

## PRUDHOE TOWN COUNCIL

**Draft Minutes of the PLANNING, CONTRACT AND WORKS COMMITTEE MEETING, held in meeting room 1, The Spetchells Centre at 7:00 pm on Wednesday 13<sup>th</sup> February 2019**

**PRESENT**

Cllr Jennifer McGee (Chair), Cllr Chris Cuthbert, Cllr Tracy Gilmore, Cllr Andy Gill, Cllr Russ Greig, Cllr Angie Scott, Cllr Bryan Futers, Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Brenda Grey, Cllr Gerry Price, Cllr Ignasious Varghese

**PCW 1819/066 Apologies for Absence**

Cllr Carol Stephenson

**PCW 1819/067 Declarations of Interest None**

**PCW 1819/068** Cllr Jennifer McGee requested that the record should record the names of the members who voted on any question on the agenda, so as to show whether they voted for or against it, as per standing order 10. **This was AGREED.**

**PCW 1819/069 DRAFT Minutes of Planning, Contract & Works Committee Meeting, held on 16<sup>th</sup> January 2019**

**It was AGREED to RECEIVE** the minutes as a true record.

The motion was not seconded and therefore failed.

**It was AGREED** that the minutes could not be signed as a true record of the meeting.

**Proposed: Cllr Chris Cuthbert**

**Seconded: Cllr Duncan Couchman**

The Clerk advised that in view that the minutes were not considered a true record the motions would be null and void and further advice would be offered later.

**PCW 1819/070 Clerk's Report****Planning, Contract & Works Meeting, 16<sup>th</sup> January 2019**

**It was AGREED to RECEIVE** the following report.

**Proposed: Cllr Glenn Simpson Seconded: Cllr Chris Cuthbert**

**1819/158 Resident's Letter**

An email response was sent to Mrs Mary Palmer (who requested to be named in the record of the meeting, as on the agenda) who was heartened by the response and praised the Front Street traders we have. Mrs Palmer acknowledged that the Town Council must appreciate the importance of the 'pavement culture' and do as much as possible to maintain the Front Street to a very high standard. Mrs Palmer felt the lack of a central park was detrimental to Prudhoe.

**1819/159 Funding for Detached Youth Service via Prudhoe Youth Project (previously referred to as PYI)**

Following agreement at the 2019/20 Budget Meeting on 23<sup>rd</sup> January 2019, the clerk has advised Prudhoe Community Partnership Chair, Mr George Hepburn that the Town Council will make £20,000 available towards the 'Detached Youth Service' proposal that was received under this minute.

**1819/160 Television Licence Refund Scheme**

The clerk issued the following press release on 17<sup>th</sup> January 2019, online as well as at the Karbon Homes counter:

***Cessation of Prudhoe Town Council TV Licence Grant Refund Scheme for those aged 65 and over.***

*The TV Licence Scheme was launched in 1980 by Prudhoe Town Council. It was said to be the second such scheme in the country, the first having been set up by Sheffield City Council. The initial licence grant*

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was for £12 per application, paid to qualifying residents in the form of TV Licence stamps. Until 2008-9, the value of the grant was £15 per licence, but it was then raised to £30.

Over the years there have been a number of changes to the administration of the scheme, the result being that the council now pays £30 cash to those eligible residents who seek the grant, following eligibility checks being carried out by the Karbon Homes customer services desk in the library.

The Scheme is not means-tested, providing you are a Prudhoe resident, in receipt of state retirement pension and have paid your TV licence, the £30 refund will be paid over.

At its meeting last night, the council considered the future of the scheme, taking into consideration the following points:

- That the council has to be able to satisfy itself that the benefit of the scheme is proportionate to the expenditure incurred.
- That further changes are required to the administration of the scheme in view that Karbon Homes is no longer able to support the council, and following questions from the council's external auditor.
- That the council should ensure that all those entitled are aware of the scheme through better advertising and should budget accordingly; we currently commit £12,000 in the budget to this scheme.
- That currently all those entitled to the £30 grant do not claim it. (Based on the last published census the cost would be £32,850 if they did; 1,095 population between age 65-74).

