

PRUDHOE TOWN COUNCIL

Minutes of Ordinary Meeting, including Planning, Contract and Works Committee) held in The Spetchells Centre at 6:00pm, 16th December 2015**Present**

Cllr Mrs J McGee (Chair for PCW's), Cllr E Dobson (Chair for consideration of Pre-Planning Application), Cllr G McCreedy, Cllr G Simpson, Cllr Mrs C Cuthbert, Cllr A Piper, Cllr A Gill, Cllr G Price, Cllr K Graham, Cllr Ms J Rose
 Cllr B Futers (arrived 18:10)
 Cllr Mrs E Burt (Chair for OM, arrived 18:20)
 Cllr A Reid (arrived 18:30)

1516/108 Apologies for Absence

Cllr Mrs N McGee, Cllr D Couchman

1516/109 Declarations of Interest

Cllr Mrs J McGee advised that she wished to be excused from the planning application for Mickley Garden Centre for personal reasons. Cllr McGee's Father founded Mickley Garden Centre as a market garden and with so many memories attached it would be too emotive. **AGREED.**

Cllr Mrs J McGee (Chair)

1516/110 Planning Applications**General - West Wylam Ward**

Ref. 15/03538/FUL

Proposal: Change of use from a game shop to a 'micropub'

Location: Unit 2, 10 Front Street, Prudhoe, Northumberland, NE42 5HJ

Applicant: Mrs Allison Thear, 8A Cranbrook Drive, Prudhoe, Northumberland, NE42 6QF

The applicant was present and made the following statement:

"The first Micropub was opened 2005, its aim to be a local pub for the local people. A Micropub is usually a one roomed pub, often taking over an empty shop in a main street, like Prudhoe, bringing it back to life. A real Micropub is focused on real ales and ciders and has no television, music or gaming machines, it encourages customers to mix and chat in a living room feel.

As a lover of real cider with a husband who enjoys real ale we have found we are not able to enjoy our favourite tippie where we live and have to travel out of the area. In Prudhoe are lucky enough to have a great selection of bars, a nice wine bar and great restaurants and I hope we have room for real ales and ciders too.

I aim to serve real ales and ciders from local microbreweries with regular guests along with locally produced snacks such as pork pies and local cheese. My premises licence has been passed with no objections and I have discussed with the local police to be part of pub watch and to be in full support of safe alcohol sales. Also in my application for change of use Policy are supporting my proposal, I have copies of emails with me.

I hope I have managed to explain the micro pub concept and I am happy to answer any questions you may have."

Cllr Piper raised concerns about a further pub in Prudhoe, due to the number of outlets already, and the increase of alcohol related problems.

Cllr McCreedy asked what the opening hours would be. Mrs Thear advised that the license was until 11pm but this would likely be for special occasions, with a usual closing time of 10pm.

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Cllr Simpson added that although he was supportive of new business and potential new custom coming into the town, he agreed with Cllr Piper that the council should look at the number of alcohol premises opening up in the future.

Cllr Futers reported that he had been directly contacted by 6 or 7 residents who objected to a further 'pub' in the middle of Front Street. Cllr Futers acknowledged that there was a public house at both the east and the west end of Front Street, stating that those residents who contacted him felt that this was sufficient and having a pub in the middle was at odds with the shopping offer. Cllr Futers concluded that that residents had made a point of contacting him to raise their concerns, these were not just passing comments, and as their ward Cllr he was entrusted to pass these on.

Cllr McCreedy proposed that the application be supported, this was seconded by Cllr Mrs Cuthbert. A vote was taken 9 in favour and 2 against. **It was AGREED to support the application.**

General - Mickley Ward**Ref. 15/03234/FUL**

Proposal: Erection of two three storey semi-detached dwelling houses (Use Class C3) with associated parking

Location: Land East of Burnside Lodge, Eastgate Bank, Mickley, Northumberland (NE43 7LY)

Applicant: Mr S Porter, Lyndene, Millfield Road, Riding Mill, Northumberland NE44 6DL

Response date: 16 December 2015

OBJECTION citing the following material considerations (the same considerations as indicated when the application was previously considered, in November 2015):

Overlooking / loss of privacy; loss of light or overshadowing; layout and density of building. The proposed development would "tower above" existing properties; it would represent over-development of the existing site; the front elevation is not in line with the existing streetscape; and the roof elevation is not in line with the existing roof elevations. It was also felt that the proposed development was out of character for the area.

