

Minutes for the Meeting of Embleton Parish Council

Monday 23rd January 2017 at 7.00pm

Methodist Church, Christon Bank

Chairman: Terry Howells

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

Attendance: Cllr Kate Cairns

Absent: Richard Manners

Clerk: Melissa Gilroy

364. Declaration of interests: None to declare

365. Apologies: John Young

366. Confirmation of minutes of last meeting

The Minutes of the 24th November 2016 were agreed as a true record.

367. Matters arising from minutes of last meeting

- **Christon Bank Stone Planters.** Chairman to meet with alternative builder on Sat 28th January to discuss.
- **Local Footpath Guide & Parish Notice Board – Christon Bank.** Ongoing. Cllr Young to action
- **Bus Shelter.** The stone for building the new shelter has been removed from the Quarry House and is now on site near the bus shelter. Work is scheduled to start on building the shelter in March 2017. The works to the footpath near the shelter, include repair after the old bus shelter is removed and DDA bus-accessible kerb work to aid wheelchair access to buses will be carried out at this time. The Affordable Housing Team have contributed £2k towards the cost of the shelter and repair to the footpath. The construction is being overseen and mostly funded by the Parish Council (PC) who is controlling the programme according to the availability of the builder.
- **Unauthorised Obstructions Guidance 2016.** Following the consultation period Northumberland County Council (NCC) have issued guidance on the control of obstructions on the public highway. The Chairman highlighted several points within the guidance notes that may impact upon the local businesses within Embleton. The Councillors agreed to write to the local businesses within the Embleton Parish to bring the new guidance to their attention, Chairman and Clerk to action.
- **EPC Website.** National Association of Local Councils (NALC) have released their plans for hosting PC Websites within their own portal. EPC require an image for their homepage. The Main Street and Village green was agreed by Councillors. Cllr Moody to send to Clerk. The PC webpage on the Embleton community website will remain with contact information and a link to the new website which will host all minutes, agendas and financial information required within the Transparency Code. The Clerk will construct and maintain the new site under the guidance of NALC.

368. County Councillor's Report

- **Road Safety Chevrons.** The council have installed chevrons on bad bends including the bend at Christon Bank Farm where a vehicle went into the ditch last year and two sets on the S-bends at Newton Barns towards Seahouses.
- **Potholes at Christon Bank.** In January Cllr Cairns noted that there were several severe potholes outside the shop and in the middle of the junction at Christon Bank. These were reported on 16th January and were repaired the same week.
- **Drainage at Christon Bank.** NCC have spent a lot of time and expense cleaning and unblocking what is now identified as a Northumbrian Water asset. The main drain which runs behind the pumping station and across the field towards Falodon has a number of displaced joints which is a major contributing factor to the flooding of the main road outside the shop, also this is the same main drain that the new development is looking to connect to as their outlet.
- **Dog Control Campaign.** Cllr Cairns thanked the Chairman for his letter stating that the PC did not support Cllr Cairns proposal for a county wide responsible dog owner charter, as dog nuisance and fouling is not an issue in the parish. Cllr Cairns welcomes views however diverse and was encouraged that residents don't consider this a problem. Officers are preparing a report on a future dog control campaign that will include wider ranging aspects including a responsible dog owner charter. This will be presented to both Urban and Rural Cabinet Advisory Groups (CAGs) on the 8th March. Following those meetings and after the 'Purdah' period in May all parish councils will be consulted on proposals inviting them to a campaign launch event in early June 2017.
- **MyStreet Northumberland.** A new mobile phone app has been launched to make it easier to report issues affecting their local communities. 'MyStreet Northumberland' can be downloaded and used to access information on a number of problems such as anti-social behaviour, noise, litter, dog fouling, street lighting and roads.
- **Planning.** Planning criteria is set by central government through the National Planning Policy Framework (NPPF), which directs 'presumption in favour of sustainable development' in order to meet the acknowledged national housing shortage. This means that reasons for refusal need to be strong and on planning grounds and to be able to stand up to appeal.
- **Northern Area Committee Meeting.** See agenda item 374.
- **Neighbourhood Plan.** See agenda item 371.
- **Planning Development Christon Bank.** See agenda item 380.
- **Creighton Place.** See agenda item 372.
- **Community Asset Transfer – Embleton Quarry Site.** See agenda item 373.
- **Embleton Bus Shelter.** See agenda item 367.
- **Quarry Access.** See agenda item 373.