In June 2020 the Government will cease to fund the free TV Licence for the over 75's and the decision as to whether it continues will be taken by the BBC. It is probable that the BBC will not support this, subsequently increasing the likely number of claimants.

In considering the above points, the council agreed at its meeting last night that the TV Licence Refund Scheme should cease at the end of the financial year.

Councillors were mindful that if better publicised the scheme could result in a far greater expenditure than the council had ever committed to the scheme and therefore a bigger burden on the council tax payers of Prudhoe.

Councillors were concerned about the impact on those in real need of discontinuing the scheme, but in view that it is not means-tested were accepting that there was no way of establishing this.

The refund will continue to be paid until 31st March 2019 to those who have not have not already claimed in the current financial year.

There was also a report in the Hexham Courant, following which the office received one telephone call checking if the resident would be able to claim if the refund was due after March.

### **1819/161 Prudhoe East Centre – Community Asset Transfer (CAT)**

The clerk has spoken Prudhoe Community Partnership Chair, Mr George Hepburn to clarify the position of PCP, if Prudhoe Town Council decided it did not wish to lead on a CAT; there was a supposition at the meeting but not a confirmed response.

The following information was emailed to all councillors:

*With regards the future of The East, George has informally (as he would need trustee support) offered that if PTC no longer wished to lead a sole asset transfer or long-term lease application to NCC that PCP would be interested in doing so and that they would welcome x2 Cllrs being on any group set up so that the Town Council was represented. George was clear that PCP would have to weigh up the risks and they would welcome any financial support for a business plan. There is*

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*a safety net in regards the building being put up for sale as PCP some time ago registered a 'community right to bid', therefore, they would be offered first refusal if a sale was ever pursued by NCC.*

The clerk also issued procedural advice regarding revisiting any decisions taken on this item as it was clear members were concerned about the processes followed.

**1819/162 Town Council Website**

A request for 'Expressions of Interest' has been published and shared; the closing date was 6<sup>th</sup> February 2019. This agenda asks for approval of a small working group to go through the information received and make a recommendation to the March PCW's Committee.

**1819/163 Castle Dene Allotments**

A written response was sent to Northumberland Estates that included the following:

*Following your letter of 13<sup>th</sup> December and our conversation on 17<sup>th</sup> December, I am writing to confirm that Prudhoe Town Council received your letter at a meeting on 16<sup>th</sup> January 2019, therefore I am in a position to respond formally, as per the council's instructions.*

*Members of Prudhoe Town Council and members of Prudhoe Gardener's Association, who manage the allotments on behalf of the council, would like to request that any increase in rent is in line with inflation, rather than the 100% increase proposed.*

**Other Reports**

1. Work on the trees at the rear of the Road Ends toilets has been completed. We need to look at possibly removing some concrete fence post within the boundary as Prudhoe Methodist Church are erecting a new wooden boarded fence. The lock on the women's WC is broken, this is in hand.
2. Site meetings have taken place at Edgewell Old Cemetery regarding essential and improvement works; costs will be brought to cemetery meeting on 19<sup>th</sup> February, prior to coming to full council.
3. Due to comments on social media regarding the locking of the cemetery gates, the clerk has issued a Press Release containing the council's decision which was taken in November; OM 1819/132.
4. Costs have been sort for a replacement Space Net at Highfield park; this is on the agenda.
5. Following the agreement of the Town Council's budget and precept demand, which was given to Northumberland County Council on 25<sup>th</sup> January 2019, the clerk has produced charts that help explain the budget and compare previous years.
6. Following emails regarding dog fouling, the clerk issued a poster encouraging residents to report to NCC rather than post on-line. There is however a feeling among those reporting that reports are not acted upon or counted. This is reported by operatives to have increased the number of reports.
7. The New Local Plan consultation has been publicised. As well as being part of the Local Area Council meeting on 12<sup>th</sup> February, there is a public event at Waterworld Bowls Pavilion as previously advised (Saturday 16<sup>th</sup> February, 10am – 3pm)
8. Following a tour of the town on Monday 4<sup>th</sup> February and a visual inspection of town council assets and areas of responsibility, a number of minor repairs have been agreed and actioned in consultation with the chair of the council. More substantial work with regards the play safety surfaces at Castledene Play Area and West Mickley Play Area will be added to a future agenda of the PCW's committee.

