

Minutes for the Meeting of Embleton Parish Council

Monday 24th October 2016 at 7.30pm

Methodist Church, Christon Bank

Chairman: Terry Howells

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

Clerk: Melissa Gilroy

Attendance: Twelve members of the public.

326. Declaration of interests: Agenda point 343. Planning application 16/03492/FUL. Cllr Moody, Carss, Imeson and Coxon as members of Dunstanburgh Golf Club.

327. Apologies: Richard Manners

328. Confirmation of minutes of last meeting

The Minutes of the 26th September 2016 were agreed as a true record.

(Due to public interest The Chairman discussed the two agenda items of Speeding & Traffic Calming in Christon Bank (item 329) and Planning Application 16/03510/FUL 13 dwellings North of Horsley Place (item 343) first).

329. Matters arising from minutes of last meeting

- **Christon Bank Stone Planters.** James Cockburn is unable to complete the building of the stone planters due to other work commitments. Councillors have been requested to recommend any alternative builders that have the required Public Liability Insurance to complete the project.
- **Local Footpath Guide.** Ongoing. Cllr Young has been provided with the contact for agreeing the usage of a footpath map. Cllr Young to provide example leaflet at the December Meeting.
- **Bolton Terrace.** All land registry documentation has been completed. The Parish Council (PC) agreed to lease out the site for £300 per annum for the intended use as a garden / recreational area. Clerk to contact the owner of no.1 Bolton Terrace and the Chairman / Clerk to organise the drafting of a lease agreement.
- **Sea Lane Surface.** The incident in which a pedestrian sustained minor injuries from falling down on the footpath on Sea Lane has resulted in resurfacing work. Highway officers were due to attend the area on Friday 21st October weather permitting, to repair the path.
- **Speeding in Christon Bank & Traffic Calming.** Following the October PC Meeting the Clerk reported resident concerns over speeding in Christon Bank to Northumberland County Council (NCC) and PC Liz Wilson. The Christon Bank residents in attendance at the meeting discussed possible traffic calming measures that could be adopted such as speed bumps, chicanes and the use of Parish speeding surveillance. The restrictions of speeding surveillance were discussed i.e. cannot be completed by residents that live within an area and the inability to issue a penalty for speeding.

Post Meeting Note

NCC contacted the Clerk on 27th October. Speeding in Christon Bank has been added to the list of priorities for the LTP for Embleton Parish in 2017/18. They have also agreed to arrange a speed survey in the village. NCC advised that speed indicator signs are not funded by NCC but would be funded and maintained by the Parish Council if they were adopted.

330. County Councillor's Report

- **Cyclist Complaint – Road Surface through Embleton Village**

The PC reported in the last minutes that a letter was received from a cyclist that recently visited the area expressing their concern about the damage to the roads around Embleton. The B1339 particularly through Embleton and the outskirts of Longhoughton is already in the works programme. These areas have now been patched as a pre-surface dressing ahead of next year's surface dressing programme. These two areas have now been lifted to a priority within the Spring / Summer programme, which will start March 2017. Surface dressing is very weather dependent and Cllr Cairns is pushing for the whole length of the B1339 through the village from 30mph to 30mph at each end to be covered.

- **Road Repairs**

The surface-dressing programme is on course around the Embleton area including between Embleton Mill and Stamford. The B1340 from Newton Junction working back towards Christon Bank has had significant haunch repairs along the length to maintain the integrity of the verges, which were giving way. A second phase of works is due next year to complete the stretch from the Embleton junction, west towards Christon Bank. Surface dressing between Newton crossroads and High Newton has being completed.

- **Speeding in Christon Bank & Traffic Calming**

(See agenda point 329 – Matters Arising)

- **Falladon Crossing Works**

Since the site meeting earlier in the year organised by Cllr Cairns with council officers, Network Rail representative, the land owner and residents to investigate the long term flooding. Network Rail has carried out a survey as agreed and found that the existing drainage of the old station which used to exist at the crossing is above the level of flooding. NCC is now at the design stage of a scheme that will remove the dip in the road just past the crossing and channel the water away to ditches and down the hill to the watercourse. Officers are also liaising with Network Rail to see if what consents are needed to carry out the works adjacent to the railway in order to minimise delay.

