

# Minutes for the Meeting of Embleton Parish Council

Monday 25<sup>th</sup> February 2019 at 8.00pm

## Christon Bank Methodist Church

**Chairman:** Terry Howells

**Present:** Vicki Fyffe, Richard Manners (in part to agenda item 868), Monica Cornall, Andrew Chillingsworth, Raymond Carss, Ray Imeson, Chris German,

**Attendees:** County Councillor (Cllr) Wendy Pattison (Northumberland County Council (NCC))

**Clerk:** Melissa Gilroy

**853. Declaration of Interests.** Cllr Manners - agenda point 868 (as planning applicant for application ref: 19/00510/COU).

**854. Apologies for Absence:** Cllr Cooper, Cllr Armstrong

**855. Confirmation of Meeting Minutes.** The Minutes of Parish Council (PC) Meeting 26<sup>th</sup> November 2018 (amended) were agreed as a true record and signed by the Chairman. The Minutes of PC Meeting 28<sup>th</sup> January 2019 were agreed as a true record and signed by the Chairman.

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

- **Christon Bank Defibrillator.** The defibrillator training session took place on Sunday 3<sup>rd</sup> February and was well attended by Parish residents. Cllr Cooper has cleaned the phone box up and positioned the new defibrillator signs. Installation of the unit is due to take place within the coming week (date tbc.).
- **Parish Noticeboards.** A PC noticeboard is required in Embleton. The Chairman & Clerk have researched wooden boards to a cost of between £1100-£1600. Cllr's unanimously agreed to these costs, Chairman / Clerk to order. The location on the village green was discussed and possible board locations are to be presented and agreed at the next meeting. Chairman / Clerk to action.
- **Reinstating Christon Bank Well.** Ongoing, EPC intend to register the land with Land Registry, Chairman to action.
- **Ownership of Dunstan Steads Farm & Dunstan Hill.** To establish the ownership of Dunstan Steads Farm & Dunstan Hill the Chairman / Clerk have written to both known addresses to confirm the actual registered owners. No reply has been received by the PC.

**857. 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 Traffic Management** – drop in session due to take place on 7<sup>th</sup> March between 3-7pm. No letters have been received by the PC or the residents of the village. NCC will present four potential options for speed restrictions at the session.

- 9 Parishes Meeting
- Highways England
- NCC Housing Services Documentary
- Start4Life Campaign
- Domestic Abuse Services in Northumberland
- Local Plan Publication
- Fire & Rescue Services Sign Cross County Agreement

**858. Dunstan Steads Signage.** A meeting was held on 14<sup>th</sup> February at the Dunstan Steads junction with Richard McKenzie (NCC). The purpose of the meeting was to discuss the signage and possible options to prevent cars from heading down towards Dunstan Steads in search of the Golf Club or Caravan Park. The movement of the 30mph limit further back before the junction was also discussed. R McKenzie to send sign proposals through to the PC for review.

**859. Policies for Review**

- **022 EPC Risk Analysis.** Following the last PC meeting Cllr Cooper meet with Cllr Chillingsworth and agreed a revised EPC Risk Analysis. The re-drafted document was circulated and discussed at the meeting. Cllr's to review the document and discuss at the next meeting.
- **017 EPC Planning Application Procedure.** Following the last meeting the Chairman requested that Cllr's considered the re-drafted planning application procedure. No further comments / amendments are required to the procedure.
- **037 EPC Social Media Policy.** A Social Media draft policy (based on the NALC model) was circulated to all Cllr's prior to the meeting. Unanimously agreed amongst Cllr's.
- **036 EPC Councillor Co-option Procedure.** Amendments have been made to the procedure to realign with the version agreed by Newton PC. Unanimously agreed amongst Cllr's.

**860. Glass Recycling Area Relocation.** Cllr's were asked to consider suitable sites for the relocation of the Embleton glass recycling area at the last meeting. In February the PC received an email from a local resident requesting that when the bottle bank is relocated that it is hidden from people entering the village and is sheltered from high wind. The resident also stressed that it is essential that the community has this facility and the council should have an open mind to disposal of a variety of waste material on site. The Cllr's discussed clearing the shrubs and trees and moving the recycling site along the wall adjacent to the current site. This would require ownership of the land to be established. Chairman to follow up.

