

Stannington Parish Council

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Minutes of Meeting
10th September 2014
Stannington Village Hall – 5.30pm

Attendance:

Clr K Carins – in the chair
Clr P Smith
Clr D Strachan
Clr R Philipson
Clr S Dickinson
Clr H Brown
D Hall – Clerk
PC Teasedale

7 Residents of Clifton

26. Public session

Several residents of the parish were present to express their concern regarding two possible developments at Clifton:

- Development of the former Ideal Caravans site
- Residential development at The Shires

Mr Lisle expressed concern relating to the development of the former caravan site with specific reference to, drainage, incapacity on SUDS ponds, close proximity to the A1, water mains crossing the site. Mr Lisle was concerned that the potential for the site to be developed had not been properly investigated and that there were many flaws in the proposals.

Mr Scott from The Shires expressed concern at proposals to develop a residential addition to The Shires with specific reference to, the agricultural status of the land currently, impact on greenfield status loss of light and privacy, impact on septic tank drainage, land ownership issues not properly stated on the application form.

PC Teasdale was present and discussed a number of opportunist burglaries in the area. She also explained that ongoing crime issues were having an impact on ability to monitor speeding in the parish. Further updates:

- Morpeth Police Station to close in 2015
- Netherton Park – 3 residents remaining and expected to leave in November

Mr and Mrs Kesely expressed concern at the ongoing issues with traffic at Glororum, namely speed of waggons, impact on noise, deterioration of the road and danger from passing vehicles. This matter to be raised with NCC.

Mr Rishi Kohli was present and explained his desire to open a pharmacy at Stannington. The proposals would mean that additional services could be provided alongside the pharmacy.

Members discussed the proposal and agreed to support this application on the following basis:

The village and parish currently has over 1100 residents and current developments are likely to take this to over 1700 in the next 24 months. In addition to this the ongoing process of the formulation of a Neighborhood Plan is showing that there is an increased need for even further developments of social housing as well as rural live/work units and rural businesses.

Currently the village of Stannington is poorly served by public transport, despite ongoing discussions with bus operators and there is no resolution in sight. The main GP and NHS services are in Morpeth or Newcastle as are the pharmacies. This means that Stannington is therefore isolated and many older residents have no immediate access to self-medication, advice or things such as flu jabs etc.

In addition to this the local school is now oversubscribed and expansion is very much on the cards with a new building currently being erected as we speak.

The Neighborhood Plan process which has been the subject of a consultation for all residents has highlighted the need for a local village shop and focal point for the village since the last one closed over 6 years ago. We believe your proposal to provide a Pharmacy will give us this central core again and as such we implore the agencies who are tasked with making a decision whether or not to grant you a license to do so as this will be of great benefit to Stannington and its sustainability, community cohesion and the health and well-being of our residents.

27. Apologies

Clr B Smiles

Clr Armstrong – Northumberland County Council

28. Minutes of the previous meeting

Resolved that these be approved

29. Matters arising

None not covered on the agenda

30. Reports from across the parish

Glororum

The Glororum route is experiencing a 'busy' period of Bellway traffic up and down the route despite Bellway agreeing to follow the 'one way system'. Many wagons are taking in rubble with no covers over their loads. The signage at the east end road junction is not very clear as to where the HGV's are supposed to go.

The signage generally at the east end junction is a mess – damaged, faded signs which could maybe be improved / replaced.

The residents have been complaining via email but the situation has not improved. Well Hill wagons and Bellway wagons are travelling at speed through Glororum and when they have to give way at the narrow exit and entrance their squealing brakes are becoming very intrusive. Residents are not finding any improvement in the attitude of the drivers or the speeds they are travelling.

The road surface repairs carried out a couple of months ago have already had to be repaired. The tarmac surface dramatically sank...it was redone last week...and has sunk again. A road sign warning of a blind bend which was reported to the County Council in March has still not been repaired/replaced despite been reported twice...to be fair...the verge it used to be placed in no longer exists.