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9. Requests have been received for a litter/dog bin between Edgewell and Mickley; this has been discussed with the NCC Neighbourhood Team and will be brought to the March PCW's Committee.

**PCW 1819/071 PLANNING MATTERS**

- a) The following planning applications were considered and the responses **AGREED**

**18/04455/VARYCO**

**Cricket Pavilion Eastwood Park, Eastwoods Road, West Wylam Northumberland NE42 5DX  
Mr Connor Phillips**

Variation of condition 2 (Approved Plans) pursuant to planning permission 17/03866/FUL to change the brick colour to match the existing pavilion.

**It was AGREED to SUPPORT** the application

**Proposed: Cllr Angie Scott**

**Seconded: Cllr Tracy Gilmore**

**19/00046/OUT**

**Land at Junction with Western Avenue and Cranbrook Drive, Western Avenue, Prudhoe, Northumberland**

**Mr Steve Lamb**

Outline application for the proposed construction of 2 No. Four bedroom detached houses (all matters reserved)

Five residents spoke in opposition to the planning application.

**It was AGREED to OBJECT** to the application for the following reasons:

Parking, Highway Safety and Traffic  
Layout and density of building  
Concerns over flood risk and drainage  
Previous planning decisions

The area proposed for development is on the bend of a very busy road that is already at capacity with parked cars; it is almost single track driving all the way along Western Avenue. The driveways for the two houses are expected to be onto Cranbrook Drive with another additional road to the east for the already permitted development; this poses considerable highway safety issues due to the proximity to the corner.

The area proposed for development is amenity/recreational land for those on the estate and has been for 40 years. This goes against the NPPF to promote healthy and safe communities. The land was left as amenity land by the previous developer when the estate was built and has been used as such since.

It is believed that the information detailed in the application with reference to the flood risk and surface water run-off is incorrect.

Planning permission has been given for the site the south of this and a breach of planning conditions was raised by residents and this council, 18/01053/BRCOND, concerns remain live with no regard for site safety.

**Proposed: Cllr Bryan Futers**

**Seconded: Cllr Tracy Gilmore**

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**Land North of The Grange South Road, Prudhoe, Northumberland  
Mr Lynburn**

Proposed 2 bedroom bungalow including garage and access

Two residents spoke in opposition of the planning application.

**It was AGREED to OBJECT** to the application for the following reasons:

Effect on listed building and conservation area

Design, appearance and materials

Nature conservation

Previous planning decisions

Layout and density of building

Parking, Highway Safety and Traffic

The Grange is a Grade II listed building with a history going back 850 years. It is one of the oldest buildings in the town, 2<sup>nd</sup> only to Prudhoe Castle. The proposed development would severely impact on the appearance of this historical site and would obscure The Grange.

Residents note that bats and hedgehogs are prominent visitors to the site and there is an ancient Hawthorne hedge.

There have been four previous failed planning applications for variations of the proposed development and nothing material has changed since the applications were refused. There was an appeal that was not upheld.

This proposed development contravenes the Tynedale Local Plan, policy H35 as is a back-land development that is not in keeping with the scale and character of The Grange.

South Road is already a very busy road; the proposed development creates an additional vehicle access across a well walked pavement, especially used by school children.

Sympathy to the site by the landowner is not evident as the land is poorly maintained and the outer wall is unsafe.

**Proposed: Cllr Tracy Gilmore**

**Seconded: Cllr Russ Greig**

**It was also AGREED** to add to a future agenda whether the area could be classified as a conservation area.

**It was also AGREED** to raise concern with Northumberland County Council about the outside wall being unsafe.

**b) It was AGREED to RECEIVE** the following Planning Decisions:

**Land North of West Dene Terrace, Dene Terrace, Prudhoe Northumberland  
Mr Anthony Redhead**

Change of use to provide 2 no. Semi-detached dwellings

**NCC REFUSED PERMISSION**

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**11 Homedale, Prudhoe, NE425AY****Mrs Klara Cozens**

Rear extension, hipped roof to replace flat garage roof, main roof retiled, plus refurbish external finish