**861. Neighbourhood Plan.** The Chairman provided an update. The Neighbourhood Plan (NP) six-week public consultation closes on 27<sup>th</sup> February. So far, 37 comments have been received from individuals, 12 from corporate bodies and agents and 2 from interested parties. The large majority of comments relate to the settlement boundaries. Four landowners have chosen to use the services of George F White to advance their objections and comments are coming from the Lindisfarne Diocese relating to the Glebe land adjacent to the Church and the proposed principle occupancy requirement for new properties.

Two final drop-in sessions for parishioners have been organised for 26<sup>th</sup> February in Christon Bank and 27<sup>th</sup> February in Embleton. At the request of the Archdeacon, a meeting has been held between Church representatives, a developer and NP representatives at which outline proposals for the development of the Glebe land for

16 houses aimed at the 'over 50's demography was presented. Discussion took place about the site layout, the number of houses, their design and the wishes of the Parish. It was agreed that the developer and at least one Church representative would attend the March PC meeting to give a more formal presentation of their objectives.

Between the 28<sup>th</sup> February and 4<sup>th</sup> March, the comments received during the consultation period will be classified into groups according to their content and the NP working party group will then commence work considering what actions it considers should be taken. Once a decision has been made on all replies received, the draft NP will be modified as necessary. A copy of the comments, decisions and changes will then be presented to the PC with a view to receiving permission to submit the Plan to NCC for examination.

- 862. Embleton Quarry Working Party.** The Chairman provided an update. After a winter break the Quarry working party group has commenced work again. In the coming weeks approx. 200 trees will arrive for planting in two areas, one at the rear of Quakers Row and the other towards the north east corner of the site. Volunteers will be required to help, Coastal Care have been approached to see if they can provide some labour. The Environment Agency has also been contacted regarding the removal of charges related to pond overflow. This will involve having the site re-classified and could take time and effort but £1500 per year could be saved.

The question of grazing or cutting still needs resolution. It had been agreed that a costing exercise for stock proof fencing would be carried out, this has not yet been done. No response has been received from NCC regarding the suitability of the pond water as drinking water for animals or the ownership queries regarding the small strip of land between Whinstone View and the PC land. The latter has an impact on the fencing question. The Committee agreed to accept the offer from AONB of a graduate trainee for 1-2 days a week for 6 months. There are many areas where an extra pair of hands would help the project progress and since they would be working under the direction of the Committee it was felt there was no loss of control. A new grant application is being prepared with the view to obtaining funding for equipment and storage facilities.

- 863. Embleton Joint Burial Committee (EJBC).** The Chairman provided an update. Since the last meeting there has been little progress made (until 25<sup>th</sup> February) towards applying for a mortgage to renovate Cemetery House. As is known an offer of the NCC grant of almost £50,000 has been received but work cannot commence until the remaining £25,000 is secured. Craster PC has felt unable to agree to the application being made until more information was made available to them. Despite efforts being made to answer all their questions they could not agree to sanction the application at their extraordinary meeting held at the end of January until yet more detail was provided. At the Craster PC meeting on February 25<sup>th</sup> they agreed unanimously to support the application. The information leaflet in which details of the project and financial forecasts were contained was circulated to some 900 homes in Craster, Embleton and Newton by the Sea parishes. No adverse comments to the project were received

**864. Other Meeting Reports.**

- Social Media NALC – To Tweet or Not To Tweet. Saturday 1<sup>st</sup> December, County Hall, Morpeth. A summary of the session was circulated to Cllr's prior to the meeting and a short presentation was given by Cllr German on the use of social media within PC's. After some discussion on the use and value of EPC's Facebook page, it was

agreed to turn off public comments but continue with the alerts for website updates.  
Clerk to action.

- North Northumberland Local Area Council Meeting – Thursday 21st February, St James's, Pottergate, Alnwick. Not represented by EPC.

#### 865. Forthcoming Meetings.

- Adam Moody Memorial Meeting – Craster & Newton PC, date TBC. Chairman / Clerk to attend.