369. **2017 Parish Council Elections.** NALC have sent to all PC's a timetable of events for the 2017 Local Council elections. Clerk to circulate this amongst the Councillors.

370. **Speeding in Christon Bank & Traffic Calming.** The Clerk is awaiting date for the speeding assessments. Clerk to chase up with NCC.

371. **Neighbourhood Plan (NP).** Following the public meeting held on 16th January and a favourable response, the PC agreed to progress with the preparation of a NP for the Embleton Parish subject to a drafting team being established from the PC and parishioners. It was agreed to advertise for interested parties via the Whinstone Times and The Net over the coming months. Clerk and Chairman to action.

Cllr Cairns told the meeting she was heartened to attend the well-attended public meeting on the NP and noted the enthusiasm that residents had for producing one for the parish. She reiterated that a NP cannot be produced solely on the premise of

preventing all development, and whilst they are costly and time consuming, having one is better than not if the community wants to have any influence over what is built where. Without such plans communities are at the mercy of planning officers and committees, who are legally required to take into account only national and local policy guidance when considering criteria. Cllr Cairns drew attention to the fact that the recent decision to permit 45 homes in Beadnell solely for owner occupation in perpetuity is a unique precedent and possibly an opportunity for other village communities also affected by excessive holiday homes to seek an occupation restriction through NP's

372. Creighton Place Development.

- **Sport & Play Facility Funding.** The Playpark, Football, Cricket Club have had their application for funding accepted. Funds will be released by NCC to the various community groups upon receipt of proof of payment for their resources. The PC agreed to assist in the purchase of goods should any of the groups had insufficient funds to pay up front for the resources. The funds from NCC would then be transferred directly back to the PC. Community groups to contact the Clerk directly.
- **Station Road Access.** EPC and local residents had concerns with the extended use of the access off Station Road onto the site. Following complaints from the PC the enforcement officer visited the site on 11th January as the access was due to close on 3rd January. Following this she confirmed that the access on Station Road would be closed Friday 13th January. The entrance was still in use on the 17th January and the PC complained again. The entrance was finally closed and padlocked on 18th January. Under the conditions of the planning permission the road should be restored to its previous state within 1 month. The Highways officer was at the site during the week commencing 16th January and was satisfied with the condition of the road.

373. Quarry Development

- **Community Asset Transfer Update.** The PC Task Force completed the Community Asset Transfer (CAT) application form for the Quarry site. The consultation period for the proposed CAT ended on 20th January and Cllr Kate Cairns reported that to date, all bar one response have been received and have all been positive. On receipt of the final response with the assumption that is also positive, Officers will progress the Community Asset Transfer as soon as possible. The duration of the land transfer process is uncertain because legal and title matters can sometimes cause delays and some solicitors work more quickly than others.
- **Quarry Access.** Following a complaint from a parishioner both the PC and Cllr Cairns replied explaining that the north route into the Quarry was unofficial and essentially a mud path. New access was provided through the centre of the new development and although the steps were not ultimately provided as per the original plan people are now accessing the quarry via this route. A post and three rail fence was put in at the north end to dissuade people from walking past the new bungalows where residents were suffering a lack of privacy. NCC is now marketing the Quarry house for sale, the access for that will be from the lay-by near the recycling area.

374. Meeting Reports

- **Area Committee North.** Cllr Morgan and the Cllr Cairns reported that the next Area North Committee meeting will be held on Monday 13th March 2017, 6pm at Hindmarsh Hall, Alnmouth. The previous Northern Area Committee was held on Monday 9th January in Longframlington. Steve Mason (Chief Executive) and Grant Davey (Leader of the Council) were in attendance to present amendments to the budget and the CEO of Active Northumberland was present to report on new leisure centre charges. It was reported that the council is in a very difficult position in provision of local services due to significant cuts by Central Government amounting to 55% since April 2013. This will increase to 75% by 2020. Central Government policy is moving towards local councils raising money for service delivery through retaining all taxes raised from council tax and business rates, in order to offset the increasing reduction in Government grants. The dire financial situation explains the Council's promotion of

new businesses and more housing developments. The Council has a target to build 24,000 new homes in Northumberland over the next 10 years.

Cllr Morgan shared concerns about the lack of provisions with regard to Youth Services within the County. Other areas discussed at the meeting included the Tall Ships debriefing, parking at Alnmouth and Berwick Railway Stations and the parking time limits within Berwick Upon Tweed.

