

# Minutes for the Meeting of Embleton Parish Council

Monday 24<sup>th</sup> September 2018 at 7.30pm

## Methodist Church, Christon Bank

**Chairman:** Terry Howells

**Present:** David Cooper, Vicki Fyffe, Andrew Chillingsworth, Richard Manners, Monica Cornell, Raymond Carss, Georgina Armstrong, Ray Imeson

**Attendees:** Two members of the public

**Clerk:** Melissa Gilroy

**Absent:** None

A one-minute silence was held at the start of the meeting to remember Adam Moody, a local parishioner, business owner and former Parish Councillor who sadly died whilst on the Cheviots Challenge Walk 1<sup>st</sup> September 2018.

**754. Declaration of Interests.** None

**755. Apologies:** County Councillor Wendy Pattison

**756. Confirmation of Meeting Minutes:**

- Meeting Minutes of Parish Council Meeting 23rd July 2018. Cllr Manners requested an amendment on agenda point 732 to state '*Because of his interests, Cllr Manners stated that he would not be taking part in any discussions or votes involving the Neighbourhood Plan (NP) in relation to land owned by himself*'. The minutes were amended and signed by the Chairman
- Minutes of Extraordinary Meeting 6th August 2018, agreed / signed by the Chairman.
- Minutes of Extraordinary Meeting 23rd August 2018, agreed / signed by the Chairman.

**757. Councillor Vacancy – Election.** Following the notice of councillor vacancy more than ten requests for an election were received by Northumberland County Council (NCC). The notice of election has been published on the Parish Council (PC) website and on village noticeboards. If the election is contested, the poll will take place on Thursday 25th October 2018.

**758. Matters arising from minutes of last meeting.**

- Dog Bin Reposition Sea Lane. The dog bin is now in place at the top of Sea Lane, the PC are awaiting an invoice for payment.
- Creighton Place Affordable Home / Holiday Let. NCC have informed Embleton Parish Council (EPC) that the property has been removed from Airbnb and is no longer being used as a holiday let. The Councillors discussed if there was to be a penalty from NCC to the owners of the property for the months that the property was let. Chairman / Clerk to follow up.
- Following on from the query at the last meeting regarding the pavement connecting the new Christon Bank development to Horsley Place. NCC confirmed that 'the legal agreement for the development has not yet been signed however, when this is completed the proposed condition would be added to any grant of consent'.

**759. County Councillor's Report.** County Cllr Pattison provided a report that was circulated to Cllr's alongside the meeting summons and agenda. The full report is available upon request. In summary, the following issues were reported:

- Christmas Trees for Embleton & Christon Bank
- 20mph Limit in Christon Bank (also see agenda item 760).
- Eglington Parish Wind Farm Money
- Green Dog Walking Campaign
- Parking at Alnmouth Station
- Visitors to Northumberland in 2017
- Community Grant Applications – 28<sup>th</sup> September deadline.

**760. Christon Bank & Embleton 20mph Speed Restrictions.** A further meeting has been held with the Chairman, County Councillor Pattison, NCC and the owners of Pippins Park Caravan Park in Christon Bank. The purpose of the meeting was to discuss the complaints of noise nuisance and the reported detrimental effect on the Caravan Park business as a result of the rumble strips along the B1340. Following the meeting, NCC agreed to remove the rumble strips along this stretch of road. Since the last PC meeting, more incidences of overtaking within the 20mph village boundaries have been reported by Cllr's and County Councillor Pattison. The 40mph buffer zones are still to be implemented by NCC at the village entry points, Chairman to chase. The offer of a drop-in session with NCC for Christon Bank residents will not go ahead, Cllr's instead agreed to continue with the experimental order. Cllr Fyffe questioned if NCC were going to conduct any analysis of the trial. Chairman to contact NCC.

Since the last PC meeting the amended plans for speed restrictions in Embleton have not been received. Neil Snowdon (NCC) has not provided any feedback on the road to Dunstan Steads or the road past North Farm which was agreed at the July PC Meeting. Chairman to chase up. The new Cussins development at Creighton Place has offered two new flashing speed indicator signs to the PC (with the PC responsibility for maintenance after the installation). The Councillors agreed that they should accept these signs and can agree at a later stage where they should be positioned. The Cllr's requested that the missing pavement connecting Greyfield to Woodsteads should also be requested as part of the development. Chairman to action.

