

Minutes for the Extraordinary Meeting of Embleton Parish Council

Wednesday 12th April 2017 at 7.30pm

Creighton Memorial Hall, Embleton

Chairman: Terry Howells

Present: Raymond Carss, Neville Fawcett, Adam Moody, Ray Imeson, David Morgan, Gordon Coxon

Clerk: Melissa Gilroy

Absent: Georgina Armstrong, John Young

419. Declaration of interests: None

420. Apologies: Cllr Kate Cairns, John Manners

421. Community Asset Transfer (CAT) from Northumberland County Council (NCC) to Embleton Parish Council (EPC)

- The Chairman provided an update of the actions to date of the CAT:
- John Edwards, Senior Surveyor acting on behalf of NCC left the Council on 31st March 2017. Upon leaving, the legal transfer documents for the site were in the process of being drafted up by Legal Services at NCC. The two new contacts responsible for the CAT at NCC are Ian Selby (Legal Services) and Mike Robins (Team Leader, Strategic Estate Management). The project has not progressed since the departure of John Edwards despite numerous emails being sent from the Chairman.
- David Feige, Chief Ecologist (AONB), wrote the original strategy for the Quarry development. NCC have informed the Chairman that they had earmarked approx.18k for the management plan of the Quarry between 2017-2025. Northumberland Wildlife Trust have been assigned responsibility for the management of the site. This funding could potentially be made available to EPC as part of the transfer process. The Chairman has been unable to get further clarity on this and David Feige is on scheduled leave until 24th April. The Councillors discussed the funding and agreed that the securing the transfer of the site should be the priority with or without the additional funding.
- As part of the CAT process NCC are required to place two advertisements in the Journal newspaper to the cost of £554.00. EPC are required to pay these costs and are responsible for NCC's legal fees at £550.00. The Councillors agreed to the costs.
- EPC are also responsible for conveyancing fees associated with the CAT. Local retired solicitor Jonathon Dixon is acting in an advisory role to EPC and has negotiated a reduced fee of £1000.00 with the firm Square One, Newcastle. The Chairman is obtaining a second quote from Sintons, Newcastle before progressing.
- The Councillors agreed that a public meeting should be held once the CAT of the Quarry site is completed to discuss and agree how the community would like to use the site.

- Other factors raised by the Chairman that are yet to be resolved include:
 - **Quarry House plot.** The status of this sale is currently unknown therefore no boundary map is available from Land Registry. Once the sale of this site is finalised the final boundary and size of the Quarry site for the CAT to EPC will be known.
 - **Quarry Pond.** The overflow of the Quarry pond feeds into a Northumbrian Water outlet. NCC do not have any formal copies of this agreement. The EPC would require this as part of the transfer.
 - **Ecology & Management Plan.** How are these funds managed and how would EPC work with the Northumberland Wildlife Trust to manage the site?
 - **Future Sale.** If EPC should wish to sell the Quarry Site in the future, the Chairman highlighted that any profits accrued may need to go back to NCC. Further clarity on this is required within the transfer documents.
- The Councillors agreed that the Clerk and Chairman should contact Cllr Kate Cairns to assist in arranging a meeting with the Ian Selby and Mike Robins (NCC) to discuss the issues raised and to agree the next steps in completing the CAT of the Quarry site.

422. Agenda Items and Date of the next meeting

It was agreed that if another meeting is required after the April EPC meeting the Chairman would request another extraordinary meeting of the current council.