

Minutes for the Meeting of Embleton Parish Council

Monday 28th January 2019 at 7.30pm

Creighton Memorial Hall, Embleton

Chairman: Terry Howells

Present: Vicki Fyffe, Richard Manners, Monica Cornall, David Cooper, Raymond Carss, Ray Imeson, Chris German, Georgina Armstrong

Attendees: County Councillor Wendy Pattison (Northumberland County Council (NCC)) in part to agenda item 843, 5 members of the public

Clerk: Melissa Gilroy

Pre-minute Note. Recordings. The Chairman briefed meeting attendees on their rights to record Parish Council (PC) meetings. Current National Association of Local Councils (NALC) recommendations are that Cllr's and members of the public are permitted to record meetings under the Openness of Local Government Regulations 2014. The NALC advice note to be reviewed and incorporated into the PC's Standing Orders, Clerk / Chairman to action. The Chairman asked that as a courtesy anybody intending to record any, or all, of the meeting make other attendees aware of this.

Pre-minute Address – Creighton Place Extension & Christon Bank Development.

An update was provided by the local landowner:

1) The Creighton Place development is due to commence in February 2019 with a woodland barrier being planted parallel to the boundary of the current line of houses. A field drain will then be created to help alleviate water in the resident's gardens followed by the construction of three permanent passing places along Station Road with an aim to start building on site in April 2019. The local land owner also updated the Councillors (Cllr's) on the plans for the borrow pit, wetland area and plantings to run parallel with the eastern boundary of field and the signing off of the Section 106 associated with the development.

2) Christon Bank – Outline plans for 7 build to rent 1-2 bedroom Alms-house style homes and one self-build plot were presented at a public consultation in April 2018. These homes are intended as affordable homes for local people, only to rent and controlled by Falodon estate (with the exception of the self-build). The local landowner reported that feedback on the plans had been positive. The initial Neighbourhood Plan (NP) boundary map included the land behind the Methodist Church, however this had been excluded in the re-draft. The Chairman & Cllr Fyffe advised that this site may potentially be classed as a rural exception site within the NP when the planning application is submitted. Cllr Imeson noted that the self-build plot (owned by a separate landowner that has access rights to the site) could potentially restrict this.

Pre-minute Address – Local Resident.

A local Christon Bank resident commented that the NP boundary map excluded some of his land on which he has plans to build a family home. Cllr Fyffe advised about the methodology used when devising the boundary line and the Chairman requested that the resident feedback into the NP working party group to allow his comments to be considered within the public consultation.

831. Declaration of Interests. Cllr Carrs - agenda item 849 as a Creighton Hall Trustee.

832. Apologies for Absence: Cllr Chillingsworth

833. Confirmation of Meeting Minutes. The meeting minutes of Embleton Parish Council (EPC) 26th November 2018 had requested amendments:

- (1) Cllr Cooper. Agenda item 923. Concerns about the demolition of asbestos roof and building design in the curtilage of a grade two listed estate.
- (2) Cllr Cornall. Pre-minute note. The resident asked for double yellow lines to prevent parking on the corner at Dunstan Steads.
- (3) Cllr Carrs. Agenda item 823. Query on the owners of the Dunstan Hill and Dunstan Steads Farm land. Chairman and Clerk to check.

Minutes to be amended, agreed and signed at the February 2019 Meeting. The minutes of Extraordinary Parish Council Meeting 11th December 2018 were agreed as a true record by all Councillors, copy to be signed by the Chairman.

834. Recordings of Parish Council Meetings. See pre-meeting note.

835. Matters arising from minutes of last meeting.

- **Christon Bank Defibrillator.** Since the last PC Meeting the defibrillator and phone box stickers have been ordered by the Stephen Carey Trust and a training session arranged for Sunday 3rd February 2-3:30pm. Installation date of the unit tbc. Cllr Cooper volunteered to give the phone box a clean-up prior to installation.
- **Parish Noticeboards.** The Chairman had spoken to Moody's directly to request a key and a dedicated space on their noticeboard. Unfortunately, Moody's were unable to accommodate the request therefore a PC noticeboard is required in Embleton. Chairman & Clerk to action. Location to be agreed at the next meeting.
- **Reinstating Christon Bank Well.** Ongoing, EPC intend to register the land with Land Registry, Chairman to action.
- **Creighton Place Holiday Let.** An email was received from Heather Proudlock (NCC) on 11th December in response to the Chairman's letter. In summary, NCC have amended some of their processes when assessing eligibility of buyers for the affordable discount market value homes. This is the only single incident NCC have experienced in this regard and they have approved several hundred buyers. They do not believe this type of fraudulent purchase will or can occur again. With regards to the resale price, NCC must accept the RCIS valuation. If NCC thought the valuation was incorrect, they would seek advice from the Council's surveyor. The valuation could be more or less than the price paid. Market values change and fluctuate and new home premium sometimes reduces the value in the first couple of years of a house being built.
- **Christon Bank 20mph Experimental Order Decision Report.** Since the last PC meeting the Experimental Order decision report has been received and circulated to Cllr's. The 20mph speed limit in Christon Bank has been removed, signs replaced and road markings re-painted. A further resident consultation date is tbc. Cllr Manners reported two separate resident complaints about the parked vehicle on the B1340 outside the property to the front of Horsley Place. The police had been contacted but declined to act, however the car has since voluntarily been relocated onto the layby opposite the property.

