

# Minutes for the Meeting of Embleton Parish Council

Monday 26<sup>th</sup> November 2018 at 7.30pm

## Methodist Church, Christon Bank

**Chairman:** Terry Howells

**Present:** Vicki Fyffe, Andrew Chillingsworth, Richard Manners, Monica Cornall, Raymond Carss, Ray Imeson, Chris German, David Cooper.

**Attendees:** County Councillor Wendy Pattison (Northumberland County Council (NCC))  
In part departed the meeting after agenda point 806, 2 members of the public

**Clerk:** Melissa Gilroy

**Absent:** None

Prior to the meeting a resident of Dunstan Steads requested to speak on three concerns:

- 1) Inadequate signage in Embleton. Traffic heading towards Dunstan Steads as a result of lacking golf-club and caravan park signs in the village. The resident expressed safety concerns as large vehicles are travelling on the single-track road posing a risk to those using the cycle route. In addition, vehicles are stopping along the road whilst checking their route causing road safety issues. Additional signage could reduce this traffic.
- 2) Parking at Dunstan Steads. Vehicles parking past the houses at the T junction therefore restricting access. The resident requested double yellow lines to prevent parking on the corner at Dunstan Steads.
- 3) Speeding on the single-track road towards Dunstan Steads. A request for speed restrictions as per other areas of the Parish.

The Chairman advised that these three issues would appear on the January 2019 agenda for discussion.

**802. New Parish Councillor Acceptance of Office.** Cllr German signed an Acceptance of Office form prior to the meeting.

**803. Declaration of Interests.** None

**804. Apologies for Absence:** Cllr Armstrong

**805. Confirmation of Meeting Minutes.** The meeting minutes of Embleton Parish Council (EPC) 22<sup>nd</sup> October 2018 were agreed by all Councillors as a true record and signed by the Chairman.

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

- **Christon Bank Defibrillator.** BT confirmed that the power source has been re-connected to the phone kiosk and have issued a Completion Notice transferring ownership to EPC. An invoice has been received from the Stephen Carey Trust for the order and installation of the defibrillator case and unit (see agenda point 822). A resident training session will be scheduled for when the defibrillator is in place. Clerk to action.

- **Village Xmas Tree Lights.** £150 in each of the villages is to be spent on Xmas lights. Cllr Imeson & Cllr Cooper are arranging the required 24v lights for Embleton and Christon Bank through Davison's of Alnwick. Cllr Cooper requested an additional £100 from the PC to purchase two additional strings of lights for Christon Bank. The Councillors all agreed to this cost.
- **Reinstating Christon Bank Well.** Ongoing, EPC intend to register the land with Land Registry, Chairman to action.
- **Creighton Place Holiday Let.** An email has been received from S106 Officer at NCC Heather Proudlock advising that NCC are unable to penalise the owners of the Creighton Place property for the months that the property was commercially let. Further correspondence has been received with regards to the sale of the property. The owners are required to submit a written valuation from a Royal Institute of Chartered Surveyors (RICS) to NCC to obtain approval of the sale price. NCC will then issue a letter approving the 'affordable sale price' so it can be marketed for offers up to that maximum price. At the meeting the Councillors requested that EPC ask NCC not to allow the owner to sell the house for more than she paid for it regardless of the RICS valuation and if the owner does not sell the property that she should use it as her primary residence. It was also agreed to feedback to NCC that the procedure for obtaining and retaining, an affordable home at reduced market rate should be overhauled to prevent any re-occurrence. With more affordable homes of this type to be made available in Creighton Place and Horsley Place in the coming year EPC would not wish to see them abused.

**807. 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:

- Christon Bank 20mph Drop-In Session (see agenda point 808)
- Embleton Parking – Greyfield Estate
- Station Road, Road Repair
- Duchess's High School Visit
- Longhoughton Ward 9 Parishes Meeting
- Warm Hubs

County Cllr Pattison also reported on the sale of Quarry House (see agenda point 814) and requested that Councillors and residents report potholes to NCC and County Cllr Pattison directly.

**808. Christon Bank & Embleton 20mph Speed Restrictions.** Since the last PC meeting, NCC held a drop-in session in Christon Bank on 8<sup>th</sup> November 2018 to discuss the 20mph experimental order. County Cllr Pattison received a verbal update from Neil Snowdon (NCC) on 28<sup>th</sup> November stating that '70% of residents reported having been overtaken within the village boundaries, 90% of residents think the scheme is not working and 80% of residents wanted the 30mph re-instated'. County Cllr Pattison stated that NCC would be writing to all residents and that the 30mph signs would be back up in the village before Christmas. A further drop in session will be held to discuss future speed restriction options for Christon Bank village at a later date.

