

**MINUTES OF A MEETING OF KYLOE PARISH COUNCIL HELD ON TUESDAY  
4TH FEBRUARY 2020 IN LOWICK VILLAGE HALL AT 7.30PM**

**PRESENT:** Parish Councillors: Mr C Wakeling, Mr D Eltringham, Mr J Yeaman  
Mrs M Murray & Miss E Haigh

**IN ATTENDANCE:** Mrs S Henderson, Clerk to Parish

**Members of Public:** Mrs J Pannell & Mrs S Bell

**Apologies:** Chairman Mr J Hutchinson & Vice-Chair Mr S  
Biglands

In the absence of the Chairman & Vice- Chairman Cllr. Derek Eltringham chaired the meeting. He welcomed everyone to the meeting and introduced Mrs Pannell & Mrs Bell who spoke to the meeting on behalf of 'Keeping Lowick & District Connected'

Mrs Pannell explained that a group of people centred on Lowick had recently been established and aimed to reinforce a local sense of community to reduce isolation and loneliness within Lowick and surrounding districts. Plans are to produce a directory which can be delivered to residents especially newcomers and also place hard copies at key places in the area which will highlight support and help should anyone be in need; for example if anyone has been discharged from hospital, requires medication delivered or been recently bereaved and are now on their own.

Mrs Pannell concluded by stating the group was expanding to include residents from other Parishes / villages who would like to help and anyone from Kyloe Parish would be very welcome.

Mrs Pannell and Mrs Bell was thanked by the acting Chairman.

The business of the meeting then continued:

The minutes of the last meeting were proposed as a true record by Mrs M Murray, seconded by Miss E Haigh and signed by Cllr D Eltringham

**MATTERS ARISING**

**Traffic Calming measures in Fenwick** – Mrs M Murray reported that because of the time lapse Cll. R Lawrie who initially agreed to pay for the signs out of his allowance will now need to check it out again and let us know. The difficulty may be that we would have to pay for the signs and then claim back the cost however there may be a way round it through NCC.

**Manor House Disturbance** – The clerk had emailed Mr Wilson with regard to the ongoing situation to ask for:

- confirmation that an enforcement notice has been sent, date it was sent and the time scale allowed before a reply from the Manor House owner is required
- way forward if no reply from the owners

## **Reply from Mr Wilson:**

The Enforcement Notice has not yet been served as I have not received confirmation from our Legal team that it is ready. I continue to chase this up and will inform you once it has been served. In relation to timeframes, the notice comes into effect 4 weeks after it has been served and we have given 3 weeks from the notice coming into effect to remove the hot tub. Please note, if the recipient of the notice chooses to appeal against the notice, this will postpone any action for several months.

If an appeal is not submitted and no action is taken, consideration will be given to prosecution for non-compliance with the notice.

So it seems this is not going to be sorted out before the busy letting season begins!!

**Behaviour at Cheviot Trail Race** - Clerk had emailed and again suggested that portaloos would be the way forward should the event wish to go ahead. She had also offered to meet Mr McWilliams to check out other suitable areas out with the village where the runners could be dropped off and a portaloos sited

**Trailer parked in layby at Beal Garage** – the clerk had sent a further email explaining there were reports of six occasions where high sided vehicles have hit the canopy while avoiding the parked trailer, but no reply yet.

## **INTERNET AVAILABILITY**

Alncom have connected Kentstone Farmhouse, Kylee Church and West Kylee Farmhouse. Several residential properties have applied for connection through the voucher scheme. In some instances (Smeafield Farm) ‘line of sight’ is proving difficult and so will be unable to be connected.

Kylee Lodge and Kylee Cabin are waiting for a survey to take place as to where their connection will be located from.

## **CORRESPONDENCE**

### **NALC**

- Member updates 18 Dec. 2019, 9, 15 & 28 Jan. 2020

### **NCC**

- Briefing on library consultation
- Preparations for new Berwick Hospital

**Village Resident** – wondering about the possibility of the village getting a glass re-cycling bin. The reason being that there are occasions where glass bottles are being left around especially by the holiday homes.

After discussion the main questions that arose was; where would it be located, cost & who/when would it be emptied. It was thought a survey could be included in the next newsletter asking for residents participation.