General – Castlefields and Low Prudhoe Ward**Ref. 15/03750/OUT**

Proposal: Outline planning permission for residential development of approximately 50 dwellings

Location: Hammerite Products Ltd, Prudhoe, Northumberland NE42 6LP

Applicant: Horizon Products Ltd, Unit 6, Churchill Industrial Estate, Chainbridge Road, Blaydon, Gateshead, Tyne & Wear NE21 5AB

Response deadline: 10 December 2015

OBJECTION on the following grounds:

- (i) Insufficient information had been supplied to enable the application to be properly determined;
- (ii) It was noted that objections had been raised to the proposed development by NCC Public Protection;
- (iii) Concerns were expressed with regard to the access from the development to the A695, noting that further information was being sought by NCC Highways on this point;

It was also agreed to comment as follows:

- (i) That the percentage of affordable housing in the development ought to be set at the level of 30% as a minimum, not at some point between 15% and 30%;
- (ii) Expressing concern on the impact of the development on the amenity of the residents of North Row;
- (iii) Noting that the land was listed as employment land in the latest version of the Core Strategy.

Mickley Ward**Ref. 15/03775/FUL**

Proposal: Construction of single storey cottage on land to the west of Blue Bell Cottage

Location: Land south-west of the Blue Bell Inn, Mount Pleasant, West Mickley, Northumberland (NE43 7LP)

Applicant: Mr Geoff Yates (address as above)

SUPPORT

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Mickley Ward

Ref. 15/03522/FUL

Proposal: Proposed demolition of redundant farm building and adjacent dog kennels and re-development of site to provide 1 no. dwelling

Location: Mickley Moor Farm, Edgewell House Road, Prudhoe, Northumberland NE42 5PD

Applicant: Mr J Michael Ridley, R Ridley & Sons (address as above)

SUPPORT (by 8 votes for, 3 against, with one abstention)

Prudhoe Hall Ward

Ref. 15/ 03984/FUL – re-submission of 15/03356/FUL

Proposal: Proposed first storey extension to side and rear creating new kitchen / diner, master bedroom and bathroom

Location: 35 Park Lane, Prudhoe, Northumberland NE42 5LN

Applicant: Miss Nina Clark (address as above)

SUPPORT

Cllr E Dobson (Chair)

Pre-application - Mickley Ward

Ref. 15/01310/PREAPP

Proposal: Pre-application enquiry for outline planning permission for the construction of dwellings

Location: Tyne Valley Nurseries, West Road, Mickley, Stocksfield, Northumberland NE43 7BT

Applicant: Mr J Craven (address as above)

The Council received and considered the information supplied by the Planning Authority and **it was AGREED** to respond to the pre-application consultation as follows:

Expressing concerns with regard to the proposed road access to any development, as already indicated by the road markings. It was noted that concerns had been expressed in the past regarding this access.

Cllr Mrs E Burt (Chair)

1516/111 Report of Planning, Contracts and Works Committee, held on 11th November 2015

It was AGREED to receive the minutes

Proposed: Cllr A Gill

Seconded: Cllr Mrs Cuthbert

1516/112 Minutes of the Ordinary Meeting, held on 25th November 2015

Cllr Mrs Cuthbert requested an amendment with respect to minute **1516/106 West Area Committee**, it should read 'Cllr Mrs Cuthbert attended the meeting at Hexham and reported that there is a new cycle way open, The Sandstone Way. Geoff Paul updated the meeting with respect to the budget. The closure of Haydon Bridge Fire Station was discussed.

It was AGREED to receive the minutes as a true record with the correction above.

Proposed: Cllr A Gill

Seconded: Cllr B Futers

1516/113 Matters Arising

Page 2, 1516/101, Strategic Housing Local Area Assessment (SHLAA); The Clerk reported that the council's response had been sent and acknowledged.

Page 5, 1516/106, Mickley Residents Meeting; Cllr Mrs Cuthbert stated "I was asked if I would like to present to the Town Council a report of the meeting in question; I did this in good faith. I reported on what I heard at the meeting, with the caveat things might have been taken up after the meeting. I'm sure we are all grateful to Cllr Dale for coming along tonight to present a more comprehensive report."