Cllr Chillingsworth reported having been threatened by a speeding motorist close to his residence and informed Councillors of the article in 'The Net' requesting volunteers for speed watch. No further correspondence has been received from NCC regarding the speed restriction scheme for Embleton.

- 809. Planning Application Procedure Re-draft.** The Chairman has re-assessed the EPC Planning Application Procedure and has no further comments to add. Clerk to send a copy to Cllr German.
- 810. Policy for Review - 022 EPC Risk Analysis.** Cllr Chillingsworth has reviewed the EPC Risk Analysis and has converted into an Excel document, incorporated a level of probability and level of impact risk scoring system together with a risk matrix. Cllr Chillingsworth to send to Cllr Cooper to review. To be discussed at the January 2019 EPC meeting.
- 811. Parish Noticeboards.** Cllr German noted that the September and October EPC agendas were not displayed as required on Moody's noticeboard despite the Clerk delivering the agendas. The Clerk reported that agendas were displayed on the website, notice board and shop window in Christon Bank as usual. It was agreed that the Chairman should speak to Moody's directly and request a key and a dedicated space on their noticeboard and also contact the Creighton Hall regarding the use of their board too.
- 812. Creighton Place Development.** No items to report.
- 813. Neighbourhood Plan.** The Chairman provided an update. The Neighbourhood Plan Working Group (NPWG) has now completed all work on the pre-consultation draft plan and are awaiting the final document from J Ludman (NP consultant). An extraordinary PC meeting is to be held on 11<sup>th</sup> December 2018 to discuss the pre-consultation plan. David English (NCC) will attend the meeting to answer any questions raised by Councillors. Electronic copies of the plan will be available to all Councillors on or before 4<sup>th</sup> December allowing a week for reading. If the draft is approved by the PC it will be allowed to go out for public consultation. This consultation will last for six weeks and electronic copies of the plan will be available on the PC website plus hard copies will be placed in both Embleton and Christon Bank. This public consultation will be widely publicised in the Parish. At the same time Statutory bodies such as Northumbria Water, AONB etc. will be consulted. After all comments are collected, the NPWG will work through them and modify the pre-consultation draft plan as necessary and then a final submission draft will be presented to the PC for approval to submit for examination. Should the pre-consultation draft plan fail to be approved by the PC for public consultation on 11<sup>th</sup> December then it will go back to the NPWG with reasons for its rejection.
- 814. NCC & Embleton Quarry Land.** The Chairman provided an update. The Quarry Working Group (QWG) are continuing their discussions with NCC and Area of Outstanding Natural Beauty (AONB) regarding the necessity and practicality of grazing the quarry. A meeting was held with NCC's Chief Ecologist on 14<sup>th</sup> November at which the problems were discussed. The possibility of the pond providing drinking water for livestock is to be investigated and a water analysis has been provided to NCC. The boundary of the site is to be examined to establish where fencing would be required to make it stock proof. This is complicated by the realisation that during the transfer of the quarry from NCC to EPC a piece of land between the rear of the Whinstone View gardens and the main North to South pathway across the quarry was retained by NCC. It has been explained to NCC that if they intend to retain this, much more fencing would be needed and they would be expected to manage this land in compliance with the quarry management plan.

The boundary between the Quarry House site and EPC land has been marked out with poles. It has been confirmed by NCC that fencing off the quarry house site is the purchaser's responsibility; the purchaser cannot dump any soil from the site onto EPC

land the site is sold without outline planning permission. No reply has been received from the flood agency within NCC regarding the discharge pipe.

AONB have offered the services of a graduate trainee for two days a week over a 6-9 month period to help with the development of the quarry as a nature reserve. They are also able to provide volunteers to help with large scale clearance of bramble and gorse. These offers are being considered by the QWG. Lastly, Information and warning signs have been installed in the quarry.

County Cllr Pattison asked Councillors to consider Section 106 with regards to Quarry House at any future Local Area Council meetings where Quarry House is discussed. The Councillors expressed their concerns about the sale of Quarry House by NCC and the purchaser obtaining planning permission from NCC. County Cllr Pattison highlighted the disconnect between the Planning Department and Legal department of NCC with regards to the sale of this land.

