

# *Stannington Parish Council*

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

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**Minutes of Meeting held**  
**10 October 2022**  
**St Mary's Church Meeting Room**  
**7.00pm**

**Attendance:**

K Carins – in the chair  
S Dickinson  
M Scott  
H Brown  
R Tolson  
R Philipson  
R Nixon  
D Hall – Clerk

**21. To receive apologies for absence**

Cllr Darwin – Northumberland County Council

**22. To receive any declarations of interest**

K Carins – any items relating to Stannington 1st School and Village Hall  
S Dickinson - any items relating to Stannington Village Hall  
R Tolson - any items relating to Stannington 1st School  
H Brown - any items relating to Stannington 1st School

**23. To receive the minutes of the previous**

Received and confirmed as a true record

**24. To receive any matters arising**

None

**25. To consider any written reports from councillors or representatives on outside bodies**

**REPORT TO THE COUNCIL**

**Author :** Helen Brown

**Date:** 11th October 2022

**Purpose of report :** To update the Council on Glororum route + any other Parish Issues.

## **Commentary:**

### **Glororum:**

After some discussion with the residents of Glororum it appears that the priority signage is largely being ignored. We have priority signage at the East and West exit/entrance to facilitate safe movement of vehicles through the narrow, single width part of the route within Glororum itself. If followed correctly this avoids head on collisions. Over the summer Holidays I have witnessed this daily. We highlighted this issue at the recent meeting held at Glororum to inform Netherton Park residents of the issues we have encountered being a Bellway Construction route and to pass on our knowledge to hopefully avoid the same issues there.

We feel that the warning of the 'narrow route' and 'priority' signs are too late within Glororum and need to be placed further out if possible but do appreciate that the lack of verge now may not make this possible, especially at the East Junction.

NCC are now aware of the problems and a meeting has been organized with NEIL Snowdon of the safety team.

We are also awaiting the traffic movement / count device to compare results with last year now that we have the speed flashers in place.

Councilor Brown would also appreciate feedback on issues raised in March 2021 as no action has been taken to add more gravel to the 'over run' areas, repair the road where it is breaking up, to remove the sharp curb at the East junction heading out to Clifton as this edge is repeatedly splitting tyres or any improvements to reduce the many signs at the Clifton junction to reduce confusion and distraction. There are 22 signs in a space approx. 20mtr

April 2022: I have left the above in my report as I have received no further information and wondered if anyone else knows anymore?

When the calming measures were implemented at Glororum the white fencing alongside the 2 culvert entrances in the 'dip' to act as a visual reminder of the narrowness there and to protect the thin concrete at these entrances which are not built to withstand traffic were missed and a promise was made to come back and put them in place.

Also the concrete strip put down by the Council and which totally removed the roadside ditch was to be removed and the ditch reinstated. Again this has not been done. I appreciate years have gone by but these issues should have been resolved and have not been.

KC did meet with Neil Snowdon who suggested some red speed reducing lines on the road surface to warn of the approaching '30' but we have heard no more on this. I have sent photos from my phone of some of these issues.

**October Update:** despite emails regarding my availability going back and forward with Martin King (I was available most of the time) we have not managed to do a site visit or talk about any of the above and therefore no progress has been made.

Road markings: Karen did the road safety guy say that the 30 SLOW was going to be painted on the route at each end of Glororum?

**Actions requested :**

Follow up on Neil Snowdon meeting

Please inform NCC of the above hazards:

- request inspection of the Glororum route with a view to add more gravel • strengthen road where is it breaking up.
- remove / replace sharp edged roadside curb.
- look to reducing the amount of signage or sharing poles – 'totem pole' effect

## **REPORT TO THE COUNCIL**

**Author:** Cllr. Karen Carins

**Date:** 11h October 2022

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

### **Stannington Station Road**

There are still complaints surrounding the sign at the petrol station. Residents say the sign is still very bright and obtrusive. Lorries parking too close to a resident's fence. A planning officer has reported that this is not an enforcement matter.

**Action:** To look into the matter and see if there are any that may done to mitigate matters.

### **Stannington Village**

The south bus shelter has been the target for vandalism again, this time there was an attempt to set the shelter on fire, the fire services attended. The seat was also targeted again. The police are aware.