- **Pig Farm Nuisance**

Residents are suffering environmental nuisance from activities at Dunstan Steads Farm. Following extensive correspondence between residents and officers, Cllr Cairns has liaised with the AONB, Planning and Enforcement officers to explore a resolution of the issue within the planning framework but this seems unlikely. A meeting with residents of Dunstan Steads and Planning and Enforcement officers took place in October and all issues and concerns were discussed at length and officers have agreed to investigate further:

1. Volume and type of lives stock (changed since the planning application)
2. Smell and runoff (which is in excess of that anticipated)
3. Caravan (which is installed but not in use, and so the time restricted duration has not commenced)

- **Embleton Quarry**

(See agenda point – 339 Quarry Development Update)

- **Cussins Housing Development**

Several residents have raised concerns with Cllr Cairns over recent weeks regarding the new housing development and the route taken by site vehicles which are using the entrance / exit to the west of the site on Station Road, when planning conditions stated that it should be to the east of the site, on the B1339. When this was first raised Cllr Heather Cairns immediately visited the site and spoke to the site manager. The access on Station Road was temporary during the installation of the road and drainage with the intention to then use the long-term permanent access onto the main road once it was installed. Cllr Cairns is in ongoing correspondence with the landowner and NCC Planning and Enforcement officers. The Construction Method Statement has now been approved by the planning officer and is available on the NCC website under reference 16/02379/DISCON. This allows the use of Station Road as an access to the site for three months from the date of the decision of the DISCON, which was 03 October 2016. After that time, all construction traffic should use the B1339 at which point the permanent entrance will be formed.

- **Bus Shelter**

Cllr Cairns allocated £2000 of her members fund for the construction of the new stone shelter and these funds were transferred to the PC in June 2016 so the work could progress. Following the concerns of residents, Cllr Cairns has requested with Officers that dropped kerbs are installed to ensure safe and easy access for all. The PC are awaiting David Astbury's availability to begin the building of the shelter.

331. Village Bonfire. Cllr Moody is organising the village bonfire and will confirm the donation from Embleton Parish Council (EPC) at the December Meeting.

332. Neighbourhood Plan. Earlier this month the Minister for Housing and Planning Gavin Barnwell on writing about new Neighbourhood Planning Bill commented 'around 2000 communities have taken the decision to produce a neighbourhood development plan'. The Clerk obtained copies of five completed Neighbourhood Plan's (NP's). These offered insights into plans for both large and small communities with that for St Eval Parish in Cornwall being most appropriate to EPC. This was circulated to Councillors prior to the meeting. The NP relates to coastal / rural parish with a population of about 800 and one main centre. St Eval was one of the earliest NP's to receive full approval and as such was very much a ground breaker. Work started in 2010 and took some four years to completion. In the introduction it states that the NP was developed to ensure that future growth and development in the parish is shaped by local people and that further development will contribute towards creating a stable and more sustainable community'. Their vision is stated as 'Maintain and enhance St Eval Parish as a sustainable and vibrant community, which is recognised as both a unique coastal and rural community'. The objectives chosen to support this vision are listed as:

- 1) Economic Development and Community Facilities
- 2) Housing
- 3) Environment
- 4) Heritage
- 5) Green Assets
- 6) Sustainable Development

Each is treated in some detail and it is stated that 'there is a substantial amount of supporting information and evidence that is not included in the NP but is available in the Supplementary Document. The Councillors agreed at the meeting that the Embleton Parish would like to produce a NP and that a task force should be assembled via a public meeting. Clerk to contact Peter Rutherford with a view to organising the public meeting immediately after a second meeting of the PC with Mr Rutherford.

Proposer: Chairman Howells

Seconder: Cllr Coxon

Unanimous

333. Replacement / Repair to Dog Bins. The Chairman has supplied the Clerk with the required images of the fixings on the dog bins to make a suitable replacement order.

- 334. Parish Noticeboard – Christon Bank.** As requested the Clerk researched replacement costs for the broken village noticeboard. The quotes for a new noticeboard were in excess of £1,000. Cllr Young has agreed to fix, clean up and make the current Christon Bank noticeboard water tight to avoid the cost of a replacement board.
- 335. Review of EPC Standing Orders.** No changes required during the annual review. Unanimous agreement amongst Councillors. Next review, October 2017.
- 336. Review of Accounts & Precept for 2017-18.**
- The review of PC Accounts from April to October 2016 were circulated to Councillors prior to the meeting. These were unanimously agreed by all Councillors at the meeting.
 - The proposed Precept requirement for 2017-18 was prepared by the Chairman and the Clerk in October 2016. The Precept showed a 6% reduction in charge v's 2016-17 and was circulated to all Councillors for review prior to the meeting. These were unanimously agreed by all Councillors at the meeting
- 337. Creighton Place Development**
- **Sport & Play Facility Funding.** The Clerk circulated the application form and contact details at NCC to the interested community groups (Playpark, Football, Cricket and Ladies Club). The Ladies Club contacted NCC regarding a grant but unfortunately they were not eligible. It was agreed that the Bowls club and other clubs should be approached to see if they would be interested in applying for some of the £900, Cllr Coxon & Clerk to co-ordinate.
 - **Station Road Access.** (See Agenda Point 330 County Councillor's Report – Cussins Housing Development)
- 338. Asset Register & Risk Analysis.** The Clerk and Chairman have completed an up to date EPC Asset Register (document number 013) which includes details of the current market value of assets. The EPC Risk Analysis (document number 022) was also updated to contain the total market value of assets. The two documents were circulated to Councillors prior to the meeting for review. These were both unanimously agreed by all Councillors at the meeting. The next annual review to be conducted in October 2017.
- 339. Quarry Development Update.** Cllr Cairns organised a meeting with the Chairman, Cllr Fawcett, Cllr Howells and NCC Officer John Marshall in October regarding taking over the Quarry site as a community transfer of the asset. NCC are keen to sell 2 acres of the land (including the Quarry House) but transfer the remainder of the land to EPC. The design team is finalising the plot boundaries and proposed access route and Bradley Hall will be re-commissioned to organise the sale in the coming weeks. All surveys of the site have been completed and a Quarry Management Plan is in place for the site from 2017-25 worth £25k. The plan would be transferred to EPC should a Community Transfer application be successful. At the meeting it was agreed that a Task Force should be assembled including the Chairman, Cllr Moody and Cllr Young to progress the Asset Transfer application. The Chairman also shared a letter of support that had been received from the Acting Head Teacher at Embleton Primary School in support of the Quarry site as a natural outdoor learning area for the children of the school.
- 340. Meeting Reports**
- **Town & Parish Council Conference – 13th October, County Hall.** The Chairman attended the meeting on behalf of EPC. One notable agenda item was the £46 million saving required by 2020.

