

Minutes of an ordinary meeting of Warden Parish Council held on Monday 1st September 2025 commencing at 705pm in Newbrough Town Hall

Those Present: Cllr G Charlton (Chairman), Cllr SJ Heminsley, Cllr WJ Foot, Cllr J Martin, Cllr D Liddle, Cllr L Kay, Cllr K Youngs

In Attendance: C Miller (Clerk) A Azocar-Nevin (County Cllr), Eden Renewable representative

2025/91 Apologies for Absence

Cllr S Robson

2025/92 Declaration of Members Interests

Cllr G Charlton declared an interest in allotments.

2025/93 Opportunity for members of the public to raise any matter

There were no members of the public present.

2025/94 Minutes of previous meeting held on Monday 7th July 2025

RESOLVED:

Members agreed that the minutes of the previous meeting held on Monday 7th July 2025 were a true record.

2025/95 Minutes of extra ordinary meeting held Monday 21st July 2025

RESOLVED:

Members agreed that the minutes of the extraordinary meeting held on Monday 7th July 2025 were a true record.

2025/96 Allotments

Pump for well had been installed and in working order.

2025/96/01 Allotment regulations. Members to consider request from current plot holder to be added to waiting list for a second plot

A current plot holder had requested they be added to the waiting list for a second plot.

RESOLVED:

Members agreed the allotment holder could be added to the list, however they would only be offered a second plot if there were no other person on the waiting list.

2025/97 Community litter pick

At the present time there was not a big problem with litter in the parish.

RESOLVED:

Members agreed to consider holding a litter pick Spring 2026.

2025/98 Roads/footpaths/village maintenance

Footpaths were in good condition with no instances of encroachment.

2025/98/01 Progress regarding the reduction in speeding traffic through the village

There was no update on the County Council report in relation to possible measures to reduce speeding traffic.

2025/98/02 Play area. Members to receive update on repairs required to play area

Cllr J Martin had arranged rubber matting and timber to prevent stones from entering the play area.

2025/98/03 Coronation seat repair. Members to receive update

Coronation seat had been repaired. Gardeners had painted several seats in the parish.

2025/98/04 Overgrown shrubbery. Cllr Heminsley to provide update

Cllr SJ Heminsley advised raspberry canes had been growing in the farmers field for many years and it would take a lot of manpower to sort out the shrubbery.

RESOLVED:

Members agree to remove the item from the agenda.

2025/98/05 Stock warning signage. Clerk to provide update

Warden Estates had inspected the footpath notices, advising a number of the signs had been removed over the early part of the year. However, all access points to footpaths had now been re-signed, although two of these had since been removed. Five cows had been stolen from the area (police case registered) and two CCTV cameras (installed at the request of Insurance underwriters) vandalised, as well as damage to a weighted gate closer. Walkers had been witnessed walking off the footpaths. gates being left open and purposefully propped open to mix stock. Warden Estates were happy to look at redirecting the footpath or fencing off.

RESOLVED:

Members agreed to thank Warden Estates for the comprehensive reply, and express dismay regarding cattle thefts.

2025/98/06 Members to consider items for inclusion on County Council Local Transport Plan 2026-2029

Members considered items for inclusion on the LTP 2026/27 to 28/29.

RESOLVED:

Members agreed to request 1. Traffic calming measures on bends at East Fourstones Lane; 2. Speed reduction at Hardhaugh; 3. Traffic calming and footpath on approach to Newbrough school.

2025/99 Planning

2025/99/01 Planning Application received

Public comments can be submitted via Northumberland County Council website: Northumberland.gov.uk/Planning.aspx or via post to: Development Control, County Hall, Morpeth, NE61 2EF

- 25/02869/RENE: Land South of Carr Hill Plantation, Fourstones – development of ground mounted solar park, battery energy storage system (BESS), associated infrastructure, access, landscaping and biodiversity enhancements, and cable route

Regarding the first application from Eden Renewables for a solar farm considered at PC meeting held 7/7/25, Eden Renewables representative advised the application was progressing with geophysics, bird and bat surveys being

completed, and which should be available to view in the near future. However it was not envisaged that the application would be determined before Spring 2026.

Members agreed there was a huge amount of detail to be looked at with the second Planning application NO 25/02869/RENE, submitted by ARM Dev Energy Ltd. It would be beneficial if the County Council arranged site visits with the Paish Council in attendance.

RESOLVED:

1. Members agreed to request an extension of time for comment on 25/02869/RENE, advising a definitive view cannot be given until all of the paperwork involved in both applications is received.
2. Members agreed to request County Council consider the two applications together, and take into account the approved Prudham quarry planning application.

2025/99/02 Planning Application approval received

No planning application approvals had been received.