836. 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:

- 20 and 30mph in Embleton. Embleton speed restriction design plans ongoing. Clerk / Chairman to follow up with John Mather at NCC.
- Station Road – Road markings
- Dunstan Steads Potholes
- Christon Bank pavements
- Foster Caring Recruitment
- A1 works
- Winter Services
- Recordings at PC Meetings
- Rescue Dogs Calendar
- Vulnerable Adults and Scam calls
- 9 Parishes meeting, 12th April. County Cllr Castle to host at the Youth Hostel in Alnwick. Parish Clerk's to be invited.
- Speed Monitoring strips at North Farm in February 2019.

837. Dunstan Steads Resident Concerns

- Signage. Any signs directing cars to the Golf Club or Caravan Park (to avoid them approaching Dunstan Steads) would be at the cost of the PC. The option of a 'No access to golf club or caravan site' sign was discussed. County Cllr Pattison advised the Cllr's that a site visit with a traffic manager would be useful. Chairman / Clerk to arrange an on-site meeting with Richard McKenzie (NCC) at 11am on 14th Feb 10am. Chairman & Cllr Cornall to attend.
- Parking. The Chairman explained that Northumbria Police had previously indicated that they were unable to monitor parking on any new double yellow lines.
- Speeding. 30mph speed limit currently being considered by NCC.

838. Policy for Review - 022 EPC Risk Analysis. Following the last PC meeting Cllr Chillingsworth sent the Risk Analysis to Cllr Cooper for review. The amended version was re-circulated prior to the meeting. Cllr Cooper and Cllr Chillingsworth to meet and agree a draft for the next meeting.

839. Policy for Review – 017 Planning Application Procedure. Cllr German has reviewed the Planning Application Procedure and made amendments to include the discussion of confidential Preapp cases and the procedure for the agreement of planning statements (portal and for cases to be heard at Local Area Council Meetings). Cllr Manners highlighted the potential problems that could be caused where the minority voters are involved in commenting on a draft statement. The Chairman requested that the Cllr's consider the procedure for the next meeting.

840. Discarded Dog Foul Bags – Christon Bank. A resident reported dog foul bags being discarded in the lane next to his property. A notice appeared in the Whinstone Times reminding dog owners to responsibly dispose of the dog bags in the village bins. The resident advised that CCTV has been installed and no culprit has been identified but theft has occurred to the rear of his property.

841. Glass Recycling Area Relocation. The proposed sale of Quarry House will require the removal and relocation of the Glass Recycling Area. An email was received from NCC regarding a proposed relocation site (grassed area opposite Creighton Place and slightly to the north of its current position). Noise nuisance, risk of broken glass to pedestrians and it being on view when entering the village were cited as reasons that this was an unsuitable location. No alternative sites have been identified, Cllr's to consider the relocation for the next meeting.

