

**MINUTES OF A MEETING OF KYLOE PARISH COUNCIL HELD ON TUESDAY
20th FEBRUARY 2024 IN LOWICK VILLAGE HALL AT 7PM**

PRESENT:

Chairman: Mr Stephen Biglands

Vice-Chair: Mrs Sue Begbie

Parish Councillors: Mr Derek Eltringham, Mr Colin Wakeling, Mrs Margaret Murray

IN ATTENDANCE: Mrs S Henderson, Clerk to Parish

MEMBERS OF PUBLIC / GUESTS: Sarah Winlow, AONB

APOLOGIES: P. Cllr Roger Birch, C Cllr. Colin Hardy & Kevin Maloney, C. Foundation

Chairman Stephen Biglands welcomed everyone to the meeting, the minutes of the previous meeting were proposed as a true record by Derek, seconded by Margaret and signed by the Chairman.

AONB – Stephen welcomed Sarah Winlow who gave a talk regarding the future of AONB, soon to be rebranded Northumberland Coast National Landscape complete with new logo, although the legal designation for the National Landscape will still be AONB so Parish Councils will still see AONB on planning applications but the response will be from National Landscape. Sarah explained that things will happen slowly but funding is needed.

- The Highways and Public Realm Design Guide is [here](#) - this document will change over the coming months when it is rebranded with a new name and a few minor amendments. The National Landscape team are keen to get Parish councils on board with their ‘clutter audits’ to deal with the type of signs being used now. There is a need for them to be more rural looking. Guidelines only apply to the National Landscape /AONB, however it is hoped that should parishes which border the national landscape require signage etc they will consider becoming more ‘rural’ Within Kyloe, a sign highlighted was the roadside flashing safe crossing times between West Mains and Beal that hasn’t flashed for years.
- The summary of the Visitor Access and Transport Study can be found [here](#) – Kyloe Parish and Holy Island Parish are basically separated by the causeway and are experiencing increasing problems associated with traffic congestion and excessive demand for car parking. This car dependency, alongside the growth in visitor numbers, is putting significant strain on the protected landscape of the AONB and is felt acutely by residential communities on Holy Island as the levels of car-borne visitors exceed parking capacity during busy times of the year. This leads to inappropriate parking that damages the landscape, blocks accesses, creates traffic congestion and adversely affects the ability of local residents or businesses to go about their daily business. It is leading to some calls for new car parking capacity to be provided which could have a direct impact on the designated landscape and further embed car dependency. Studies on stay stations, sustainable travel, park & ride schemes are ongoing, but again is down to funding. The application to RAMP for funding is through to the 2nd phase.
- Holy Island's 2050 Vision and Strategic Framework can be found [here](#)

Stephen thanked Sarah for the interesting insight to what is happening ‘around us.’

Meeting continued:

MATTERS ARISING

C D Leyland Fund - At the last meeting, Great North Air Ambulance had requested a donation. However having just arranged a donor nominated grant of £500 from the Capt C D Leyland fund, Sheila queried with Kevin from the Community Foundation with regard to the wording of their offers of funds. It seems Kylee Parish Council is not mentioned. Sheila has since contacted Steven Irvine-Duffy at the GNAAS and explained that it was through a donor nominated grant by Kylee PC which resulted in the £500 grant being offered. He has replied thanking us for confirming the situation and thanking us for the donation.

Age UK Northumberland has received our £500 donor nominated grant from the C D Leyland Fund decided at the December meeting. Again no mention of Kylee Parish Council but as advisors to the Capt. C D Leyland fund in the covering letter offering the grant. Sheila has written to Age UK explaining the situation.

Berrington Footpaths – no further update

Bus Stops – no further update

Electric Vehicle Charging Points (EVCP's) - no further update

Parking - no further update

Facebook page – now have 65 members and has some interesting posts

Defibrillator Training – The next session of training unfortunately was cancelled as only 3 people had applied. Another date will be arranged. Maybe we need to look at the amount of the suggested charitable donation.

It was discovered that the light at the village hall was not working so the numbers on the defibrillator were difficult to see in the dark. Stephen has fixed up alternative lighting using LED lights around the numbers.

Automated External Defibrillators in Northumberland Scoping Report – the purpose of which is to establish availability, accessibility, & maintenance of existing defibrillators within Northumberland. Derek had contacted Chris Angus, Scrutiny Officer offering any input from KPC.

Our defibrillators are registered with the Circuit and are checked over by Stephen.

Seating - Outside Guru – Stephen is organising and has some help from a resident’s grandson who is doing his Duke of Edinburgh Awards

Bench in layby – no further update on repairs. The memorial plaque for John Shaw is in place.

New bench - for area opposite Guru. Possibly once parking / EV's are agreed & put in place there could be a spot for a new bench if the hard standing could be extended to accommodate one.

Book Box

Guy Douglas had contacted Roger before he left on his trip. Roger asked for the options offered by Guy be discussed.