**Action:** To liaise with Northumbria Police regarding ASB.

### **St Marys Park**

Residents have complained about the 22/02923/FUL | Provision of playing field, including pitch drainage, and landscaping of viewing mounds. | St Marys Hospital Development Site St Marys Hospital Drive Stannington Northumberland NE61 6BL. Residents say this is not what was promised by Bellway. Bellway have been accused

of dumping rubbish and debris in the area. Residents state that these are not viewing mounds, they are rubbish mounds with all sorts of rubbish and building debris.

**Action:** To support the residents and work with Bellway and NCC to ensure that the area is put back to a state that is agreeable to all.

### **The Queen**

The whole Parish came together to mourn the sad loss of our beloved Queen, Elizabeth the Great. Her governance, her sense of duty, a stateswoman of unmatched dignity and constancy, her guidance and her smile will be missed.

Lord Ridley visited Her Majesty the Queen shortly before her demise, he told Her Majesty of the Stannington Parish celebrations to honour her Majesty's Jubilee Celebrations. Her Majesty was pleased. The Lumiere of the late Queen. which lit up Stannington St Marys Church was both moving and a beautiful tribute and was visited by over 200 people. It received over 24,000 views on social media.

### **Netherton Park**

Residents have complained about the proposed sliding gate. There has been no consultation 22/02584/CLPROP | Certificate of Lawful Development - Propose to erect a motorised sliding gate to the the driveway, adjustments to existing fence and drive. Intercom, CCTV and lighting | Kyloe House Secure Children's Home Netherton Park Stannington Morpeth Northumberland NE61 6EF

The period since the last report has been a challenging one particularly for a small number of residents at Netherton Park. The County Council allowed the Drive to be the main access route for the site and this decision has made life on the Drive for the five houses very difficult.

Bellway have had to dig up the Drive from top to bottom on the north side nearest the houses and again down the middle of the road. This work is in order to put in the new services required for the site. The work has been plagued with difficulties and delays from the start, first with asbestos on the main site and then with a series of discoveries of old cables all of which needs to be signed off by the service companies. The delays have been significant.

There are two families on the Drive with young children and one of the concerns raised particularly by one of the families was a lack of a path along the Drive for pedestrians while the work was ongoing. Bellway responded to this by offering a temporary path across the front of the houses but this was rejected by the residents. Two liaison committee residents spoke with Kyloe House about using the strip of land between the hedge on the Drive and Kyloe's fence line but they basically said no although it would have been a good solution. Bellway offered to put a temporary path (rubber matting) across the Green from the back of the houses to the existing path that runs along the north side of the Green (this was accepted by some of the residents but concerns over the Trustees ownership of the Green caused some delays). Before the summer it was agreed that Bellway would put the path down but then the residents decided they didn't want it because it would damage the grass. In the last couple of weeks as the weather and light has deteriorated after requests to reinstate it Bellway have put down the temporary path across the Green.

The Drive is now reaching a crucial stage. Bellway informed residents that they are about 3 weeks away from being able to tarmac the new road and install the pavement on the north side.

Over the last few weeks however the Drive has been a total mess as the work intensified and the weather has worsened. It has been pretty horrendous for the residents and will continue to be so for the next few weeks. However, there is and was no alternative. This work has to be done. The Council has allowed this to happen. Bellway say they could not have anticipated the delays which have slowed down their progress significantly. They do provide regular road sweeping/cleaning but that has limited impact and they have also offered a window cleaning service to Drive residents.

The lead resident from the liaison committee works closely with Bellway on a daily/weekly basis and raise issues with them as they arise from residents. Some residents on the Drive raise issues directly with Bellway. To provide a bit of context, the majority of the residents are resigned and fairly relaxed about thing. The main issues have arisen with two of the five houses on the Drive.

At the moment Bellway tell us three of the five houses on the Drive are sold (stc). They are nearing completion. A 4th house, nearest completion, will be used as the show home for a significant period and the plot for the 5th house, at the entrance to the Drive, will be used as parking for visitors to the show home. All this means that very soon the Drive will be tarmacked, the path will be usable, the wheel washing facility at the other end of the Drive will be operational and the entrance to the site should have some kerb appeal. While the Drive will continue to be a busy road as most large vehicles will access the site this way, at least the majority of the building work will be out of site on the main site.

