

Minutes for the Meeting of Embleton Parish Council

Monday 23rd July 2018 at 7.30pm

Creighton Memorial Hall, Embleton

Chairman: Terry Howells

Present: David Cooper, Vicki Fyffe, Andrew Chillingsworth, Richard Manners, Monica Cornall, Raymond Carss, Georgina Armstrong

Attendees: Neil Snowdon (Principle Programme Officer, Northumberland County Council (NCC)), 9 members of the public

Clerk: Melissa Gilroy

Absent: None

722. Declaration of Interests. None

723. Apologies: Ray Imeson

With Neil Snowdon (NCC) in attendance the Chairman allowed agenda point 729 to be discussed at the beginning of the meeting (see below for details).

724. Confirmation of Meeting Minutes of 25th June 2018

Councillor (Cllr) Manners requested that paragraph 3 of minute point 712 be changed from 'several landowners' to 'four landowners'. The minutes of the 25th June 2018 were amended then agreed by all Cllr's and signed by the Chairman.

Proposer: Cllr Cooper

Seconder: Cllr Carss

725. Election of 5th Quarry Committee member. Cllr Carss volunteered to join the quarry working party committee as the 5th PC representative.

726. Councillor Vacancy. Cllr Adam Moody resigned as a Cllr of the PC on 25th June 2018 following the PC meeting. The Chairman circulated the casual vacancy procedure from NCC and advised of the associated costs if an election is requested (4-6k). If an election is not required, then a new Councillor may be co-opted. As EPC does not have a defined co-option procedure at present, the Chairman circulated a drafted co-option procedure based on the policy of NALC which has been adopted by Newton by the Sea PC. Cllr's agreed to adopt the procedure.

Proposer: Cllr Fyffe

Seconder: Cllr Armstrong

The notice to advertise the casual Cllr vacancy invites applications 'within 14 days' of the notice. Clerk to check with NCC if this timeframe can be amended to 'within 28 days' to allow Parish residents more time to respond over the summer break. Clerk to action.

727. Matters arising from minutes of last meeting.

- Dog Bin Reposition Sea Lane. The Chairman has instructed a local handy person to complete the work - ongoing.

- Quakers Row Playing Field Trees. These have now been chopped back to allow for passing and parked vehicles.
- Village Green Upkeep Business Contributions. All businesses have agreed to contribute to the upkeep the village green for 2018-19. Awaiting the arrival of the cheque from Sambuca's.

728. 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:

- Embleton 20mph Design Plan (see point 729)
- Christon Bank Rumble Strips
- RAF Centenary March through Alnwick on Sunday 22nd July
- County Council Verge Works
- Alnmouth Station Parking Plans. Cllr's discussed the proposed daily £3 parking charge at Alnmouth Rail station. Cllr Cornall shared her views that the cost of rail travel rail did not warrant an additional charge to park cars, environmental consideration should be given in favour of travelling by rail and that parking restrictions would create further problems for cars parking along the streets. The Cllr's discussed the feasibility of building an additional car park to ease the demand for parking. Clerk / Chairman to feedback to County Cllr Glenn Sanderson.
- Local Plan Consultation
- Council Assistance for Serving & Armed Forces Veterans

729. Christon Bank & Embleton 20mph Speed Restrictions

Neil Snowdon (NCC) provided an update on the speeding restriction plans for both villages.

1) Christon Bank.

The 20mph speed restrictions are in place in Christon Bank in the absence of the rumble strips. NCC have now obtained permissions from Network Rail to install these with work commencing 30th July. Cllr Chillingsworth questioned if there would be road closures or traffic lights, N Snowdon to confirm. The Chairman summarised the points raised by a local resident at the June meeting and the research reports that he had issued the PC regarding the effectiveness of various speed restriction methods. Since the last meeting Cllr Cooper also conducted some research using various media sources and the Journal of Public Health, these were summarised at the meeting. Cllr Fyffe questioned with N Snowdon if there had been any research conducted across Northumberland where similar 20mph schemes had been implemented. N Snowdon advised that NCC had only been putting similar schemes in over the past year and there has been no research conducted and offered speed surveys 1 month into the experimental order for Christon Bank. The Cllr's agreed to continue with the one-year experimental order plans and review in 10 months.