**NCC GRANTED PERMISSION****17 Homedale Prudhoe Northumberland****Mr Nick Adams**

Proposed single storey extension to rear

**NCC GRANTED PERMISSION****Land to the East of 2 Edgewell Road, Edgewell Road, Prudhoe****Mr Cliff Hubbuck**

Outline permission for the construction of one new two storey family dwelling and one single storey bungalow (C3 Use class) with associated pedestrian and car parking (re- submission)

**NCC REFUSED PERMISSION****PCW 1819/072 SPECIAL RESOLUTION Standing Order 36 – Rescission of Previous Resolution**

The Clerk advised that due to the minutes of the January meeting not having been received as a true record, the suspension of standing order 36, to rescind previous resolutions and agreements pertaining to item 8 of the Planning, Contract and Works Committee, Minute Reference: 1819/161 Prudhoe East Centre – Community Asset Transfer, from the January meeting, was no longer necessary.

It was **AGREED** to withdraw the special resolution.

**Proposed: Cllr Jennifer McGee      Seconded: Cllr Glenn Simpson**

**PCW 1819/073 Prudhoe East Centre - Community Asset Transfer**

- a) It was **AGREED** that the Town Clerk would arrange a site visit to Prudhoe East Centre buildings and land with appropriate Officers and Cllrs. from Northumberland County Council and representatives from local Youth and Community groups, including Citizens Advice Northumberland, who may have a future interest in using or occupying the East Centre in the future (previously agreed minute reference: December 1819/143)

**Proposed: Cllr Jennifer McGee      Seconded: Cllr Duncan Couchman**

**Those in favour:** Cllr Jennifer McGee, Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Brenda Grey, Cllr Chris Cuthbert, Cllr Tracy Gilmore, Cllr Russ Greig, Cllr Angie Scott, Cllr Ignasious Varghese (9)

**Those against:** Cllr Gerry Price, Cllr Bryan Futers (2)

Cllr Andy Gill abstained. (1)

The motion is carried.

- b) It was **AGREED** to instruct an independent chartered building surveyor to survey the East Centre site, which would be carried out following a site visit.

**Proposed: Cllr Jennifer McGee      Seconded: Cllr Chris Cuthbert**

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**Those in favour:** Cllr Duncan Couchman, Cllr Glenn Simpson, Cllr Jennifer McGee, Cllr Ignasious Varghese, Cllr Chris Cuthbert (5)

**Those against:** Cllr Angie Scott, Cllr Bryan Futers, Cllr Angie Scott, Cllr Andy Gill, Cllr Tracy Gilmore, Cllr Brenda Grey, Cllr Russ Greig (7)

The motion is not carried.

**c) It was AGREED** to contact those organisations who could work in partnership with Prudhoe Town Council, i.e. Prudhoe Community Partnership, Citizens Advice Northumberland

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

**Those in favour:** Cllr Ignasious Varghese, Cllr Tracy Gilmore, Cllr Chris Cuthbert, Cllr Jennifer McGee, Cllr Duncan Couchman, Cllr Glenn Simpson (6)

**Those against:** Cllr Bryan Futers, Cllr Angie Scott, Cllr Russ Greig, Cllr Gerry Price, Cllr Brenda Grey (5)

Cllr Andy Gill abstained. (1)

The motion is carried.

**d) It was AGREED** to issue the terms of reference (previously agreed minute reference: December 1819/143 for a Consultant to undertake a Feasibility Study for the future use of Prudhoe East Centre site

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Duncan Couchman**

**Cllr Chris Cuthbert proposed an amendment which was handed to the chair:**

To agree to issue the Terms of Reference for a consultant to undertake a Feasibility Study for the future use of Prudhoe East Centre; ***ONLY after the Town Council has done due diligence and assessed the reports/feedback on the site visit, surveyor's report and those organisations who could work in partnership with the Council.***

The Clerk offered advice that as the council had not agreed to instruct an independent chartered surveyor Cllr Chris Cuthbert may wish to alter her own amendment.

Cllr Chris Cuthbert removed reference to the surveyor's report and the amendments read as:

To agree to issue the Terms of Reference for a consultant to undertake a Feasibility Study for the future use of Prudhoe East Centre; ***ONLY after the Town Council has done due diligence and assessed the reports/feedback on the site visit, and those organisations who could work in partnership with the Council.***

**Proposed: Cllr Chris Cuthbert      Seconded: Cllr Jennifer McGee**

With Cllr Jennifer McGee and Cllr Duncan Couchman in agreement, the amendment becomes the substantive motion.