The large compound on the farmers land off the north boundary is a positive move for the residents, in the sense that, notwithstanding the delays that interest and mortgage rates will have on sales, Bellway can work on the whole site and not be delayed by having to move materials around the site to facilitate building. While the main focus has been on the Drive, on the main site Bellway have not allowed the delays to stop them from establishing a large proportion of the bases for plots on the main site and some of the road infrastructure.

The residents are angry atr Northumberland Council for the way in which they have allowed this development to take place and the impact their decisions have had and will continue to have. Two members of the liaison committee are working closely with Bellway but they are receiving no help or advice from NCC. Bellway are going to be on site for at least two more years, almost certainly more, so a positive relationship makes sense.

The issue of the access road and road/pavement safety continues to be a concern as road users spare able to speed down the road. The temporary speed bumps which were supposed to be implemented before the summer holidays have still not been installed.It is not certain whether this delay is from the Council (Highways) or Bellway. The final arrangements (Road Safety Plan) for the site has still not been finalised. The fact that the Highways Officer who has been responsible for the site for the last two years or so has now left the Council is a serious concern.

The residents have asked if the Parish Council can take up this specific issue on our behalf with the Council and continue to support us in respect of the access road/safety concerns.

**Action:** To support the residents and work with Bellway and NCC to ensure that the area is put back to a state that is agreeable to all and the road safety plan, the speed bumps and the Kylloe House gates are discussed at the Parish Council meeting.

## **REPORT TO THE COUNCIL**

**Author:** Cllr Malcolm Scott

**Date:** 10<sup>th</sup> October 2022

**Purpose of report:** To update the Council on issues and complaints received and raised

### **Commentary:**

- a) Report received from the residents of Damson Cottage, Vale View regarding seeing three cars in recent weeks driving along the Northbound slip road to go on to the A1. Despite putting signs up these are constantly being dropped flat by persons unknown.
- b) Report from resident of Elizabeth Square regarding cars driving down Northbound slip road to A1.
- c) Report from two local residents regarding cars and delivery vans driving at excessive speeds along Church Lane and Platinum Way.
- d) Complaint received from a resident of The Glebe regarding people picking up schoolchildren persistently parking on the pavement across his drive entrance.

### **26. To consider items pertaining to development control**

Councillors considered the following applications lodged with the local planning authority with no objection unless otherwise stated.:

**Discharge of condition 16(Construction Method Statement) on approved application 19/01241/VARYCO.** Land North East Of Netherton Park Netherton Park Stannington Northumberland

**Ref. No: 22/03411/DISCON | Received: Tue 20 Sep 2022 | Validated: Tue 20 Sep 2022 | Status: Registered** Single storey extension to rear and single storey extension to rear side 37 The Glebe Stannington Northumberland NE61 6HW

**Ref. No: 22/03266/FUL | Received: Thu 08 Sep 2022 | Validated: Mon 03 Oct 2022 | Status: Registered** Discharge of condition 15 (construction method statement) pursuant to planning permission 20/02069/REM Land North East of Netherton Park Netherton Park Stannington Northumberland

**Ref. No: 22/03154/DISCON | Received: Wed 31 Aug 2022 | Validated: Wed 31 Aug 2022 | Status: Registered** Removal of Condition 10 on approved planning application CM/20060893

in order to omit the Condition to submit a scheme for the restoration and/or provision of playing fields

**St Marys Hospital St Marys Hospital Drive Stannington Northumberland NE61 6AP Ref. No: 22/02924/VARYCO | Received: Mon 15 Aug 2022 | Validated: Tue 04 Oct 2022 | Status: Registered** Provision of playing field, including pitch drainage, and landscaping of viewing mounds. St Marys Hospital Development Site St Marys Hospital Drive Stannington Northumberland NE61 6BL **Strongly object on the grounds that the developer should entirely fulfil its commitments and promises at the point of the original planning application.**

**Ref. No: 2202923/FUL | Received: Mon 15 Aug 2022 | Validated: Wed 05 Oct 2022 | Status: Registered Certificate of Lawful Development** - Propose to erect a motorised sliding gate to the the driveway, adjustments to existing fence and drive. Intercom, CCTV and lighting Kyloe House Secure Children's Home Netherton Park Stannington Morpeth Northumberland NE61 6EF **Strongly object on the grounds of the impact on access to Netherton Park and Road safety issues.**

**Ref. No: 22/02584/CLPROP | Received: Thu 21 Jul 2022 | Validated: Tue 09 Aug 2022 | Status: Registered** Proposed detached garage. 10 Bevan Court Hepscott Park Morpeth Northumberland NE61 6FH