Proposer: Cllr Manners

Seconder: Cllr Chillingsworth

After the Council meeting closed the local resident for Christon Bank requested to speak on decisions made during the meeting. The resident reiterated his points made at the June meeting and expressed his disbelief that the PC had agreed to continue with the installation of the proposed speed restriction plans, despite the research presenting information on their effectiveness. The Chairman pointed out that even a small reduction in speed increased the chance of a pedestrian surviving if hit by a vehicle almost exponentially. The resident also expressed concerns over cars parking on the footpaths in the village forcing pedestrians onto a dangerous road where cars are now overtaking. The Cllr's agreed to write to the Police to report the parking problem as well as the overtaking cars within the village boundaries. Clerk / Chairman

to action. Cllr Armstrong also requested that Bamburgh PC were contacted to provide feedback on their rumble strips and the impact of traffic speeds through the village. Clerk to action.

2) Embleton.

The speed restriction plans for Embleton were circulated to all Cllr's following the June PC meeting. N Snowdon advised that the 20mph area past the school will have a flashing sign that lights up for one hour each morning and afternoon during school arrival / departure times. Cllr Fyffe questioned the location of the flashing sign along the B1339 just south of the school, an alternative location on the other side of the road may be more suitable. N Snowdon to consult with NCC. Cllr Cornall requested that the sign in location 4 could be moved further down the road past the Dunstan Steads junction and requested restrictions down towards Dunstan Steads given the lack of footpaths, large farm vehicles and speeding cars. N Snowdon to drive down the road to assess. County Cllr Pattison raised the dangerous junction on Station Road, Cllr Fyffe advised that the hotel hedges will be lowered to assist with the problem and N Snowdon agreed to assess the junction to see if any other measures are appropriate. Cllr Manners highlighted the speed of traffic travelling past North Farm and the request for a 40mph limit, County Cllr Pattison to check the results of the speeding survey that was completed. N Snowdon and NCC will make the required amendments to the plans for Embleton and the Cllr's agreed that a walk around the village with the revised plans needed to be made before any final decisions are made.

730. Overnight Parking at Dunstan Steads. Cllr Cornall to contact Land Registry to identify the owners of the parking verge at Dunstan Steads. Ongoing.

731. Dunstan Steads Farm – Smell & Pollution. The Clerk sent the letter drafted by Cllr Cornall to the Environment Agency regarding water testing. Prior to the July meeting Cllr Imeson raised the following queries with the Clerk / Chairman and requested that they were minuted. The Chairman read the following points:

- 1) 'Are there any charges involved?
- 2) Who is going to be the point of contact for the PC?
- 3) Can all PC council members be contacted immediately the request goes in to the Environment Agency for a sample of water to be taken so they can go and see the problem 1st hand?
- 4) If there are environmental issues I have no problem doing a test, but I fear we may open a can of worms as we now own a quarry in which we know the water quality is not perfect and this runs into the burn at some point'.

Cllr Cornall raised the issue that the recent planning application 18/02375/AGRGDO (Prior notification for construction of a feed bin, land south east of agricultural building, Dunstan Steads) has not been notified to the PC as this falls outside of the parish boundaries although it has a direct impact on EPC. Clerk to contact NCC and request that any further planning applications for the farm at Dunstan Steads are sent onto EPC as well as Craster PC. Clerk to circulate details of the planning application to Cllr's.