**815. Embleton Quarry Working Party.** See agenda point 814.

**816. Embleton Joint Burial Committee (EJBC).** The Chairman provided an update. The project to renovate Cemetery House as an affordable home now requires formal approval from EPC to allow the project to proceed. EJBC is not a legal entity and cannot therefore apply for a grant or take out a mortgage. As the lead Council, Embleton are required to take on both these responsibilities with minuted support of both Craster and Newton PC's. At present EJBC has been told by NCC that a grant of £50k towards renovation is available subject to a satisfactory application being made. A draft application has been submitted and most of the resulting questions from NCC have been answered. The EJBC Clerk is working on the remaining questions and it is expected that all can be satisfactorily cleared. Once this is achieved EPC will have to formally name on the application.

The quotation that has been informally accepted for the work at approx. £66k with an "over run" fund of 15% to be available, therefore a mortgage of up to £25k may be needed. PC's are able to borrow money from the Public Works Board at a fixed rate of 2% over 13 years. Therefore, a total repayment £28,340 or £2,180 per annum which would be covered by the rent of £450 per month (£5400 per annum). The excess income would be used to build a fund to cover maintenance and any periods of un-occupation (projected as 5% of time).

Cash flow analysis and risk analysis exercises have been carried out to the satisfaction of the EJBC and the NCC grants committee. Should the house prove to be un-lettable it could be sold for an estimated £240k. The loan and mortgage would then be re-paid and the remaining cash distributed to the three PC's. There are strict rules regarding how PC's are able to use cash obtained by sales of assets. The Chairman reminded Councillors that only four years ago, EPC alone paid a precept of £4k per annum to the EJBC for the cemetery maintenance. The figures associated with the renovation of Cemetery House were circulated at the meeting and all Councillors agreed to proceed with the grant and loan.

Proposer: Cllr Imeson

Seconder: Cllr Fyffe

**817. Other Meeting Reports.** None to report

**818. Forthcoming Meetings.**

- Social Media NALC – To Tweet or Not To Tweet. Saturday 1st December, County Hall, Morpeth. Cllr German to attend. Clerk to book and send on details.

- Neighbourhood Plan Draft Extraordinary EPC Meeting – Tuesday 11th December, 7:30pm Creighton Hall

**819. E mails Received / Correspondence.**

- Public Right of Way - Footpath from the Fingerpost on the B1339 to Kelsoe Hill. No further comments to add
- Embleton Primary School – Lottery Grant for Play Equipment. The PC agreed to write a letter of support to the school if necessary, supporting the grant application for play equipment for their school grounds. Clerk to action.
- NALC – Second Home Council Tax. Councillors agreed that the exemption for second home owners to pay Council Tax disadvantages parish residents in relation to Precept contributions. Chairman to feedback
- RNLI Letter – Memorial to Adam Moody. A letter was received from the RNLI advising Craster and Embleton PC's the new Lifeboat could not be named after Adam Moody for various reasons. A meeting with Craster PC to be arranged to discuss and agree an alternative memorial. Date tbc.
- Parking Charges. The Councillors discussed that the new proposals are unfair on local residents who are being penalised for regularly using the local facilities where parking is necessary. It was considered that some form of permit should be provided to all residences that pay council tax allow free parking for one hour in any of the pay to park areas operated by NCC (similar to Seahouses). The second concern discussed by the Councillors was the possible knock on effect of the increased charges during the summer down Sea Lane and at Dunstan Steads with increased number of visitors visiting these locations to avoid charges elsewhere. Cllr Cornall, shared concerns about the parking at Alnmouth with a daily charge, short visit restriction and busy parking meters at rush hour times. The Councillors also discussed the disproportionate parking charges across the county. Chairman to feedback to NCC.
- NALC – Small Councils Merging. The three questions posed by NALC in their questionnaire were discussed. Chairman to feedback 'no change' to NALC.
- Website Format Amendments. As the hosting site, NALC have requested feedback from PC's about the format of their PC websites. Councillors were asked to feedback to the Clerk with any requested amendments.

**820. Precept for 2019-20.** The proposed precept for 2019-20 was circulated prior to the meeting and agreed at the meeting. Clerk to action.

Proposer: Cllr Chillingsworth

Seconder: Cllr Fyffe

**821. Fireworks Carryover Fund.** Additional funds were raised for the Firework display (shop collection and event collection). It was agreed that these funds should be held in the PC's account and used to in 2019. Post minute note: £1217.00 of funds were raised and £101.88 was left over from the PC /residents' donations in 2018, therefore £1318.88 to carry forward to 2019.