**761. Christon Bank Defibrillator.** BT have removed the phone equipment in the Christon Bank phone box and have advised the PC that there is currently no power supply to the box. BT have instructed an engineer to investigate if there is a power cable in place but not live or if there is no power cable at all. If the power cable is in place the fault can be reported to Northern Electric to see if they can rectify. Councillor Imeson also offered to take a look at the power supply to the box. Ongoing.

**762. Re-instating Christon Bank Well.** A local resident has contacted the PC to request that the old well in Christon Bank is re-instated. The Councillors all agreed to re-instate, Chairman to liaise with local resident to organise.

**763. Community Led Housing.** The Chairman met with Andy Dean from CAN at the beginning of September to discuss the wooden houses awaiting demolition and the potential future of this site for affordable homes in Embleton. It was agreed that it would be best if an information session for Councillors was organised to inform and discuss the option of Community Led Housing led by EPC. Andy Dean & Anne Lawson to be invited to the October PC meeting. Chairman / Clerk to action.

**764. Overnight Parking at Dunstan Steads.** Cllr Imeson has been monitoring the parking at Dunstan Steads and reported that within a six-week period over the summer holiday

only 16 vehicles had been present after 10pm and only one camper van. The Cllr's did not deem this as problematic. Cllr Cornall to contact Land Registry to identify the owners of the parking verge at Dunstan Steads. Ongoing.

**765. Dunstan Steads Farm – Smell & Pollution.** The feed tower is now in place and the legality of the caravan on the Dunstan Steads site was debated. The planning application to re-site the caravan is ongoing, awaiting a decision by NCC.

**766. Village Bonfire.** Adam Moody's father is planning to organise the village bonfire this year with the help of Cllr Imeson and family. The PC agreed to contribute £500 towards the costs of the display.

Proposer: Cllr Fyffe

Seconder: Vice Chairman Armstrong

Christon Bank also holds a display at the Blink Bonny pub each year and the Cllr's agreed to contribute £150 towards the cost of the display.

Proposer: Cllr Cooper

Seconder: Cllr Chillingsworth

**767. Village Xmas Trees.** An offer of village Christmas trees from County Councillor Pattison has been received. As the Christmas trees in Embleton and Christon Bank are gifted these are not required. A cheque for £150 has been received from the Seahouses Rotary Club towards the purchase of lights within the parish, Cllr Imeson to organise lights using these funds. Cllr Cooper agreed to oversee the Christon Bank Christmas tree for 2018. The local resident that organised the Christon Bank tree and lights last year informed the Cllr's that a permanent tube has been fitted into the ground on the village green to prevent the tree from falling. The Cllr's discussed the requirement for a smaller tree for this year to avoid the tree tilting and toppling. The Cllr's agreed to match the £150 contribution towards Christmas Lights for Christon Bank.

Proposer: Cllr Fyffe

Seconder: Cllr Chillingsworth

**768. Handling Planning Applications.** As per the agreed planning application procedure, two extraordinary PC meetings were held in August to discuss planning applications submitted during the month. At the meeting on 23<sup>rd</sup> August the planning application for the extension to Creighton Place was discussed, the Councillors agreed to an objection of the development and the PC statement was submitted to the NCC planning portal. When the PC were informed of the date for Local Area Council Committee the Chairman sent a statement for review in the first instance to Vice Chairman Armstrong then onto the other Cllr's. Vice Chairman Armstrong did not agree with the statement and no other Cllr comments were received. With the Chairman unable to attend the Committee meeting due to a planned holiday, Vice Chairman Armstrong declined the request to attend the meeting due to her own viewpoint therefore Cllr Cooper represented the PC at the meeting.

The Cllr's debated the planning application procedure, the formulation of the statement for Committee Meetings and the requirement for the PC Chairman / Vice Chairman to represent the PC when a democratic viewpoint has been agreed. The Chairman to agreed to re-write the planning policy procedure with a more explicit step by step plan on dealing with planning applications, to be discussed at the next PC meeting.