2025/99/03 Northumberland County Council. Local Plan – Call for Sites – Consultation. Members to consider areas for potential development sites for consideration

County Council were starting to prepare a new county-wide Local Plan. The process would shape the future of the county setting out a long-term vision for housing, employment, infrastructure and the environment. To inform the plan the council were inviting interested parties to submit potential development sites for consideration. Whilst sites for all uses would be accepted, they were particularly interested in potential sites for housing, economic development, town centre uses and mineral extraction.

RESOLVED:

Members agreed to respond and suggest areas in the parish for development would be brownfield sites or small infill, except for the land north of Broadway.

2025/99/04 Members to consider use of green belt land in the parish

Concern had been raised about a piece of private land that could be considered as being used inappropriately. Matter to be considered further at next meeting.

2025/100 Reports

2025/100/01 Northumberland County Council

- Information in relation to controlling industrialisation of an area is contained within the County Council Local Plan – specifically planning policies RENE 1 and RENE 2.
- Safe passing signage for cyclists to be installed at Mossy in the near future.
- County Cllr had received an email from an individual advising they were interested in buying the Railway Inn.

2025/100/02 Sportsfield Association/Newbrough First School. Members to receive update regarding repair/establishing the MUGA as a sustainable community/school facility

MUGA had been repaired, with surface to be painted. County Cllr to contribute £5,000 toward the costs. Warden and Newbrough Parish Council's to cover the shortfall.

2025/101 Financial Matters

2025/101/01 Local government services pay award. Members to note 2025 increase of 3.20%, to be backdated from 1st April 2025

Members noted the local government services pay award.

2025/101/01 Members to approve the following payments

PAYABLE TO	DETAIL	NETT	VAT	GROSS
Newbrough Town Hall	Rent of meeting room	£30.00	NIL	
HSBC	Bank charges	£8.00	NIL	
HMRC	PAYE, direct debit 24/7/25	£46.46	NIL	
DH Charlton	Village maintenance	£510	NIL	
B Gustard	Village maintenance	£500	NI	
C Miller	July, August Salary Expenses	£506.65 £68.14	NIL	
J Martin	Rubber matting and timber for play area	£45.99 £20.24	NIL	

RESOLVED:

Members approved the payments.

2025/101/02 Defibrillator. Members to receive update on training in the use of defib

Defibrillator at Warden was registered on the Circuit and being checked regularly. There was no update on training in the use of defibs.

2025/101/03 Members to consider future Parish Council website / email requirements

Three quotations had been received for creating a website and providing a .org / .gov website. The current website would cease to function March 2026.

RESOLVED:

Members agreed to accept the lowest quotation from Spanglefish, with the build cost at £100 to £150, and ongoing annual cost of £100/annum.

2025/102 The Railway Inn

Nothing to report.

2025/103 To receive update from Climate Change Group

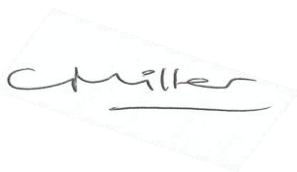
Item to be removed from agenda.

2025/104 Crises Management. Members to receive update regarding protocol for holding resident details.
Item deferred until next meeting.

2025/105 Information plaques for Parish Council assets. Members to consider options.
Sample plaques awaited.

2025/106 Urgent Business/Items for next agenda
There was no urgent business. Arrangements for presentation of Freemanship to be confirmed at next meeting.

2025/107 Date of Next Meeting
The next meeting of Warden Parish Council will be held on Monday 3rd November 2025 commencing 7pm in Newbrough Town Hall



Claire Miller, Clerk to Warden Parish Council

The meeting closed at 850pm

ACTION	RESPONSIBLE
Allotments	Clerk to advise allotment tenant they would be considered for a second plot if there was no other person on the waiting list
Defibrillator(s)	Training to be held in due course.
Stock signage	Clerk to thank landowner for comprehensive explanation and express dismay at cattle thefts
Information plaques for PC assets	ClIr Liddle to provide prototypes at next meeting.
Solar farm planning applications	Clerk to request extension of time for comment on , ask NCC to consider the two applications together and take into consideration the approved quarry application
Next litter pick	Litter pick to be organised Spring 2026.
Planning Application 25/02869/RENE: Land South of Carr Hill Plantation, Fourstones – development of ground mounted solar park, battery energy storage	Clerk to request extension of time for comment, advising a definitive view cannot be given until all paperwork is received for both applications.

system (BESS), associated infrastructure, access, landscaping and biodiversity enhancements, and cable route	Clerk to request County Council consider the two applications together and take into account the approved quarry application.
County Council review of local plan	Clerk to make submission suggesting a brownfield site or small infill, except for the land north of Broadway.
New website / .org email address	Clerk to accept Spanglefish quotation
Local Transport Plan requests 2026-2027	Clerk to submit requests – 1. traffic calming measures on bends at East Fourstones Lane; 2. speed reduction at Hardhaugh; 3. traffic calming and footpath on approach to Newbrough school.

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