**Ref. No: 22/02233/FUL | Received: Tue 21 Jun 2022 | Validated: Wed 07 Sep 2022 | Status: Registered** Showing 1-10 of 11 Construction of a 6m x 5.6m wooden car port adjacent (south) to the main property. Redesdale House St Mary Lane St Mary Park Morpeth Northumberland NE61 6BL Ref. No: 22/02119/FUL | Received: Tue 14 Jun 2022 | Validated: Fri 17 Jun 2022 | Status: Registered

## **27. Finance**

The following income accounts were noted and approved:

### **Income:**

Donations for play area £3500.00

Burial fees £500.00

Precept £17575.00

**Bank balance of BOI £44,860.04 and Lloyds TSB £10350.00 as at 23.9.2022.**

**The following payments were approved:**

| <b>Chq</b> | <b>Payee</b>      | <b>Details</b>                             | <b>Amount £</b> |
|------------|-------------------|--|-----------------|
| 1323       | Northern Services | Notice board, fence and shelter repairs    | £1070.00        |
| 1324       | S Dickinson       | reimburse for WW1 plaques panting etc      | £53.21          |
| 1325       | R Philipson       | Replace cheque 1297 – damaged and returned | £120.00         |
| 1326       | Northern Services | Repairs to vandalised bus shelters         | £1020.00        |
| DD         | BT                | Line rental                                | £74.26          |
| DD         | Anglian Water     | Water bill                                 | £7.87           |

|      |  |                               |         |
|------|--|-------------------------------|---------|
| 1327 | Cancelled cheque                             |                               |         |
| 1328 | Carrs Billington                             | Squirrel food                 | £31.79  |
| 1329 | Northumberland Soc                           | Subs                          | £35.00  |
| 1330 | Stannington Parochial Church Council –       | Church Magazine               | £200.00 |
| 1331 | K Carins                                     | Reimburse for union flag      | £9.99   |
| 1331 | K Carins                                     | Reimburse for poppy wreaths   | £80.00  |
| 1332 | Northumberland Association of Local councils | Subscriptions                 | £462.37 |
| 1333 | Redrow Productions, Whitehouse Centre        | Lumiere of HM Queen Elizabeth | £900.00 |
| 1334 | Northern Services                            | repaint play area             | £946.00 |

**Resolved that: The payments and income listed be approved**

## **28. Correspondence**

All correspondence noted unless indicated otherwise:

- Stannington 1<sup>st</sup> School – support for Christmas Party Hall hire £104.00 - To discuss
- Stannington 1<sup>st</sup> School – support 2 school trips (Beamish and Roman Museum) £1000 - To Discuss
- Blagdon Cricket Club – thanks for Defibrillator
- S Air – ongoing discussion re school transport at Whitehouse Centre
- KPF Littlejohn – Interim Audit delays - Note and publish
- Smaller Authorities Audit – option to opt out - Not recommended
- S Davidson – availability of allotments - Explore options
- K Carins – Village Hall - Discuss
- L Parry – request for meeting dates
- Northern Powergrid – Resilience Fund - Circulate
- Age UK – Volunteers needed - Circulate
- M CcConnel – road safety issues on northern entrance to village (people avoiding rumble Strip) - refer to NCC
- Northumberland County Council – Members Interests - Circulate
- Keep Britain Tidy (Morpeth Division) - Bin stickers and Clifton tidy up done - Send thanks

## **Stannington 1<sup>st</sup> School**

KC, HB, RT declared and interest and left the meeting room.

**Resolved that the council support the hire of the Village Hall and School trips as outlined above.**



## **Stannington Village Hall**

KC, SD declared an interest and left the meeting room.

### **RT was elected chair for the item.**

Members considered a letter from Mrs Carins re the ongoing management of the Village Hall and complaints to the Charity Commission.

The Clerk outlined the legal role of the Council as the Custodian Trustee and that it has no power to intervene. Members expressed concern relating to confusion amongst the public.

**Resolved that the following public statement be made encapsulating the Council's position and that this be communicated to Mrs Carins.**

## **Stannington Village Hall**

In 1957 Lord Ridley's grandfather gifted the land on which the Village Hall now stands to the Parish Council and the Parish Council holds the deeds for this. In 1959 Lord Ridley and the Parish Council signed a second deed which sets out the role of the Parish Council which is to hold the land and Village Hall on trust. The Parish Council's role is there for to be the Custodian Trustee of the Village Hall, to hold the deeds and to act on the instruction of the Management Committee known as the Trustees.