#### 866. E mails Received / Correspondence.

- Draft Local Plan Public Consultation – No PC feedback has been provided.
- Northumberland & Newcastle Society – potential windfarm development referenced within the Draft Local Plan. The Cllr's requested that the Chairman / Clerk write to the Society to request further clarity on their objections before agreeing to the offer support to the case.
- Resident letter – Embleton recycling location (see agenda point 860).
- Cllr Chillingsworth raised the issue of a letter sent by a Christon Bank resident to the local MP (Ann Marie Trevelyan) and NCC regarding the speed limit of the road towards the Falldon Crossing. The resident has suggested a speed reduction to 40mph. To be discussed at the next meeting.
- Cllr Imeson raised the overgrown foliage hanging over the public footpath on the Station Road corner which is potentially hazardous to pedestrians. Cllr's agreed to contact the owner of the land prior to instructing D Moody to cut the foliage back.
- Cllr's discussed the Dovecote Close pavement request which has regularly featured on the PC's list of Local Transport Priorities (LTP's) and the request for a pavement connecting Greyfield to Creighton Place. County Cllr Pattison recommended contacting Cllr Glen Sanderson at NCC regarding the lack of action taken on these requests. Chairman to action.
- Cllr Imeson raised the recent pump problems in Woodsteads resulting in the pumping out of sewerage within the estate. The accountability for this drain was discussed (Northumbria Water or Cussins) and the risk posed by the additional houses on the Creighton Place extension was also discussed. The Chairman to write to all concerned bodies i.e. the local landowner, Rosemary Ayre (Environment - NCC) and Northumbria Water with these concerns.

#### 867. Financial Matters

- Account Balance £49,440.43 - 31/01/2019
  - Parish Council* (£ 27,873.06)
  - Quarry* (£ 21,257.37)
  - Neighbourhood Plan* (£310.00 (£3141.00 unrepresented))
- Spent & Received since 28/01/19
  - Clerk Wages & Expenses (November 2018) -£243.81 BACS
  - Clerk Wages & Expenses (December 2018) -£117.04 BACS
  - Creighton Hall Room Hire - 11<sup>th</sup> Dec & 28<sup>th</sup> 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

- Payments Required:
 

○ Clerk Wages & Expenses (January 2019)	-£256.37	BACS
○ Chairman Printing Costs EJBC	-£60.00	CHQ
○ Christon Bank Methodist Church Room Hire	-£20.00	BACS
○ Parish Church Rooms (NP- 18 <sup>th</sup> Dec, 12 <sup>th</sup> Feb)	-£30.00	BACS
○ D Cooper (CB Defib cleaning materials)	-£16.50	BACS
○ T Howells NP Expenses	-£10.25	CHQ
○ D Moody – Annual Grass Cutting Charge	-£890.00	CHQ

**868. Planning Matters.**

- 19/00510/COU. Change of use of agricultural land to allow the siting of nine caravans with reference to approval notice 15/02017/COU & 12/00594/FUL. Land East of North Farm, Embleton, Northumberland. Mr Richard Manners.  
Expiry Date for comment: 12th March 2019  
PC objection. Planning permission was originally granted at a time when the North Farm site was not as developed. Embleton NP has since been drafted and does not support development within the AONB. Cllr's also feel there is a risk of development creep within the site. The statement was unanimously agreed.  
Proposer Cllr Fyffe  
Seconder: Cllr Chillingsworth.
- 19/00587/FUL. Removal of velux cabrio balcony window and construction of 2no. dormer windows to front elevation. Replacement of upvc conservatory with sunroom extension to rear elevation. South Gate W T Stead Road, Embleton, Alnwick, Northumberland, NE66 3UP. Chris Seal  
Expiry Date for comment: 14th March 2019  
The Cllr's have no comments to add on the rear extension and would request that the Dorma windows are built using traditional natural material and are appropriate for within the Embleton conservation area.

**869. Agenda Items for Next Meeting.**

- Resident letter - Christon Bank road towards Fallodon crossing.
- Lindisfarne Diocese representative to attend to discuss the Glebe land.

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

Proposed that the next meeting should be held on March 25<sup>th</sup> 2019, 7:30pm in Creighton Hall, Embleton.

Post Meeting Note:

Agenda point 861. For clarification the words 'Lindisfarne Diocese' in line 6 of paragraph 1 should read 'Diocese of Newcastle'. In line 3 of paragraph 2 the word "Church" refers to the 'Diocese' as it does in line 7. Embleton Parish Church is not in any way involved in the development of this Glebe land.