County Cllr Mrs Dale reported that a petition had been sent to the West Area Committee for a pedestrian crossing in Mickley Square. Cllr Mrs Dale defended that the residents meeting in Mickley is not a forum or a public meeting, but is between herself and the residents. Furthermore, Cllr Mrs Dale

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stated that people approached her after the meeting who would like to be part of a residents committee and a playing fields committee. Cllr Gill asked if the Mickley Residents Meeting was a public meeting or a private meeting. Cllr Futers expressed confusion over what Cllr Mrs Dale was actually trying to report under 'Matters Arising'. Cllr Mrs Burt stated that the report given was not as accurate as it might have been. Both Cllrs Gill and Futers argued that the report of the meeting was what was said at the meeting, and had been received as an accurate report.

Page 6, 1516/107, Prudhoe Post Office; the Clerk confirmed that a response had been sent and acknowledged.

Page 6, 1516/107, Correspondence; the Clerk confirmed that all responses had been sent as agreed.

1516/114 Accounts 2015/16

a) **It was AGREED** to receive the bank reconciliations 10th November – 9th December 2015

Proposed: Cllr K Graham

Seconded: Cllr G Simpson

b) **It was AGREED** to receive the statement of Budget and Expenditure up to 10th December 2015

Proposed: Cllr Mrs J McGee

Seconded: Cllr B Futers

c) **It was AGREED** to endorse those payment in bold and approve further payments received since the November meeting (schedule of accounts was tabled)

Proposed: Cllr G Simpson

Seconded: Cllr Mrs C Cuthbert

1516/115 Prudhoe Market

It was AGREED to receive the report of the meeting

Proposed: Cllr G McCreedy

Seconded: Cllr Mrs J McGee

Cllr Gill questioned how the 'Prudhoe Market Meeting' came to recommend that Town Council gazebos be given to traders to use 'free of charge', and stated that the council had always charged for gazebos, even community groups and charities; since this was a commercial initiative it seemed at odds with previous discussions. Cllr McCreedy explained that at the meeting members were trying to think of ways to encourage traders to take stalls; as the Town Council are working in partnership with the county on this, it was hoped that this minor contribution could give the market the lift it needed. Cllr McCreedy concluded that the market needs a further boost and he would pay the hire charge for the gazebo if necessary. Cllr Gill responded that it was not about the money it was about going back on a decision previously enforced by the Events Committee resulting in others being charged.

The Clerk enlightened that after the meeting was held he checked who would be responsible for collecting, putting up, taking down and returning the gazebos; it was clear that NCC were not in a position to do this. The Clerk added that as the Proper Officer of the Council he would need to make sure that those erecting gazebos are in a position to do so, the council could not open itself up to risks. Cllr McCreedy responded that the trader in question on this occasion, has completed the appropriate paperwork with NCC and are in a position to sort the gazebo for themselves.

Cllr Mrs Burt asked why the council were being presented with a report for a meeting that took place two months previous. Cllr Simpson asked if the council is in a position to support the policy of supplying gazebos and tables, if the council is then it needs to look at how this could be delivered.

Cllr Futers stated that the reason the gazebos were offered was due to a lack of other ideas and nothing from NCC; it was known at that time that the recommendation would have to come to the council for approval. Cllr Mrs Cuthbert offered that as a solution in the short-term, with respect to the trader

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expecting to attend the market that weekend, she had a gazebo they could use, providing they were able to collect it. **This was agreed** as an interim solution and Cllr Mrs Burt proposed the events group meet as soon as possible to agree the way forward in respect of gazebos. **AGREED**

Cllr McCreedy advised that Prudhoe Community Band were playing at the market on 19th December.

1516/116 Cemetery Sub-Committee

Cllr Gill explained that the Cemetery Committee preferred and enforced a specific memorial seat for the cemetery, this was agreed by the full council some time ago. However, the seat which is purchased from Taylormade Castings in Stoke-on-Trent, with costs passed on to families, is quite expensive. Cllr Gill reported that the administrator had been asked to look into making savings and the recommendation was as presented. The recommendation is that the council buy x6 pairs of metal ends in the specific design and have the seat assembled locally; there are currently 3 people interested in purchasing seats. The administrator has received an indication of cost from a local joiner, and with carriage costs also saved, the result is that each seat would save families approximately £180. Cllr Gill advised that the Cemetery Committee would like to store the seat ends in the chapel and have them erected when ordered.