Clifton

The grass has been cut recently & the planter at the South end of Clifton has been repaired.

The A1 re-surfacing work has been completed but some work is still ongoing. The residents of Clifton had hoped for quieter tarmac but this seems to have been over looked.

There are 2 planning applications in Clifton at the moment. One for 36 houses at The Caravan Centre & an application for 4 houses at The Shires. A meeting was held with Tony Carter & Mr. Lisle from Clifton in respect of the Caravan Centre application with Cllr Karen Carins & a representative from Hepscoth Parish in observation.

The next Shotton Liaison meeting is on 16th September when the committee will be given a site visit. Cllr Strachan will attend.

NOTE OF CLIFTON MEETING, County Hall 15.08.14

Present: Tony Carter, David Lisle (representing Clifton Residents, David Cowans (Hepscoth Parish Council) and Karen Carins (Stannington Parish Council)

Cllr Karen Carins attended this meeting to observe and take notes on any concerns or issues Clifton residents and Hepscoth Parish Council may have to Planning Application Clifton-14/02140/FUL- Proposed change of use from light industry to an executive housing development containing 36 x 2 storey 3, 4 & 5 bed dwellings and associated infrastructure. Clifton Caravan Centre Great North Road Clifton Morpeth Northumberland NE61 6DG.

There are concerns about Drainage;

Rain water- House and surface rain water will drain into the pond but if there is .25ml then this will equal or exceed the pond water level. The pond details are not adequate and

detailed sectional drawings are required. A pumping station will be used but what is the back-up plan if this fails and who will adopt it?

The application layout shows trees in the top right hand corner- there are none. No ground levels are shown and the area is subject to flooding. Thirty six houses will mean approx. 150 residents and around 75 cars. A chicane leaving scheme would need to be introduced. Street lights would be required.

Highways are yet to submit a transport assessment statement. A trunk mains runs across the scheme with a valve in the adjacent field heading north. The site layout will change because of the trunk mains.

A document accompanying James Hutchens objections from the Environment Dept. was discussed. There is a vast shortage of flood risk information in the application. There is a culvert which goes through Clifton Lodge Garden. The culvert needs to be amended as a 90' angle is difficult – this may have an impact. The output runs off into the Coal burn, this runs downstream to Hepscott. Is the Coal Burn's capacity sufficient to take this? No details have been supplied but have been requested 12.08.14

There is a drift mine/ double drift mine- are there drains? Awaiting Coal Authority's report. Environmental Health have concerns about land contamination and noise. Are the utility connections adequate for the number of houses? Could a new crossing and drains be a solution?

The road through is not sufficient to be put up for adoption by NCC.

Tony Carter (Planning Officer, NCC) reported that all amendments to this application during consultation would be put on the website. Residents are not against the principle of development. Stannington Parish Council has requested an extension of time to comment. This has been granted to the 12th September 2014.

Well Hill Opencast

Restoration of the land has progressed further than expected and a stock of coal and larger stock of fireclay forming will help maintain output through the reduced working period of the winter months.

Operations report- Power lines have now been rerouted to the western side of the site. Bunds are in place and the topsoil has been stripped. Restoration work has begun. A new fence has been erected on the eastern boundary. In January the coal extraction will have finished. By June all operations will be complete. 70,000 tonnes of coal has been despatched off site. The fireclay stock pile is high and this will begin moving off site on the 4th August. 110 loads- 75 coal, 35 fireclay. The committee have been invited to attend a brick works and site visit.

Development report- Dust monitoring- more monitors are required and greater analysis of dust

Noise issues with beeping- tailgates to be looked at

Noise monitoring- no issues

Site- no issues

Transport- Plans approved for movements.

WH to be put in all Well Hill lorries to show where the lorries have come from to stop confusion on other T James lorries in the area. NEAT will go around the route to keep litter to a minimum.