732. Neighbourhood Plan. Following on from the June PC Meeting, Cllr Manners made a statement at the meeting to say that he had declared an interest in North Farm when he became a PC Councillor. Cllr Manners sought legal advice following the last meeting and brought a letter from his solicitor clarifying his legal position. 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 Chairman updated the Cllr's on the agreed actions at the recent NP working party meeting. In summary, there have been a number of requests from local residents and

landowners for amendments to the proposed parish settlement boundaries. The consultant J Ludman has advised the group to keep the boundaries tight seeing as the current proposed boundaries already meet the parish housing need for the next 10 years. The working party group have agreed to keep a log of all the requested amendments and review and discuss them all together on a date before the pre-submission document is completed in full.

As requested at the June meeting, the Chairman has arranged a meeting with Cllr's and J Ludman to discuss the NP plans to date and view large scale maps of the proposed boundaries. The earliest available date for a meeting is 8th August before the NP meeting. The Cllr's requested an hour for the meeting, time tbc.

733. Embleton Quarry Working Party

A working party meeting was held on 16th July 2018. The Chairman briefed Cllr's of the discussions / actions agreed at the meeting. The grant application for £4.5k to purchase landscaping equipment (mower, strimmer etc.) and a container for storage on site has been submitted. If successful, the container will be held in the south east corner of the site. Volunteers have begun to meet each Thursday evening to work on site, changing to a Sunday afternoon after the summer. There are plans to plant a Hawthorn hedge along the Whinstone View boundary and along the cliff edge together with a fence. The pathway is to be moved along the water edge by approx. 6ft to allow Orchids to grow and there are no plans to graze livestock on the site over the coming year. Cllr Cornall expressed an interest in the Guides getting involved and shared information on the ANOB grant scheme and agreed to send the Chairman details.

734. Creighton Place – Affordable Home / Holiday Let. The affordable house in Creighton Place is still being rented as a holiday let via the website Airbnb. An email was received from Ian Stanners (Housing Enabling Officer, NCC) on 26th June summarising the actions taken by Heather Proudlock (Section 106 Officer – NCC) to have this holiday let stopped. A site visit was made by NCC when a family was holidaying in the home and all Airbnb web-pages have been recorded as evidence. The owner has been written to telling her to 'with immediate effect' remove the house from the website, cease renting it out and cancel all future bookings and stating that if she can't live in it herself as her main residence then she needs to consider selling it. There has been no response to NCC yet. Heather Proudlock has proposed to send the letter to further addresses the owner may be linked to and to contact AirBnB direct. If none of the above proves successful, then further legal action may be considered by NCC. Clerk / Chairman to contact NCC for an update. Several Creighton Place residents were present at the meeting, one resident aired his views that the holiday let action was unacceptable and he would follow suit if this were allowed by NCC.

735. Meeting Reports. AONB Partnership Meeting Report – 27th June 2018. The Cllr's discussed their concerns that the AONB does not have its own planning department and that any planning applications received for the AONB area are determined by the NCC planning department / planning committee. Cllr Fyffe has been looking at planning & development within AONB areas across the UK and agreed to share recent studies by the National Trust & Campaign for Protection of Rural England that have demonstrated that AONBs are coming under increased pressure from poorly planned and inappropriate development.

736. Forthcoming Meetings. None to report.

737. Embleton Joint Burial Committee (EJBC). Prior to the meeting the Clerk circulated details of the planning application submitted by the EJBC for Cemetery House i.e. 18/02026/FUL Change of use from burial ground to private garden and installation of

sewage treatment plant and associated works. The Chairman updated Cllr's that the Chairman of the EJBC resigned resulting in Vice Chairman Howells acting as a temporary Chairman. The tender process and grant application for the work to be completed on Cemetery House and grounds is ongoing. An additional grant may be applied for to finance the septic tank this is separate to the main grant of >50k.