**769. Neighbourhood Plan.**

The Neighbourhood Plan (NP) working group has met regularly over the last few months in order to produce a second draft of the Plan. This is nearing completion incorporating advice received from both the NP consultant and NCC's own advisor.

This new draft will include information on open green spaces, heritage buildings and housing needs. As soon as copies are available these will be circulated to Cllr's. At present there is a vacancy of the working group for another Cllr due to Adam Moody's resignation, Vice Chairman Armstrong volunteered to fill the position.

Once the NP working party group are satisfied that they have produced a satisfactory Plan it will be submitted to the PC. The PC will review and discuss the Plan and if thought necessary the working group will be asked to modify specified sections. When the Plan is then accepted by the PC it will be made available for public comment. After considering public comments these will be acted upon where necessary. The Plan will then be submitted to NCC for their consideration. Once it passes examination at NCC it goes for national examination and if passed it is presented for a referendum by the whole parish where a majority must vote in its favour if it is to be adopted by NCC.

- 770. Embleton Quarry Working Party.** A meeting of the quarry working party was held on 20<sup>th</sup> August. Iain Robson of AONB attended the meeting to offer resources such as volunteer training and the loan of tools. Unfortunately, these were of limited value and it became clear that the scheme of management AONB would prefer were not in line with those of the majority of the committee. AONB suggested control by grazing using hired ponies etc. the quarry would be divided into sectors by fencing and animals rotated. Fencing on such a scale would be prohibitively expensive unless large grant aid was available and that the presence of grazing animals in the quarry would restrict use and add further expense. It was agreed to plant a hawthorn hedge along the northern side of the entrance path to delineate the quarry from Whinstone View and discussion on means of controlling gorse and blackberry bushes took place. Two moth surveys have been carried out showing at least 125 species present. The application for a National Lottery grant was unsuccessful but another different application is being prepared. Volunteer working has ceased in the evenings and now takes place on Sundays.
- 771. Meeting Reports.** Local Area Council Meeting – 20<sup>th</sup> September St James's, Alnwick. (see agenda item 776)
- 772. Forthcoming Meetings.**
- Annual Town and Parish Council Conference, Thursday 11th October, Council Chamber at County Hall. Chairman to attend, Clerk to book.
  - NALC – AGM. Saturday 29th September 2018, The Sill, Bardon Mill, the Northumberland National Park's Landscape Centre. No EPC representation.
  - County Councillor's Nine Parishes Annual Meeting – Friday 12<sup>th</sup> October, Thrunton Trout Fisheries. Chairman to attend.
- 773. Embleton Joint Burial Committee (EJBC).** The Embleton Joint Burial Committee met on 10th September. Following the resignation of the Chairman, Cllr Howells was confirmed as his replacement and Cllr Foster Smith from Newton PC agreed to accept the role of Vice Chairman. The committee intended to discuss the tenders received for the renovation of Cemetery House but out of the six companies who requested tender forms only two submitted bids. These two were unsatisfactory with insufficient information to be included in the grant application. After discussion it was agreed to ask the two companies who had responded to provide more detail and to contact two other companies to seek further tenders. A new closing date of the end of September was set to receive all this information. Until satisfactory tenders are received no progress can be made with the grant application.

#### 774. E mails Received / Correspondence.

- Local Plan Consultation Wind Turbine Development – 30<sup>th</sup> July 2018. No feedback provided by EPC.
- Local Resident – Footpaths on Local Rights of Way. A letter has been received from a local resident on 17<sup>th</sup> August regarding the condition of the footpath westwards from Kelsoe Hill up to the fingerpost just north of Embleton on the B1339 and the cultivation of the field immediately north of the Manners southern boundary resulting in the destruction of the footpath that allowed walkers to make their way without trampling over crops. The walk that the resident was following is one of the six or so which features in a local booklet describing the rights of way around the village for the use of locals and visitors alike. The land is owned by Cllr Manners. Contrary to this viewpoint Cllr Manner received an email from NCC Area Countryside Officer Philip Bradley on 19<sup>th</sup> July with praise for the landowner who 'had gone out of his way to ensure the path was open and passable after he had ploughed and planted the fields'. Cllr Manners to send the letter from NCC to the Chairman to reply to the local resident on behalf of the PC.
- RNLI Lifeboat – Craster Parish Council have written to EPC to ask if a joint letter in support be written to the RNLI to request that the new Lifeboat is named after Adam Moody. All Cllr's were in support of the idea. Clerk to action.