“He is keen to help us get the book box set up. He suggested that he could provide the blueprint plan to help us make our own box. He also suggested that he could provide a ready made box, but could we make a donation for joining the Books by the Sea family and as part of the broader International organisation.

It’s clear he really wants to help us get a box set up. I said I would get back to him when I returned in early March.

Options

1 Either just build our own

2 take up his offer of free box but make a small donation of say £50. He would provide books to start with.

After discussion it was unanimous we go with option 2

Waste bin by the seat in the layby – Sheila had contacted Bob Hodgson at NCC who explained it would be up to the Parish to purchase a new bin, and suggested we look on the Glasdon website. Once we have chosen a bin NCC would give us a price for installing & repositioning the current one. He advised us to consider a wheeled bin housing that a 240 wheeled bin can fit into, slightly more expensive but NCC can provide the wheeled bin free of charge and any future replacements, so initially more outlay but moving forward less of a worry. Sheila had checked out the website but the housing unit costs £640. The previous bins bought were 90L and cost £394.38 for two with installation included. These were purchased direct from NCC. Cost of a 90L bin now is £228.88 + £15 delivery. There’s also the option of purchasing (at extra cost to bin) a steel liner – obviously to replace black bin liners which our current waste bins use.

It was decided to hold back until a decision from Highways is made regarding parking / the layby. If funding is needed / applied for to purchase benches, maybe a bin could be included. Barmoor Windfarm could be an option.

Radar Speed sign for east end of village. – Sheila had contacted Elan City and the quote for a sign (newer model) of the one installed is £2298. The spare solar panel we have is fully compatible with the newer version. Funding will be required if we wish to go ahead.

Glebe Hill Cottages is an ongoing problem outwith the PC

CORRESPONDENCE

The Community Foundation has received an application re funding through Barmoor windfarm. TillVAS is currently trying to secure an adequate display area within Ford Forge which they currently have a lease on. The application will be considered between meetings.

Highways and Public Realm in the National Landscape - covered by Sarah at start of meeting

Northumberland Coast AONB - Minutes of a meeting on Wednesday 15 November 2023.

Norham & Islandshires PCA zoom meeting to discuss Housing Needs ready for ACOM Housing Needs Survey – Derek attended and left as a member of the steering group

Sarah Brannigan briefly briefly outlined the process for the survey:

- It is desk based, carried out by AECOM,
- There will be a lengthy report; it will be important to review the draft
- The executive summary is also important
- The planning horizon is 15 years
- The focus will be on affordable housing, which is a key issue.
- There is no date for the start of the survey yet.
- Surveys across multiple parishes can be ‘problematical’ with different issues facing different communities.
- The report will take approximately 3 months to prepare.

Discussion

- The purpose of the needs survey is to form the basis of policies for the neighbourhood plan
- We need to get parishes to involve the community in order to take ownership of the neighbourhood plan.
- Vince Walsh, after the meeting, circulated a DEFRA paper from 2023 entitled “Unleashing Rural Opportunity”.
- Affordable housing is not an isolated issue however. It needs to be linked to infrastructure issues such as transport, Internet access, and employment.
- Claire Dakin, after the meeting, circulated a draft plan, or contribution to the Duddo parish neighbourhood plan. The intention was to identify parish-specific issues, but not to be taken as ‘the finished article’.
- There was a concern expressed that the NCC Local Plan appears to be focused on ‘service centres’, whereas more rural areas, such as N&I, have to take account of a ‘distributed’ population
- The suggestion was made that there should be 2 councillors from each parish on the Steering Committee for continuity

Northumberland Holiday Lets – Jen Hall explained that the November county wide figure for registered Holiday Let businesses has fallen slightly, first time it has happened. It appears a lot of properties are going up for sale in traditional areas like Beadnell, but the numbers are still growing in the south-east & inland communities. The sales seem to be a result of:

1. Over capacity, too many in the market and harder to make an easy profit
2. New legislation re mandatory number of nights let out in order to be classed as a business
3. New fire regulations which came into force on 1 October. Very few were aware of and were possibly worried inspections might follow

NCC – Confirmation received that Norham & Islandshire Neighbourhood Area has been re-designated

NCC – A joint Spring Conference with Town and Parish Councils will be held on Thursday 14 March from 5-8pm at County Hall

Northumberland Coast National Landscape – Dark Skies Workshop, 8 March at Embleton 5.15pm -8pm

NALC – Kings Garden Party Thursday 21 May - no nominations forward

LEAFLETS

Clerk & Councils Direct – January 2024 Issue 151

PLANNING

Planning Ref: 22/04725/FUL **GRANTED**

Change of use, alteration and conversion of redundant agricultural buildings to form 2no. dwellings and farm office and replacement of conservatory with extension to existing farmhouse.