738. E mails Received / Correspondence.

- Local Transport Plan (LTP) – Priorities for 2019-20 to be submitted before 30th September. The Cllr's discussed a range of priorities to be included in the list including:
 - 1) Re-surface of Station Road
 - 2) Installation of a pavement connecting Woodsteads to Greyfield Estate
 - 3) Installation of a pavement between Dovecote Close and the bend on Station Road so that pedestrians don't have cross the road at this dangerous spot
 - 4) Weight restriction or No HGV sign from the B1339 to the B1340 along Station Road. Clerk to check with NCC the protocol for weight restriction signs first.
 - 5) Following the cyclist letter (see below), road closure divisions to consider the suitability for cyclists.

During the discussion, Cllr Chillingsworth also highlighted that there is no pavement on the plans connecting the proposed new development beside Horsley Place to the main Christon Bank footpath. Clerk to query with the planning department.

- Cyclist Wishes Letter. A letter was received from a local cyclist concerned about:
 - 1) Road closures, diversions and the lack of consideration for cyclists. Cllr's agreed to put this onto the LTP.
 - 2) HGV's and caravans using the B1339 to Station Road and using the junction opposite the Dunstanburgh Castle Hotel. The letter requested a weight restriction to be placed on the road to improve the safety for cyclists. Cllr's agreed to put this onto the LTP when the Clerk has checked NCC protocol.
 - 3) Small road sign to Embleton and Craster to be removed from the B1340 junction to encourage the use of the Coast Road. No action agreed.
 - 4) A wide verge on the B1340 to be converted to a cycle / footpath. No action agreed.
- NCC Statement of Principles 2019-2022. No comments to be made on the consultation
- NCC Northumberland Draft Local Plan – Consultation. The next local consultation briefing to take place in Seahouses on 2nd August. The Clerk made the hard copy and CD download available, Cllr's to review the document and feedback.
- Extension to Creighton Place. An email was received from a local landowner who has been working with Cussins on plans for extending Creighton Place to the north. Plans will include 16 houses which will be 2, 3 & 4 beds (4 affordable to sell (3 x 2 bed and 1 x 3 bed)), houses only to be sold to permanent residents, the site is within the SHLAA and the proposed settlement boundary of the emerging Neighbourhood Plan. Houses will either be bungalows or 'dormer cottages'. A woodland buffer to be created between the existing Creighton Place garden fences and the new house plots and the northern edge of the site will be planted with grass, bulbs and trees. These will all be managed by a management company. The SUDs pond will be substantially extended to deal with surface water run-off in extreme conditions. The PC awaits the planning application notification. Chairman to contact landowner to establish how permanent residency was to be established / monitored and to question if it would not be better to build all four affordable houses with three bedrooms to allow for family growth.

739. Financial Matters

- Account Balance £55,213.02 30/06/2018

<i>Parish Council</i>	<i>(£27,021.01)</i>
<i>Quarry</i>	<i>(£22,281.01)</i>
<i>Neighbourhood Plan</i>	<i>(£5911.00)</i>

- Spent & Received since 25/06/18
 - Clerk Wages & Expenses May 2018 -£381.15
 - G Newcombe Clerk Cover May 2018 -£57.71
 - G Newcombe PAYE -£14.40
 - Christon Bank Methodist Church Room Hire -£10.00
 - NALC Web Hosting Annual Fee -£75.00
 - NALC Membership 2018-19 -£178.47
 - Creighton Hall Quarry Meeting 11th June -£13.75
 - ICO Annual Fee -£40.00
 - Parish Rooms Meeting Room Hire 20th June (NP) -£15.00
- BACS Transfers required 23/07/18
 - Clerk Wages & Expenses June 2018 -£316.59
 - Environment Agency (Quarry) -£718.00
- Cheques required 23/07/18
 - Creighton Hall Room Hire -£13.75
 - Parish Rooms Meeting Room Hire 20 & 28th June (NP) -£30.00

740. Planning Matters.

- None to report

741. Agenda Items for Next Meeting.

- Christon Bank Well – clearing out / cleaning up.

742. Time, Date and Venue of next meeting

Proposed that the meeting should be held on Monday 24th September 2018 at 7:30pm in Methodist Church, Christon Bank (subject to no planning applications received before 21st August 2018).