- 842. Neighbourhood Plan.** The Chairman provided an update. The public consultation phase is ongoing with the closing date being moved to 27th February in order to ensure that the mandatory six-week period is exceeded. Comments received will be analysed by the working party group and desirable changes will be made to the Plan. The revised Plan will then be presented to the PC for permission to submit it to NCC for examination. David English (NCC) to attend the PC meeting where the draft NP is presented to help answer any queries by Cllr's.
- 843. Embleton Quarry Working Party.** The Chairman provided an update. This is the 'off' season for working in the quarry, but the working party group will be meeting in February to plan the spring work. Contact has been made with Coastal Care to examine the possibility of their providing extra volunteers for labour intensive projects such as gorse clearance.
- 844. Embleton Joint Burial Committee (EJBC).** The Chairman provided an update. The EJBC has received the formal offer from NCC of £49,470 towards the renovation of Cemetery House. Preparation of the application for the £25k loan from the Public Works Loan Board can now progress. It is possible that this loan will have to be three separate loan applications, one each from the parishes of Embleton, Craster and Newton by the Sea, totalling £25k. The application for a loan of £25k to be submitted by Embleton Parish Council on behalf of the EJBC was approved at the last Council meeting. Approval is now sought to apply to NALC for approval to seek a loan for £15,000 from the Public Works Loan Board to be repaid over 13 years, this loan being the Embleton Parish Council contribution to the renovation of the Cemetery House, Spitalford. Approved unanimously
Proposer: Cllr Imeson
Seconder: Cllr German
- 845. Other Meeting Reports.**
- Social Media NALC – To Tweet or Not To Tweet. Saturday 1st December, County Hall, Morpeth. Attended by Cllr German, to be discussed at the next meeting together with the draft Social Media Policy.
 - North Northumberland Local Area Council Meeting – 24th January 2019, St James's Pottergate, Alnwick. EPC not represented.
- 846. Forthcoming Meetings.**
- Defibrillator Training Session – Stephen Carey Trust. Sunday 3rd February 2pm, Christon Bank Memorial Hall.
 - Adam Moody Memorial Meeting – Craster & Newton PC, date TBC. Chairman / Clerk to attend.
 - North Northumberland Local Area Council Meeting – Thursday 21st February, St James's, Pottergate, Alnwick. Planning discussed from 3pm. Chairman to attend.
- 847. E mails Received / Correspondence.**
- Aln Valley Greenway. The Chairman provided a brief update on the current developments on site.
 - Draft Northumberland Local Plan – Consultation period 30th Jan – 13th March 2019. Plan can be viewed online or a hard copy is available on 9th Feb 10-3pm Alnwick St James's, Pottergate.
 - NCC email to the Chairman regarding Dunstan Steads (ref: 18/01131) advised that 'the details were submitted for these conditions under 12/01770/DISCON. However, as the land has changed ownership since then, the new owners are not aware if the work was implemented and we are now out of time to enforce'.

- NALC – Vulnerable Adults & Scams. PC feedback requested, no problems to report in Embleton Parish. Clerk to action

848. Financial Matters

- 2019-20 Pay Scales adjustment. Salary on SCP21 from £10.67 to £11.00 per hour from 1st April 2019.

- Creighton Hall Letter – Request for PC funding for £2k towards restoration of the Creighton Hall roof. Cllr's unanimously agreed to the funding request, Clerk to action.

Proposer: Cllr Fyffe

Seconder: Cllr Imeson

- Account Balance 31/12/2018

	£56,786.34
<i>Parish Council</i>	(£ 32,063.97)
<i>Quarry</i>	(£ 21,257.37)
<i>Neighbourhood Plan</i>	(£ 3,466.00)

- Spent & Received since 26/11/18

○ Clerk Wages & Expenses (October 2018)	-£265.84	BACS
○ Methodist Church Room Hire	-£10.00	CHQ
○ Christmas Lights Direct	-£553.50	BACS
○ Parish Church Room Hire (NP)	-£30.00	BACS
○ Stephen Carey Trust - Defibrillator	-£1750.00	CHQ
○ Social Media Briefing NALC – 1 st Dec	-£20.00	BACS
○ Bolton Terrace 2019 Rent – G Cowley	+£300.00	BACS

- Payments Required:

○ Clerk Wages & Expenses (November 2018)	-£243.81	BACS
○ Clerk Wages & Expenses (December 2018)	-£117.04	BACS
○ Creighton Hall Room Hire - 11 th Dec & 28 th Jan	-£30.00	BACS
○ Parish Church Room Hire (NP Nov & Dec)	-£45.00	BACS
○ NCC Oct 2018 PC Election Cost	-£3480.06	BACS
○ Ludman Planning Ltd	-£2412.00	BACS
○ Ludman Planning Ltd	-£225.00	BACS
○ Ludman Planning Ltd	-£504.00	BACS
○ Creighton Hall Roof Fund	-£2000.00	BACS

849. Planning Matters.

18/04286/FUL. Change of use of agricultural land to parking area and garden. 44 Christon Bank Village, Alnwick, Northumberland, NE66 3EY. Mrs Carol Petherbridge.

Comment Date: 30th January 2019.

APPROVAL- with comment that main sewer and inspection cover are on site.

18/04308/AGTFLX. Prior notification for a proposed change of use of an agricultural building to a flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure. Land West of Dairy Cottages Embleton Mill Embleton Northumberland. Mrs Elizabeth Robertson. Comment Date: 10th January 2019 (PC extension allowed to 30th January 2019).

APPROVAL

18/01592/FUL. Re-siting of static caravan. Land North West of Dunstan Steads Farm, Embleton, Northumberland, Mr Brown.
GRANTED

850. Agenda Items for Next Meeting.

- Co-option procedure re-draft.

851. Time, Date and Venue of Next Meeting

The next ordinary PC meeting will be held on February 25th 2019, 7:30pm in Christon Bank Methodist Church.

Post Meeting note. Local resident expressed an interest in purchasing Cemetery House as a family home if the EJBC decide not to pursue the renovation to create an affordable rented property.

852. Discussion of Pre app Planning Notices held in a Private Session.