**822. Financial Matters**

- Account Balance £50,608.68 31/10/2018
  - Parish Council (£25,855.31)
  - Quarry (£21,257.37)
  - Neighbourhood Plan (£3,496.00)
- Spent & Received since 22/10/18
  - Clerk Wages & Expenses (September 2018) -£315.06 BACS
  - Village Bonfire – EPC Contribution -£500.00 CHQ
  - Christon Bank Village Fireworks -£150.00 CHQ

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| ○ Christon Bank Xmas Lights – D Cooper             | -£150.00  | CHQ   |
| ○ Creighton Hall Room Hire                         | -£13.75   | BACS  |
| ○ Parish Room Hire (NP)                            | -£30.00   | BACS  |
| ○ Mr S Doughty – Hawthorn Trees (Quarry)           | -£231.60  | CHQ   |
| ○ Zurich Playpark Insurance                        | -£1110.50 | BACS  |
| ○ Fantasy Prints (Quarry)                          | -£90.05   | BACS  |
| • Payments required                                |           |       |
| ○ Clerk Wages & Expenses (October 2018)            | -£265.84  | BACS  |
| ○ Methodist Church Room Hire                       | -£10.00   | CHQ   |
| ○ Xmas Lights – Embleton R Imeson                  | -£150.00  | (tbc) |
| ○ Xmas Lights – CB D Cooper                        | -£100.00  | (tbc) |
| ○ Parish Church Room Hire (NP)                     | -£30.00   | BACS  |
| ○ Stephen Carey Trust - Defibrillator              | -£1750.00 | CHQ   |
| ○ Phone Box Signs - Defibrillator                  | -£90.00   | (tbc) |
| ○ Social Media Briefing NALC – 1 <sup>st</sup> Dec | -£20.00   | BACS  |

### 823. Planning Matters.

- 18/02965/OUT, Outline application with all matters reserved for the demolition of an existing building and redevelopment with up to 5 no. residential properties, Christon Bank Farm Christon Bank Alnwick Northumberland NE66 3EZ. Mr R Jeffries  
Expiry Date: 12th November 2018 (EPC Comments to be submitted by 30.11.18)  
No EPC comments to add.

Cllr Cooper commented that as a resident of Christon Bank Farm he had placed a personal comment on the application regarding access to the development and concerns about the demolition of asbestos roof and building design in the curtilage of a grade two listed estate.

- 18/03956/VARYCO. Variation of conditions 12 (provision of holiday accommodation) and 13 (commercial holiday accommodation) pursuant planning permission A/2004/0184 in order to allow use for either holiday or residential use. Land West of Christon Bank Farmhouse, Christon Bank, Northumberland. Ms Sarah Gilbert  
Expiry Date: 6th December 2018  
No EPC comments to add.
- 18/01592/FUL, Re-siting of a static caravan. Land North West of Dunstan Steads Farm Embleton Northumberland. E F Brown.  
Expiry Date: 24th November 2018  
Awaiting Delegated Officers Decision – notice dated 05.11.18.

Cllr Cornall commented that the applicant had not kept to the planning conditions in place on the site. It was also discussed that the planning statement within this application is for a "re-siting static caravan (temporary)" yet no timescale is allocated to it. The report commissioned by the applicant / farm owner does not mention their farm approx. one mile with four residential dwellings for rent and also after more than five years of non-use, the caravan is now needed. Chairman to feedback to NCC and contact Craster PC to update them on the application.

Post Minute Note – At the January 2019 PC meeting the Councillors disputed the ownership of the farms at Dunstan Steads & Dunstan Hill. There was suggestion that both farms are owned by the same person / persons however, according to the Land Registry there were claims that this statement is incorrect. The Chairman / Clerk have

written to both known addresses to confirm the actual ownership. No reply has been received by the PC. Ongoing.

- Application: 16/03510/FUL. Erection of 13 dwellings. Land North of Horsley Place Christon Bank Northumberland. Mr G Grahamslaw.  
Case heard at North Local Area Council Meeting, 22nd November. EPC to be represented.  
Outcome: Granted

The Chairman commented that at the Local Area Council Meeting on 22<sup>nd</sup> November it was mentioned by NCC that they were now focusing on market value homes on small developments rather than affordable homes for rent. As this has important implications for Embleton Parish and the Neighbourhood Plan (since there will only ever be small developments in the future) the Chairman is to request clarity from NCC if this is to become policy.

**824. Agenda Items for Next Meeting.**

- Dunstan Steads Resident Issues – signage, parking & speeding.

**825. Start times of EPC Meetings.** Future EPC meetings - start time to remain at 7:30pm.

**826. Time, Date and Venue of Next Meeting**

- The next PC extraordinary meeting will be held on 11<sup>th</sup> December 2019, 7:30pm in Creighton Memorial Hall, Embleton.
- The next PC ordinary meeting will be held on January 28th 2019, 7:30pm in Creighton Memorial Hall, Embleton.