- **Local Services Liaison Meeting – 15th December, Rennington.** EPC was not presented at the meeting.

375. Forthcoming Meetings. England Coast Path. A series of drop in sessions are being held in February for anyone who has concerns that they will be affected by the route or is interested in finding out more information. Cllr Morgan has agreed to attend the session in Bamburgh on 15th February on behalf of EPC.

376. Embleton Joint Burial Committee (EJBC). The EBJC letter regarding Cemetery House was discussed and the Councillors agreed the motion that Cemetery House may be sold should it become vacant subject to two definitive requirements:

- 1) The house must be offered for sale on the open market through an established Estate Agent and not sold privately to anybody until this has been done.
- 2) Independent professional advice must be sought to establish the legality and viability of offering the house for sale with a small area of Cemetery land sufficient for a parking space and septic tank to be installed.

This motion was proposed by Cllr Coxon and seconded by Cllr Morgan. It was accepted unanimously.

377. Roads & Footpaths. The poor state of the local roads and footpaths were discussed with particular reference to the footpath alongside the Blue Bell. Cllr Moody to send the Clerk an image of the road sweeper damaging the kerb side. Chairman to write to NCC to request that repair work is completed

378. Emails Received / Correspondence.

- Local residents have raised concerns with Cllr Imeson regarding the large boulders and warning tape that have been placed on the roadside verge opposite the shop in Christon Bank. It was agreed at the meeting to raise this issue with Cllr Young as the Christon Bank PC representative.
- Cllr Moody highlighted that the Dog Bin by the bus shelter had been sighted wrongly and should have been placed on the permanent lamp post. Chairman to action.
- The Chairman summarised an email received from a local resident regarding the footpath to the north end of the quarry, the Embleton planters, the 20mph speed limit outside the Creighton Place Development and the bus shelter. The Chairman and Cllr Cairns both updated the local resident via email as to the current developments on each of these issues. The PC agreed at the meeting to assess the Embleton planters in the spring time.

379. Financial Matters.

- Account Balance £18,954.43 @ 21/12/2016
- Spent & Received since 28/11/16
 - Playpark Insurance -£1028.07
 - Terry Howells (Expenses) -£45.88
 - Royal British Legion Poppy Appeal -£19.00
 - Clerk Wages & Expenses (October 2016) -£299.79
 - Creighton Hall Hire -£12.50
 - Broxap (Small Dog Bin) -£96.00
 - Glasdon (Large Dog Bin and Lid) -£525.62

- Cheques required
 - T J Howells (Dog Bin Installation) -£40.00
 - Clerk Wages & Expenses (November 2016) -£237.78
 - Clerk Wages & Expenses (December 2016) -£80.29
 - Christon Bank Meeting Room Hire -£10.00
 - Creighton Memorial Hall (16th Jan) -£22.00
 - D.S.A Builders -£950.00

380. Planning Matters - Update

- 16/03510/FUL. Erection of 13 dwellings. Land North of Horsley Place, Christon Bank, Alnwick, Northumberland. Mr G Grahamslaw

The expiry date for further comment on the revised planning application was 31st December 2016. The PC has written to NCC (Planning Case Officer – Tony Lowe) and the land owner with a view to establishing a date for a public meeting. Cllr Cairns reported at the meeting that that the Local Services officer and the Sustainable Drainage Officer have objected to the planning application and still have an outstanding objection to the development because the drainage has been identified as a Northumbrian Water asset and not fit for further loading and so there should be no further development before it is fixed. This will be raised at the next Northumbrian Water meeting at the end of February.

The drainage officer is advising that the connection from the development to the watercourse should be clear before any construction is undertaken and will also ensure provisions are put in place on site to help avoid silt / debris entering the system through the construction phase and is awaiting further details from the developer. There have also been a number of revisions to the layout / elevations as well as submission of new documents relating to ecology and acoustic impact etc. The scheme is still subject to a re-consultation and responses are currently being awaited before a recommendation can be made.

Cllr Cairns has advised that the public meeting would be of more use following the outcome of the meeting Northumbrian Water meeting at the end of February. Cllr Cairns to update the Clerk when further information is available.

381. Agenda Items for Next Meeting. None

382. Time, Date and Venue of next meeting

- Proposed that the meeting should be held on Monday 27th February 2017 at **7:00pm** in Creighton Hall, Embleton