Fenwick Stead Farmhouse, Belford, Northumberland, Northumberland NE70 7P

The Mailing-Dunn Family

Planning Ref: 23/03710/FUL **GRANTED**

Proposed construction of agricultural building to replace existing storm damaged building

Store, Beal Lodge, Beal, Northumberland

Mr Richard Sprot

Planning Ref: 23/03089/FUL **registered**

Proposed replacement of existing low pitched sloping dormer roofs with new slate hipped roofs. Proposed reconstruction of existing double dormer window to reduce the overall width to match others. Proposed installation of 2No. new velux roof windows to replace one half of the existing double dormer to allow natural daylight into the existing bathroom.

The Old School, The Village, Fenwick, Northumberland TD15 2PJ

Mr Paul Wilson

Parish Council Comments:

There has already been huge improvements to the view of the property

The Parish Council have no objections to these sensitive and reasonable proposals

Planning Ref: 23/04056/FUL **registered**

Proposed 15no. unit glamping park, comprising of 11no. woodside cabins and 4no. shepherds huts (resubmission of planning application 22/00296/FUL

Land South East of West Mains House, Beal, Northumberland

Mr Shaun Dixon

Parish Council Comments:

The views of The Parish Council have not changed since the first submission in 2022.

We object to this planning application on the following grounds:

1. It represents an over-development of a relatively limited site.
The Design and Access Supporting Statement includes the following comment about 'Open Access' "*The proposed development is designed to provide generous open spaces surrounding the holiday units*" - This seems to be an exaggeration and our comment about an overdeveloped site is accurate.

The cabins/shepherd huts do not seem to provide disabled access. The plans show all the units have (2) steps up from ground level and the paths from the car parking to the cabins/huts are shown as separate paving slabs; again not disabled access-friendly.

No mention of the service station on the adjacent property in the design/access statement.
2. The drainage issue seems to have been addressed, but it should be noted that it is dealing with the main buildings outflow also. Any waste water drainage will still be discharged into the burn – there is a danger of pollution in the event of equipment failure, incidentally the application form suggests the site is further than 20 metres from a watercourse but on inspection, the burn runs closely along one side of the site. Furthermore at periods of peak occupancy, which will probably be during summer months, there could be around 40 visitors on site. The resulting discharge of outflow into the burn is likely to represent a significant increase in water flow when the natural volume is at its lowest.
3. Access for all traffic is suggested as only being via Ocean Drive, with additional access through the Garage hinted at; we have expressed reservations about access from the Garage in the past, Ocean Drive (1 of several access points here) leads straight on to the A1 junction approach, an area subject to frequent congestion – if the development goes ahead there will be a substantial increase of traffic exiting the site. Access needs to be clarified, but should not be allowed through the Garage.
4. The application suggests there will be no HGV access to the site, yet the settling tank emptying would require an HGV?
5. The Parish Council has received several different planning applications from different owners over the years so has verified with the Land Registry the current owner of the land in question. It is Niall Dixon of West Mains House, Beal, Berwick on Tweed, having purchased the land in May 2021.
6. However the Land Registry data (paragraph 1-(i) of the Charges Register) states: '*Commercial traffic*' is not permitted on the access road '*except in cases of emergency or necessity*'; it can only be used for '*private domestic access to households*'. Users of the glamping units must be classed as 'commercial' and the glamping units cannot reasonably be deemed to be 'private domestic households'. (paragraph 3 of the same charges register) *indicates there are restrictive covenants on the land.*

The Parish Council strongly recommend that planning is refused

Planning Ref: 23/01020/FUL **registered**

Application for approval of as built fencing forming private garden, parking, 20mm gravel surfacing and bunded oil tank.

Fenwick Village Hall, The Village, Fenwick, Northumberland TD15 2PJ

Mr John Potter

Parish Council Comments:

The Parish Council have no objections

Planning Ref: 23/03275/FUL **registered**

Proposal: Development of six holiday chalets including access, parking, landscaping and associated works.

Location: Land to South East of Fenham-le-Moor, Northumberland

Parish Council Comments:

The application has been prepared very thoroughly with detailed documentation to support it. The location is good and is a perfect way for the family to diversify their farming business to help make it sustainable for the future.

The Parish Council have no objections

FINANCE

Premium Account as at 20 February 2024 **£908.70**

Community Account as at 20 February 2024
2481.72

Payment agreed at meeting

Hire of Hall – February meeting	10.00		
Colin Wakeling - January Newsletter	25.00		
Clerks ½ yr pay & expenses	<u>166.00</u>	<u>201.00</u>	£2280.72

KPC/ Community Foundation Initiative

(held within Community A/c) £710.05

NEWSLETTER – next will be March /April

ANY OTHER BUSINESS

Landslip – after the previous attempt to repair the land slip ended in uproar, with the work being postponed, the works are due to re-commence with the proposal being with traffic lights and speed restrictions. Starting on 26 February 2024. All legal requirements are in place to go ahead.

Co-opted member Mrs Sue Begbie has handed in her resignation from the PC. Stephen expressed the council's sadness stating she will be a great loss with Colin giving thanks for all she has done.

There being no further business the meeting closed at 9pm

Next meeting date: May 14th 2024 AGM 7pm followed by normal meeting