**Those in Favour:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Gerry Price, Cllr Jennifer McGee, Cllr Chris Cuthbert, Cllr Tracy Gilmore, Cllr Andy Gill, Cllr Ignasious Varghese (8)

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**Those against:** Cllr Bryan Futers, Cllr Angie Scott, Cllr Brenda Grey, Cllr Russ Greig (4)

The motion is carried.

- e) **It was AGREED** that the following organisations/consultants be approached, inviting them to tender for the initial phase one work; Community Matters, Durham Community Action, Northumberland Community Action, Tony Dodd's Consulting, PM Commercial Property Consultants (previously agreed minute reference: December 1819/143)

**Proposed: Cllr Jennifer McGee      Seconded: Cllr Glenn Simpson**

**Those in favour:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Jennifer McGee, Cllr Chris Cuthbert, Cllr Ignasious Varghese (5)

**Those against:** Cllr Brenda Grey, Cllr Russ Greig, Cllr Bryan Futers, Cllr Angie Scott (4)

Cllr Tracy Gilmore, Cllr Andy Gill and Cllr Gerry Price abstained. (3)

The motion is carried

**PCW 1819/074      SPECIAL RESOLUTION Standing Order 36 – Rescission of Previous Resolution**

**It was AGREED** to suspend standing order 36, to rescind previous resolutions and agreements pertaining to item 6 of the December Combined Ordinary Meeting and Planning, Contract and Works Committee, Minute Reference: 1819/143 Prudhoe East Centre

**Proposed: Cllr Brenda Grey      Seconded: Cllr Bryan Futers**

Cllr Brenda Grey explained that she felt it necessary to put forward a special resolution to allow the council to reconsider its action agreed in December with regards Prudhoe East Centre as the Town Council has not got anyone to take the project forward, neither has it the expertise. Cllr Brenda Grey expressed that there are limitations on the council as a public body, as well as the decisions being at the tax payer's expense and without all of the information required.

**Those in favour:** Cllr Brenda Grey, Cllr Gerry Price, Cllr Tracy Gilmore, Cllr Andy Gill, Cllr Russ Greig, Cllr Angie Scott, Cllr Bryan Futers (7)

**Those against:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Ignasious Varghese, Cllr Jennifer McGee (4)

Cllr Chris Cuthbert abstained. (1)

The motion is carried.

**PCW 1819/075      Prudhoe East Centre - Community Asset Transfer**

a) **It was AGREED** to apply to register the East Building as an Asset of Community Value

**Proposed: Cllr Angie Scott      Seconded: Cllr Russ Greig**

**Those in favour:** Cllr Angie Scott, Cllr Bryan Futers, Cllr Russ Greig, Cllr Andy Gill, Cllr Tracy Gilmore, Cllr Chris Cuthbert, Cllr Jennifer McGee, Cllr Gerry Price, Cllr Brenda Grey, Cllr Duncan Couchman (10)



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Cllr Glenn Simpson and Cllr Ignasious Varghese abstained. (2)

The motion is carried.

- b) Cllr Angie Scott withdrew the motion** “to arrange a site visit for Councillors, Prudhoe Community Partnership (PCP) and a wide section of Prudhoe’s community groups and community activists to have a look around the building and put forward their own views about what they would like to see happen or take place in the East Centre if an asset transfer is achieved” **as it was the same as the motion agreed above at agenda item 7a.**
- c)** To agree to arrange a meeting with PCP to seek agreement that PCP lead on the asset transfer project, that Prudhoe Town Council will support that decision and have active involvement in the PCP working group/decision making body. Both parties will be Strategic Partners, however day to day decision making of the project will lie with PCP working group of which Prudhoe Town Council will have representatives.

