial Fees, etc.	-1000.00	-525.00	-600.00		-1125.00	-125.00	-1000.00
Misc	0.00	0.00	-3600.00		-3600.00	-3600.00	0.00
NP grant	0.00	0.00			0.00	0.00	0.00
Sub total income	-26030.00	-25549.14	-4205.00		-29754.14	-3724.14	-28910.00
Salaries & Wages(Office)	4500.00	1131.25	3400.00		4531.25	31.25	4500.00
Handyman	2200.00	1280.00	800.00		2080.00	-120.00	2200.00
Travel (incl members £500)	750.00	0.00	620.00		620.00	-130.00	600.00
Telephone	200.00	119.94	70.00		189.94	-10.06	200.00
Stationery	200.00	0.00	100.00		100.00	-100.00	200.00
Postages	100.00	0.00	50.00		50.00	-50.00	100.00
Books and periodicals	100.00	0.00	0.00		0.00	-100.00	100.00
Insurances	1900.00	1769.68	0.00		1769.68	-130.32	1900.00
Sundries /admin/events	4000.00	1662.95	100.00		1762.95	-2237.05	2000.00
Professional Fees	200.00	0.00	0.00		0.00	-200.00	200.00
Subscriptions	350.00	404.18	0.00		404.18	54.18	350.00
Audit Fees	450.00	200.00	200.00		400.00	-50.00	450.00
Cemetery - Maintenance	2500.00	17.98	2250.00		2267.98	-232.02	2500.00
N Plan	300.00	0.00	0.00		0.00	-300.00	2000.00
S.137 Expenditure	1500.00	377.00	200.00		577.00	-923.00	3000.00
Grounds and Open Space General	1500.00	1625.20	200.00		1825.20	325.20	2000.00
Shelters seats and bins	2250.00	254.98	5000.00		5254.98	3004.98	2250.00
Equipment	500.00	3978.08	0.00		3978.08	3478.08	1200.00
Furniture & Fittings	100.00	0.00	0.00		0.00	-100.00	100.00
Playing Field	1000.00	250.00	0.00		250.00	-750.00	1500.00
Store Rental & fittings	550.00	677.18	0.00		677.18	127.18	680.00
Environmental/traffic schemes	1000.00	3080.20	3500.00		6580.20	5580.20	1000.00
Election	0.00	0.00	0.00		0.00	0.00	0.00
Sub total	26150.00	16828.62	16490.00		33318.62	7168.62	29030.00
							NET 120.00
Opening balance as of 1 April 2018	32704.68						
Add income	25549.14						
Ad further expected income	4205.00						
Less Exp to date	-16828.62						
Less further Exp	-16490.00						
Expected balance 31/3/19	29140.2						
Actual precept 2017/18		25000.00					
Band D equivalent		34.60					
Proposed precept 2019/20		27880.00					
Band D equivalent		34.59		Change		-0.03%	

Resolved that: the precept on Northumberland County Council be £27880 and therefore a 0% increase on council tax for residents of tne parish for the eighth year in a row.

71. Correspondence

Noted unless otherwise stated:

- K Lawson – litter and fly tipping – Northumberland County Council
- Northumberland County Council – recycling to be introduced at St Mary Park
- Dovecote Farm – traffic concerns
- NEAS – defibrillator registration
- NALC – salary scales
- L Thompson – planning applications

- CAN – thank you for £100 donation
- Barnardos – request for donation
- Mr & Mrs Hood and Mr & Mrs Taylor – planning objection dealt with in planning

61. Any other business at the discretion of the Chairman

- Agreed to look at a Christmas Tree for 2019
- Parking issues near the Karbon development at Beachlea
- Concerns re lighting in the village hall/Ridley Arms car park

62. Date of next meeting

13 March 2019 – 6.45pm Stannington 1st School

Signed

Chairman

Date