Date of next meeting;

2nd October 2014 3pm site visit, 4pm Village Hall

Neighbourhood plan

Funding Update:

The Supporting Communities in Neighbourhood Planning grants programme will be coming to an end soon. All grants must be spent by the agreed project end date and the final deadline for the programme is 31 December 2014. Any funding that has not been spent by this date will need to be returned via CDF to the Department for Communities and Local Government. The Neighbourhood Plan Group agreed that the remaining funds should be used for the following items;

Housing Need Survey/Transport Survey and associated costs-printing, postage, analyst services

Village Show and Village Hall drop in and presentation to include- presentation boards, leaflets, hire of a smoothie bike, hire of the village hall and printing
£50 Marks & Spencer voucher (addressed leaflet draw)

Housing need draft survey update-analysis costing:

The group agreed that this survey must use a postal service rather than be hand delivered and then returned to the village hall post box. David English will forward postal contact information to the group. Mike Peeke will investigate the cost of the mailing company used by Banks and their franking machine. The analysis of this survey, as suggested by Ian Byatt, will be overseen by Niall Easton, Policy Team Officer, of Northumberland County Council for a fee to be determined. The group agreed that this may act as a pilot scheme for other NP's. Kevin Tipple will not be the contact number for this survey. The contacts will be Councillor Eileen Armstrong and Councillor Karen Carins.

Transport survey- analysis costing:

The arrangement for this survey will be the same as the Housing need survey. Councillor Brian Smiles and Councillor Karen Carins will work with Niall Easton and Jan Chisolm (NCC) on the transport survey. This addition to the housing need survey will be completed in the next 4 weeks.

Royal Mail Postal Account:

This, as mentioned previously, will be investigated and reported as soon as possible.

Presentation at the Village Show:

A presentation at the village show will include presentation boards, leaflets to be completed by the community and a smoothie bike to engage the residents. A drop in session in the village hall will follow shortly afterwards for residents who did not attend the village show. The completion of the leaflets will help support the visions and objectives of the NP and show community support.

Re-scheduled school presentation:

Due to a teacher's strike and inclement weather the presentation is postponed until the autumn. There are framed prints and a mug to auction for school funds and dragon sweets for all the children.

Other matters:

- The use of the photographs of the NP Transport map from the drop in session proved helpful for the Stobhill appeal. Copies of the Parish Council's presentation will be sent to the group. The leaflet and boards will be drafted and sent around for approval. Kevin Tipple suggested a schedule of dates for all forthcoming events/surveys etc. be made.
- Village Show presentation 27th September
- Drop in session , first week in October(date to be confirmed)
- Surveys to be completed and distributed by the end of October
- Surveys to be returned for analysis by the end of November

Handyman

- Maurice has reported possible dry rot in the climbing equipment in the play area. This will be investigated as a matter of urgency. Residents are requesting new equipment. This request is historic and must be dealt with asap.
- Who is responsible for the upkeep of the Fountain and how often will it be weeded. – PC, works requested.
- Hedges needed cut- From the traffic calming heading north to field adjacent to Dungait's field, who is responsible for upkeep – Blagdon Estate.
- Trees by the bus shelter need attention
- Drains need cleaning to stop flooding

Village Hall

Meeting taking place on Monday 8th 2014, will report after.

Brenkley Liaison committee;

Next meeting Tuesday 23rd September 2014.

Stannington Station;

Applications have been received for AI Diner- 14/02520/OUT | Outline permission for part change of use from former petrol filling station/A1 Diner to a mixed use development

comprising residential (C3 Use Class) by way of erecting approximately 17 residential properties plus 3 commercial/retail units and associated infrastructure | Former A1 Diner/Bardon Station Road End Stannington Northumberland NE61 6DP

A request for a bus shelter has been made by a resident. The Chairman attended the Stobhill appeal and councillors have a copy of our presentation to the planning inspector. No decision has been made to date.