341. Emails Received.

- **Station Road Hedges.** The Chairman received a resident letter regarding the overhanging hedges on Station Road restricting pedestrian access on the footpath and the PC's power to have these bushes cut back. The Clerk has contacted NCC to clarify the PC's position on this, awaiting feedback.

342. Financial Matters.

Account Balance	£22,093.20 @ 30/09/2016
Spent & Received since 26/09/16	
o Clerk Wages & Expenses	-£243.71 (July 16)
o Clerk Wages & Expenses	-£213.61 (August 16)
o Creighton Hall – Room Hire	-£12.50
o BDO LLP (Annual Audit fee)	-£120.00
• Cheques required	
o Clerk Wages & Expenses	-£239.96 (Sept 16)
o Methodist Church – Room Hire	-£10.00
o Fantasy Prints (seven signs)	-£824.52
o Clerk Expense – Printer Ink	-£27.43

343. Planning Matters

- 16/03142/VARYCO. Variation of condition 2 (approved plans) and remove condition 7 (reinstatement of chimney) of approved planning application 14/03988/LBC. Christon Bank Farmhouse, Christon Bank, Alnwick, Northumberland, NE66 3EZ.
Expiry Date for comment – 12th October 2016.
No comments to report
- 16/03492/FUL. Change of use from agricultural to golfing use in conjunction with adjoining Dunstanburgh Castle Golf Course. Construction of practice area comprising tees, greens and bunkers. Dunstanburgh Castle Golf Course, Sea Lane, Embleton, Alnwick, Northumberland, NE66 3XQ. Mr Peter Gilbert
Expiry Date for comment – 28th October 2016.
No comments to report
- 16/03560/FUL. Extend boundary and change of use to garden land. 8 Quakers Row, Embleton, Alnwick, Northumberland, NE66 3XA. Mr Kenneth Chisholm.
Expiry Date for comment – 1st November 2016.
No comments to report
- 16/03510/FUL. Erection of 13 dwellings. Land North of Horsley Place, Christon Bank, Alnwick, Northumberland. Mr G Grahamslaw
Expiry Date for comment – 31st October 2016

A significant number of parishioners living in Christon Bank were in attendance at the meeting to discuss the planning application for 13 dwellings on land north of Horsley Place. The parishioners expressed serious concerns regarding:

- The ability of the village infra-structure to cope with the increased load associated with the new residences i.e. surface water drainage and sewage handling.
- The probability that the majority of the houses would be purchased as second homes adding nothing to the sustainability of the village.
- The B1340 coping with increased traffic and further speeding.
- Disappointment that if the houses were to be built there were no plans to include any low cost houses.

The Chairman explained that whilst the Parish Council took no part in the final decision as to whether planning permission was granted or refused they could, and would, bring

the points raised to the attention of the Planning department and by separate letter express the Parish Council's concerns regarding surface water drainage and sewage handling within the village. Whilst the need for more housing throughout the country, and county, is recognised it is questioned whether this proposed site is amongst the most appropriate. It was agreed that a public meeting should to be arranged attended by representatives of Northumberland County Council, Northumberland Water and the applicant / land agent. It was felt that this would be the most efficient way of addressing the concerns of the parishioners at this stage. Clerk / Chairman / Cllr Cairns to action.

344. Agenda Items for Next Meeting.

- Christmas Tree and Lights
- Playpark Insurance Cheque Required
- Precept Finalisation for 2017/18

345. Time, Date and Venue of next meeting

- The next meeting will be held on Monday 28th November 2016 at 7:00pm in Creighton Hall, Embleton.