#### 775. Financial Matters

- 2017-18 Accounts Concluded - Section 3 External Auditor Report & Certificate. These documents have now been published on the PC website and village noticeboards.
- Account Balance £51,354.20 31/08/2018  
*Parish Council* (£25,471.19)  
*Quarry* (£22,282.01)  
*Neighbourhood Plan* (£3,601.00)
- Spent & Received since 23/07/18
  - Clerk Wages & Expenses June 2018 -£316.59 BACS
  - Environment Agency (Quarry) -£718.00 BACS
  - Creighton Hall Room Hire -£13.75 CHQ
  - Parish Rooms - Room Hire 20 & 28<sup>th</sup> June (NP) -£30.00 CHQ
  - Northern Powergrid – Substation Rent +£50.00 CH
  - Quakers Row Quarry Land Rent +£75.00 CASH
  - 2018-19 Precept Instalment 2 +8500.00 BACS
  - 2018 Hill Top Memorial Seat Nominal Rent +1.00 BACS
- Payments required
  - Clerk Wages & Expenses (July 2018) -£346.84 BACS
  - Clerk Wages & Expenses (August 2018) -£190.06 BACS
  - PKF Littlejohn LLP (Finance audit) -£360.00 BACS
  - Creighton Hall PC 6<sup>th</sup> August Meeting -£13.75 CHQ
  - Creighton Hall PC 23<sup>rd</sup> August Meeting -£13.75 CHQ
  - Methodist Church PC Meeting 24<sup>th</sup> Sept -£10.00 CHQ
  - Parish Rooms Meetings (NP) 18<sup>th</sup> July, 8<sup>th</sup> August -£30.00 CHQ
  - Parish Rooms Meetings (NP) 15<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup> August -£45.00 CHQ
  - Playpark Insurance due by 19<sup>th</sup> October (tbc by Cllr Armstrong)
- Concerns were expressed by Cllr Fyffe regarding the balance of EPC funds following the election that is likely to cost the PC between £4-6k. The Clerk advised that there are sufficient contingency funds and that the 6 month account review is due to be presented at the October meeting where the final year-end account balance will be estimated and the finances reviewed.

**776. Planning Matters.**

- 18/00116/FUL. Retrospective reinstallation of driveway & side gates. 1 Christon Bank Village, Christon Bank, Alnwick, Northumberland, NE66 3EY. Mr Steven Parker  
GRANTED
- 18/02597/LBC, Works to reinstate areas damaged as a result of a dry rot outbreak. Consent for emergency works carried out to the West Elevation in connection with the dry rot outbreak and to the Orangery. Embleton Tower Embleton Alnwick Northumberland NE66 3UW. Executors of K.J.Seymour-Walker.  
GRANTED
- 18/02583/FUL. Erection of 16 principal residence residential dwellings comprising of 9 bungalows (including 4 affordable bungalows) and 7 houses together with associated infrastructure including new access to a highway and extension to existing sustainable urban drainage system (SUDS) – Amended 10/08/2018. Land North Of Woodsteads U3010 Station Road To Embleton Moor Junction Alnwick Northumberland. Mr David Brocklehurst (Cussins)  
Expiry Date for comment (amendments): 26th September 2018  
Case Presented at the Local Area Council Committee Meeting – 20th September 2018.

The agreed PC objection statement was read out at the Local Area Council Committee Meeting by Councillor Cooper. The planning application was granted by Committee.

**777. Agenda Items for Next Meeting.**

- None to report

**778. Time, Date and Venue of next meeting**

Proposed that the meeting should be held on Monday 22<sup>nd</sup> October 2018 at 7:30pm in Creighton Hall, Embleton.