Cllr Mrs Cuthbert asked if residents had a choice in the 'type' of memorial seat. Cllr Futers explained that a standard seat was chosen a number of years ago with a Prudhoe Town Council design within the metalwork legs.

Cllr Mrs Burt was concerned about the proposal and wondered if the council were straying into preferred traders' territory, and therefore not feeling she could support the proposal. Cllr Futers argued that for a number of years the council has attempted to establish links with local traders and have succeeded in some areas, this being a further example. The administrator clarified that if approved in principle, quotes would be sought from local joiners in the usual way, with a view to selecting a joiner to work with the council on this cost saving initiative. Cllr Mrs Burt expressed that the council was not saving money and that it would involve more staff time. Cllr Simpson said that the principle of working with a sole joiner would have to be agreed if the council were going to do this. Cllr Gill asked how there would be more staff time taken up, disputing this as the process would be more not less efficient. Cllr Mrs J McGee proposed that the recommendation should be supported stating "this is a good saving to be passed on to residents", and concluding that if the council can do it, they should. Cllr Dobson proposed that any joinery work, up to the set value, should be approved by the Planning, Contract and Works Committee.

It was AGREED to support the recommendation.

Proposed: Cllr A Gill

Seconded: Cllr B Futers

1516/117 Prudhoe Neighbourhood Management Meeting**It was AGREED to receive the report**

Proposed: Cllr B Futers

Seconded: Cllr G Simpson

Cllr Mrs Cuthbert confirmed that she had used the 'Report a Broken Street light' option on the County Website and it was very straight forward.

The Clerk reported that The Spetchells Centre did support the 'You're Welcome' scheme with respect to public toilets.

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Cllr Mrs Burt asked if the gardeners had seen the Allotment Rules presented to the council for adoption. The Clerk advised that the rules presented for adoption tonight were taken from model rules 'National Association of Allotment and Leisure Gardeners', adding that it was for the Council to impose the rules. Cllr Mrs Burt argued that it would have been good practice to have discussed them with the gardeners beforehand. Cllr Mrs Cuthbert expressed confusion over the issue. Cllr Mrs Burt clarified that she would have preferred that the council and gardeners had looked at the rules together and then they had come to the council for agreement.

It was AGREED to adopt the Allotment Rules

Proposed: Cllr B Futers

Seconded: Cllr G Simpson

1516/119 Play Area/Open Spaces Humbles Wood

Cllr Mrs Burt gave a brief summary of the history and current situation with respect to the open space at Humbles Wood. Cllr Mrs J McGee commented that the council had experience with this type of play area at Cockshott Dene and that it is unsuitable and dangerous. Cllr Mrs J McGee added that the council have no idea about maintenance and replacement costs or how long it would last. Cllr McCreedy suggested that it would be advantageous to consult with those residents who will be using the play area. Cllr Mrs Burt expressed that the council have no say over the type of play area/open space that is created, however the council could decide that it no longer wished to take it on.

Cllr Dobson agreed with Cllr McCreedy that the council should ask for assurance that Gentoo have spoken with residents. Cllr Mrs Burt replied that residents may return in support of a natural play feature which may then tie their hands. Cllr Mrs Burt proposed that a further meeting be arranged with Gentoo, for which all Cllrs would be invited to attend. **This was AGREED.**

1516/120 North-East Devolution

Cllr Mrs Burt asked members if they supported making a Town Council combined response. Cllr Dobson proposed that Cllrs respond individually. Cllr Simpson believed that the council had already discussed North-East Devolution and that comments summarised that much better consultation was required.

It was AGREED to send individual responses

Proposed: Cllr E Dobson

Seconded: Cllr A Reid

It was also AGREED to send the previous summary of comments

Proposed: Cllr G Simpson

Seconded: Cllr Mrs Cuthbert

1516/121 Prudhoe Town Council Young People's Forum

This item was deferred.