Custodian Trustees can be individuals, local authorities or the Charity Commission and they have no role in the management of the Charity, they simply hold the deeds because Charities such as Village Halls are not legal organisations with the power to own property of this type.

The Village Hall itself was built following a great deal of fund raising, receipt of gifts in kind and donated materials and labour. The Village Hall is now a Registered Charity and is run by Members of a Committee who are the Trustees of the Charity.

The 1957 Deed of Gift sets out clearly the wish of Lord Ridley that the Village Hall should be run by Members of a Management Committee and whilst there is considerable detail in the deed the key points are:

- The Committee shall be 15 Members, six of whom are residents of the Parish of Stannington and elected by residents at an Annual General Meeting, the further nine are Members who are nominated by the following organisations:
  - Stannington WI
  - Stannington School
  - Stannington Parochial Church Council
  - Blagdon Cricket Club
  - Stannington Village Show
  - Stannington British Legion
  - Stannington Odd Fellows
  - Stannington Scouts
  - Blagdon Football Club

- There should be an AGM every year with 7 days' notice and all residents should be invited to attend and vote
- The Committee once elected has a number of powers including setting rules on how it conducts its business, hire rates, employee matters, appointment of auditors, election of officers, co-option of additional Members to represent additional interests in the Parish of Stannington and the ability to mortgage the property for the purposes of extending and enhancing it
- The Committee is responsible for the repair, maintenance and entire management of the Village Hall

The Village Hall and its Trustees are regulated by the Charity Commission and Charity Law.

The final part of the Deed deals with the situation where the Village Hall Committee decides that it wishes to discontinue the use of the Village Hall on the basis that it is no longer viable or some other reason. Should this be the case then the Committee are required to hold a public meeting. In order to hold such a meeting this must be advertised for 14 days on the site of the Village Hall and in the local newspaper and the notice should state the proposed resolution on which residents of the Parish of Stannington must vote on. Only the residents of the Parish of Stannington can decide whether all or part of the Village Hall should be disposed of. The Parish Council is not the decision maker on whether or not to sell the Village Hall, it is for the Committee to make this decision and then consult with and seek agreement from residents who have the last and final say. In the sad event that the Village Hall were to be disposed of any surplus funds must be used in the purchase of new facilities or to fund other facilities and activities for the residents of Stannington.

Any suggestion that the Parish Council has ever, in the last 65 years, discussed or has a plan to sell the Village Hall, is entirely and factually incorrect and unhelpful as well as damaging to the Village Hall. The Council would always seek to support and preserve this amazing facility and it does not wish to directly control or manage it. Anyone suggesting otherwise should publicly retract these comments and apologise to residents for the distress they have caused.

For the avoidance of doubt Stannington Parish Council has never sought to seek direct overall control of the Village Hall or to be the management of the Village Hall. It is the Custodian Trustee and wishes to remain so. The Council wishes that the Village Hall is run and managed in accordance with the 1957 and 1959 Deeds, for the residents of Stannington Parish, by the residents and groups in Stannington Parish, this is what Lord Ridley wanted and so does the Council. The Parish Council believes that the Trust Deed, known as the Governing Document or Constitution is as fit for purpose now as it has been for the last 65 years. It is therefore important that it is adhered to but that is a matter for the Management Committee and the Charities Commission.

In so far as current issues relating to the management of the Village Hall and the Charity are concerned the Council is aware that the Charity Commission have opened a Regulatory Compliance Case and investigation but this is not a Parish Council matter and it is for the Trustees of the Village Hall to resolve with the Charity Commission.

The Parish Council wishes the Village Hall to be a vibrant and exciting facility for the Parish of Stannington and its residents with a range of activities, clubs, entertainment, education activities and a real hub for the community. The Parish Council is absolutely

committed to working with the Village Hall Management Committee and all residents of the parish to make the Village Hall a great success and beacon for excellence now and long into the future.

**29. Other business**

**30. Date of Next meeting**

23 November 2022.

Signed: \_\_\_\_\_  
\_\_\_\_\_

Chairman

Dated: \_\_\_\_