## **LEAFLETS**

**Clerks & Councils Direct –January 2020 issue 127**

**CPRE – Winter 2019/2020**

**By email**

**Coastal Views - December**

**Rural Services Network** – 7 Jan, 21 Jan & 28 Jan 2020

**NALC enews** 7 Jan, 15 Jan, 22 Jan & 30 Jan 2020

**CAN Winter Newsletter** Jan 2020

**Rural Bulletin** – 21 Jan & 28 Jan 2020

**Wooler U3A e-bulletin – did I send other one to everyon?**

**PLANS**

**Planning Ref: 19/04781/FUL**

Replacement of existing extensions with single storey rear extension

**The Old Forge, The Village, Fenwick TD15 2PJ**

**Mr & Mrs Clark**

**Comments:** The Parish Council raise no objections to this application. Because of its low elevation it will have little impact for neighbours and the replacement structure seems to basically fit into the footprint of the old. A worthwhile proposal which will improve the property.

**Planning Ref: 19/04570/FUL**

Conversion of existing agricultural buildings into 8 dwellings and associated building works.

Fenwick Granary Farmhouse, Berwick on Tweed TD15 2PL

D Davidson. S Straughan & E Fairburn

**Comments:**

**General:**

- a) The Parish Council are in agreement that something should be done with this site, the steading is a sad sight and beyond repair as a farming unit, however the scale of development seems excessive. We must also take into consideration the 3 units subject to another application. We are therefore reviewing an 11-unit development on a relatively small site.
- b) The architectural style of the proposal seems to be sympathetic, but in any event it is well-screened from passing A1 traffic.
- c) Examination of the size, proposed layout of the dwellings and floor plans suggests that these properties are designed for a holiday rental/holiday let complex.

**General Design Issues:**

- a) The Northumberland Local Plan (although not yet adopted) has made affordability and accessibility (disability or elderly residents) important criteria for assessing the suitability of developments. The application makes no reference to these issues; indeed the application puts all units in the 'Open Market' category.
- b) If approved, this development housing appears to be designed for non-permanent resident occupation and therefore seems to contradict any suggestion of support for the local community implicit in the Local Plan.

### Other Concerns:

a) Environmental: Other consultees will have the expertise to support their comments, however the Parish Council wishes to add the following observations:

- Wildlife: Full safeguarding, and preferably enhancement, of bat roosts, owl nests, etc. should be agreed before any development. ( We note that a full ecological survey has been carried out identifying bats/owls)
- The site should contain measures to prevent light pollution. Buildings should be carbon neutral and contain energy saving measures, possibly including ground source heat pumps, solar panels as well as insulation.

b) Water supply/Waste disposal:

- No information about water supply is given; correspondence in the file suggests the existing supply would be inadequate and not available.
- The site seems to contain a good deal of hard standing for access roads and vehicle parking; this could cause rapid run-off of surface water into the Burn and the opportunity for pollution.
- Is it good practice to continue with this degree of culverting under a residential site? Environmental bodies work on a presumption against culverting to mitigate flood risk and pollution as well as enhancing the natural environment.
- Although a sewage package treatment plant is mentioned no detail about the sewage treatment plant is given. The concern is that run-off from the plant would pass into the Dean Burn. If so, very stringent safeguards should be in place that the stream is not accidentally polluted.

c) Roads

- Access to the A1 for a development on this scale will create problems. The junction of the U33 access road with the A1 is even less well arranged than the A1/B6353 (Fenwick) junction opposite. Visitors, unfamiliar with this junction, who are attempting to enter/exit the junction will face a raised risk have significantly raised risk of collision given the speeds on the road with A1 traffic (heavy goods/agriculture/speeding cars).

### Conclusion:

The proposal represents an over-development of the site and it is Kylee Parish Council's opinion that a smaller number of units, say 5 to 7, would be more appropriate and have greater benefit for the community. This would permit more storage and garaging to increase the chances of the units being used for permanent residential use, with some 'affordable provision, rather than holiday lets.

### FINANCE

<b>Premium Account</b> as at 4 Jan 2020			<b>£898.49</b>
<b>Community Account</b> as at 4 Jan 2020		818.37	
<b>Agreed to pay this meeting</b>			
Hire of Hall	5.00		
Mr C Wakeling – newsletter printing	<u>27.60</u>	<u>32.60</u>	<b>£785.77</b>

### NEWSLETTER

Due out Late March, early April

### ANY OTHER BUSINESS

Mr Eltringham commented that although a good job has been done on the B6353 from the church to the layby at Kyoel and we now have a lovely smooth road, it has not been finished well in places. He highlighted 2 or 3 stretches where there was too deep a drop from the finished road and verge. He has taken photos showing the measurements and will send to Neil Howie at NCC.

There being no further business the meeting closed at 8.50pm

Mr Eltringham was thanked for chairing the meeting.