1516/122 Schedule of meetings for January 2015

The Planning, Contract and Works Committee will meet as usual on the 13th January 2016 and the Ordinary Meeting, to include agreeing the budget for 2016/17 will meet on the 27th January 2016.

1516/123 Reports from outside bodies

Cllr Reid reported that he had attended a meeting of 'The Land of Oak and Iron' and could confirm they were successful in their Lottery bid. Cllr Reid confirmed that the majority of funding would be spent in the Rowlands Gill area and that this is very much Gateshead driven but did add that some money

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would 'trickle through' to Northumberland. Cllr Simpson asked if they could be asked to attend a council meeting to give an update on their plans. **It was AGREED this would be a good idea.**

1516/124 Tabled and Correspondence Correspondence

1. Ministry of Justice: Proposed Closure of Mickley Churchyard, Mickley, Stocksfield, Northumberland NE43 7LS

A letter, dated 3 December 2015 has been received from Rekha Gohil, Coroners and Burial Policy Team at the MoJ. The letter encloses for the Council's information a copy of a draft notice (reference OPR/075/301) which has been sent to the Secretary of St George's Church, Mickley Parochial Church Council. The letter note that the notice requests "for any representations from the public to be made to this department within 21 days of its being published"

The Notice itself states that "it is the intention of the Secretary of State for Justice, acting on an application by the incumbent and churchwardens, to apply to the Privy Council for an Order requiring the discontinuance of burials in the above churchyard. This is subject to exceptions covering (i) burial in any walled grave or vault in the churchyard (ii) burial in any existing earthen grave in the churchyard, or (iii) in any grave space "which...has been reserved and appropriated, with the exclusive right of burial there..." Any representations must be made to the MoJ Coroners & Burials Team, using the above reference.

It was AGREED to RECEIVE the information

2. Parkwood Leisure: Freedom of Information – Request

A letter, dated 8 December, received from Nicola Jones-Childe, Directors' Secretary, Parkwood Leisure, asking "What leisure or culture facilities does the Local Authority provide? Eg leisure centre(s), theatre(s) or other (please state)." The letter then asks for details about any organisations managing these facilities, contract start and end dates, contract turnover, details of any subsidy or surplus payment, etc. The letter states "I am making this request under the Freedom of Information Act and understand you have 20 days to respond."

It was AGREED to RESPOND stating that the Town Council do not manage any such facilities.

3. Mitry-Mory: Mayor's Installation and Fête de la Colombe, 7/8 January 2016 - Invitation

Email of 9 December, with an attachment dated 18 November, addressed by the Mayor and the President of the Comité de Jumelage (Town-Twinning Committee) to the mayors and town-twinning committee presidents of Mitry's twin towns. The letter announces that the mayoral installation will take place on 7 January, and notes that this is a special year, as the town celebrates 90 years under "a communist and progressive leadership", while in 2016 it is the 80th anniversary of the Front Populaire. The letter offers thanks for the messages of support following on from the dreadful events (in the Paris area) at both the start and end of the year. The mayor's undertakings "will therefore be placed more than ever under the sign of peace and of human goodwill." "We therefore officially invite you to come and take part in this time of solidarity, and we would be honoured to know that you are present by our side."

The email also asks if the Prudhoe representatives would be present on 8 January for the traditional "Fête de Colombe"

It was AGREED to RECEIVE the letter and note that the Chairman has already responded with regret as is unable to attend.

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4. Post Office Limited – Consultation on Proposed Move of Prudhoe Post Office to New Premises

Email, dated 16 December, from Ricky Jooma, Communication and Correspondence Team, Post Office Limited. The email thanks the council for its response, and indicates that the council's views have been noted and that all responses are fed back into the consultation. Specifically, "your comments on disabled parking provisions at the proposed site have been noted and included in the local public consultation". The email adds that "consultation for Prudhoe Post Office ends on 11 January 2016. Once a decision has been made, we will write to you again to let you know about our decision. Customer information posters will also be displayed in branch and details will also be published on our website postofficeviews.co.uk."

It was AGREED to RECEIVE the letter

Tabled Items

1. Mistry-Mory: "L'Evolution" news magazine, Decembre 2015
2. Broomley & Stocksfield Parish Council: NE 43 News – Issue 57, Winter 2015