Northumberlandia;

Date for next meeting to be decided.

Netherton Park

The trustees have reported to me that the size of the scheme will now be reduced to 50 houses. They are also keen to set up a community fund- this will be discussed at the next PC meeting 10th September 2014

31. Finance

The following income accounts were approved:

Income

Interest:

- July £1.35
- August £0.82
- Burial fees £425

The following payments were approved:

Chq	Payee	Details	Amount
943	K Carins	Neighbourhood Plan Items	19.66
944	Mr Lisle	Plants	50.00
945	NALC	Subs	289.20
946	M Stewart	Salary	160.00
947	HMRC	PAYE	730.80
948	D Hall	Salary & Exp	1351.96
949	K Clark	Repairs	850.00
950	NWL	Water bill	15.97
951	Greens	Repair materials	46.12
952	Village Hall	Rent	162.00
953	M Stewart	Salary	160.00
954	D Hall	BT Bill	74.01
955	D Hall	Items for cemetery	130.80
956	Stannington Show	Donation £200 and £150 for NP	350.00

957	K Carins	Remembrance Wreaths	100.00
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32. Development Control

Cllr Dickinson left the meeting. 8.45pm

Application	Address	Detail	Decision
14/02256/A DE	Stannington Village	Yellow signs	No objection
14/02520	Former A1 Diner	Mixed housing and commercial development	Council would have liked to have seen a more commercial development on this site such as the previously planned hotel or other commerce however we recognise that this application has merit and we raise no objection to the proposals.
14/01326	The Shires Clifton	4 dwellings	<p>Council wishes to object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. We do not believe that this is a valid application because the applicant has signed the Cert A although we believe that some of the land to which the application refers is not within the applicants ownership 2. We believe that the style of the development is that of a housing estate found in towns and is not in keeping with the hamlet setting of Clifton 3. We have severe concerns about the road access on what is already a busy road with vehicles travelling 25% faster than the speed limit (NCC traffic survey) 4. We are concerned that this development will increase the creep on the greenbelt between Morpeth and Clifton. 5. We are concerned about the potential for overlooking 6. We believe this site to be agricultural, within the

			greenbelt and outside the natural village boundary
14/02140	Clifton Garden Centre	74 dwellings	<p>Council wishes to object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. We do not believe that this is entirely a brownfield site and the extent of current physical buildings is limited. 2. We believe that the style of the development is that of a housing estate found in towns and is not in keeping with the hamlet setting of Clifton 3. We have severe concerns about the road access on what is already a busy road with vehicles travelling 25% faster than the speed limit (NCC traffic survey) 4. We do not believe that the site can be effectively drained without excessive land flooding 5. We are concerned that this development will increase the creep on the greenbelt between Morpeth and Clifton.

Notices of appeal
Notices of enquiry

Naming request – St Mary’s – Suffixed Walk – Coquet, Alwyn, Breamish, College, Harthope, Bowmont, Rede, Till – no objection.

33. Correspondence

Noted unless otherwise indicated:

- NCC – changes to bus services X18, X15 and 418
- NCC-trees on old A1
- K Lawson & D Fennel – dog fouling on the playing field – reported to dog warden

34. Any Other Business

- Remembrance Sunday will be on 9th November and the Clerk will arrange for the area to be tidied.
- The chairman has asked the school for a statement on ownership of the proposed building for community use.
- Agreed that the council should apply for £8K funding from Hargreaves for the play area.
- Agreed to purchase 2 new litter bins for the Old A1 and Dovecote.
- Noted that AOne were to resurface the A1 near the bridge at Blagdon – the council, Cllr Smith and Cllr Smiles have made representations for a ‘low noise’ material to be used for the resurfacing.
- Cllr Smith advised council of representations made to NCC about damaged signage and the prior 30mph limit on the old A1.

35. Date of next meeting

12 November 2014 at 7.00pm in Stannington Village Hall.

Signed

Chairman

Date