

**MINUTES OF A MEETING OF KYLOE PARISH COUNCIL HELD ON TUESDAY
9th JULY 2024 IN LOWICK VILLAGE HALL AT 7PM**

PRESENT:

Chairman: Mr Stephen Biglands
Vice-Chair: Mr Roger Birch
Parish Councillors: Mr Derek Eltringham, Mr Colin Wakeling

IN ATTENDANCE: Mrs S Henderson, Clerk to Parish

MEMBERS OF PUBLIC / GUESTS: None

APOLOGIES: Cllr. Margaret Murray, Kevin Maloney Community Foundation
& C. Cllr. Colin Hardy

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

MATTERS ARISING

C D Leyland Fund – Unable to attend, Kevin sent a report on our philanthropy. In 2023-2024 grants totalling £7,078 were made to 7 local charities and organisations. Currently our fund balance is £7,809 which could potentially rise to £10,722 in early 2025. Since the start of the fund seven years ago, 19 grants have been awarded totalling £19,872.

A donation request from Citizens Advice Northumberland was discussed with a decision to send a donor nominated grant of £500 from the C D Leyland Fund. Further grants for £1000 to Bell View, Belford and £500 to Cancer Cars, Berwick were also agreed. Sheila will forward details to Kevin Maloney.

Berrington Footpaths – Monies from the initiative fund which were ring fenced for the footpaths etc at Berrington will now be opened up for the rest of the Parish.

Bus Stops – nothing further, Colin has sent a reminder email

LTP 2024-25 – all three of our priorities; hardstanding for parking in Fenwick, parking bays adjacent to Bernicia bungalows, & parking/rest area just off the A1 at Fenwick were not allowed as LTP funding cannot be used to provide car parking.

LTP 2025-2026 will focus on road safety issues, B6353 junction with A1 & A1 /Beal /Holy Island junction.

Further to this, a letter will be sent to the new MP for North Northumberland David Smith outlining the problem we have getting Highways and National Highways to co-ordinate with each other regarding our safety issues.

Parking / Electric Vehicle Charging Points (EVCP's) - The circles we are going through needs sorting. Richard McKenzie will again be contacted regarding clarification regarding the grassed area by the Bernicia bungalows at Fenwick plus further parking ideas.

Benches in Fenwick – new legs on the one in the layby and possible re-location of the other towards the west of the bungalows still ongoing.

Book Box – No further forward with 'Books by the Sea' organiser. Sheila had sourced

details of the one she had noticed in the bus shelter at Lowick. It had been provided by Glendale Connect, Roger offered to get in touch and get further information.

Radar Speed sign for east end of village – Cllr. Colin Hardy will be approached regarding providing another one for the East end of Fenwick.

Norham & Islandshire Neighbourhood Plan (NINHP) - Derek reported things were quiet with no further contact up to date.

CORRESPONDENCE – received by email & forwarded to Cllrs.

Lindisfarne National Nature Reserve Joint Advisory Committee – June meeting to be held at Seahouses Hostel

North Northumberland Local Area Committee – following on from meeting on 30/5/24, Code of Conduct and Pledge from the NALC details received

NHS Northumbria Healthcare Stakeholder Update – new guidance to hospital visitors which means people will no longer need to book appointments.

Northumbria Police – Mark Purvis 2880 contacted clerk for meeting dates for possible attendance. Also gave information for the initiative named Northumbria Connected, a website to send & receive messages with Northumbria Police.

www.northumbriacconnected.co.uk

He was unable to attend this meeting but forwarded a report on the last 8 weeks:

Community Issues – There has been no youth ASB reported to Police

Community Engagement – High visibility patrols are made in this area

LEAFLETS

Clerk & Councils Direct – July 2024 Issue 154

PLANNING

Planning Ref: 24/01823/FUL & 24/01824/LBC

Proposal: Alteration/replacement of bituminous flat roof with zinc standing seam system, including replacement rooflights and lantern rooflight, demolition of conservatory, door opening partially blocked to create window and removal of 2no. first floor en-suites.

Location: Kyoelodge, Lowick, Berwick upon Tweed, Northumberland TD15 2PE

Applicant: Mr & Mrs Eoghann Brown

Parish Council Comments:

The Parish Council have no objections.

This is a well argued application which does not compromise the listed building particulars. The only query we would raise is why a single glazed window is to be used as a replacement for the doorway to the demolished conservatory when double glazed are installed elsewhere.

Planning Ref: 23/04056/FUL - resubmission of planning application 22/00296/FUL
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 Parish Council see little, if any change from the original application since the amended plans seem simply a re-submission of documents submitted a couple of years ago with no assessment in the light of new conditions / layout / etc of the proposal.

The views of The Parish Council have not changed since the first submission and 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

KPC/ Community Foundation Initiative

(held within Community A/c) 710.14

- plants 35.00 £675.14

NEWSLETTER – next will be September 2024 – Colin suggested that the police could possibly provide an A5 flyer to go in with the newsletter.

ANY OTHER BUSINESS

AGM Chairmans report – added in the list of recipients from CD Leyland Fund

There being no further business the meeting closed at 8.30pm

Next meeting dates: September 3rd

December 3rd

February 18th 2025

May 13th 2025 AGM + meeting