**Proposed: Cllr Angie Scott**

**Seconded: Cllr Russ Greig**

*Cllr Glenn Simpson proposed that the motion was a direct negative of that already agreed under agenda items 7 earlier as it proposes the lead body would be Prudhoe Community Partnership, not Prudhoe Town Council, therefore who would be arranging site visits and issuing terms of reference. This was seconded by Cllr Jennifer McGee but failed with only four votes in favour: Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Ignasious Varghese, Cllr Jennifer McGee (4)*

Cllr Angie Scott, in support of the proposal, stated that Prudhoe Community Partnership is the best organisation to take on the east building in view that the consultant’s report from November 2017 stated that Prudhoe Community Partnership is already established and is an asset manager running the Spetchells. Cllr Angie Scott added that Prudhoe Community Partnership is experienced at securing funds and the governance process is already in place.

Cllr Bryan Futers spoke in support of the proposal that in his view gave a clear understanding of exactly who would be involved.

Cllr Gerry Price advised that things had changed substantially since the Town Council initially looked at taking on the lease of Prudhoe East Centre and that then the main driver had been protecting the youth service. With indications from Northumberland County Council that the youth service is under no immediate threat it would be wise to pause, reflect and seek advice from Prudhoe Community Partnership.

Cllr Chris Cuthbert expressed that she believed the proposal was getting ahead of itself and that the Town Council was following a process and should continue to do so, in the best interests of the town. Cllr Cuthbert stated that the stages were as detailed on the agenda and that the Town Council should review the information when it is available and make decisions based on that information, but to take a decision before having the information in front of us would be putting the cart before the horse. Cllr Cuthbert stated that the Town Council was better placed to assess sustainability only after reports have been received.

Cllr Duncan Couchman agreed with the comments made by Cllr Cuthbert adding that the motion as expressed seems to have decided that Prudhoe Community Partnership is the best organisation to take forward an asset transfer of Prudhoe East Centre before it has been properly discussed with members of the council or Prudhoe Community Partnership themselves. Cllr

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Couchman added that the council should be talking first and then deciding; there is a process to be followed and that is good policy.

Cllr Brenda Grey advised that Prudhoe Town Council in partnership with Prudhoe Community Partnership paid £5,000 for a feasibility study back in November 2017 that concluded the motion as given and also favoured Prudhoe Community Partnership as an asset manager:

*“Both PTC and PCP meet the criteria set out in the NCC policy for a CAT, however it is suggested that their collaboration results in a more robust and sustainable solution for the EC.”*

The Feasibility Report also stated that *“PTC is less suitable as an asset manager and its processes and procedures can often be time consuming and laborious. It is also restricted in the way it operates and does not have the ability to raise additional funds in the same way as a community organisation or charity would.”*

Cllr Brenda Grey added, in regards PCP as an assets manager *“The PCP is already established as a local community-based body. It is an asset manager, running the Spetchells, and raises funds from a number of sources including NCC, PTC and by letting out several local shops. Its activities are community serving e.g. the library, and commercially managed. Its governance process is also in place with a board of local representatives.”*

Cllr Brenda Grey concluded that Prudhoe Town Council may have been best placed to take on the freehold asset transfer but that Northumberland County Council has expressed that this is unlikely. Cllr Brenda Grey concluded that when the town council prematurely completed an application for Community Asset Transfer, the business case put forward failed, it did not stand up and nothing else has been suggested by the town council in its place.

Cllr Glenn Simpson commented that he was detecting a lot of common ground and a sense of Deja vu as previously there had been an inclination towards partnership working but differences had surfaced which resulted in antagonism, but it looked like some discussions of partnership working would be useful. Cllr Simpson added that the key point was as suggested by Cllr Chris Cuthbert and that steps had to be followed rather than auto-assuming that Prudhoe Community Partnership is the lead. Cllr Simpson offered that there are also positives to the town council being the lead body; we can borrow money at very low interest rates, we can raise money via the precept, we are a permanent organisation, we are democratically represented. Cllr Glenn Simpson concluded that due diligence should be followed and the council was in a position to look at models yet.

Cllr Bryan Futers stated that if members read the proposal, it did not state that Prudhoe Community Partnership wished to be involved, it referred to arranging a meeting to seek their approval on taking the lead.

Cllr Jennifer McGee offered in response that the enclosure to the proposal was evidence that Prudhoe Community Partnership did wish to be involved and asked if everyone had read the enclosure.

Cllr Jennifer McGee referred the fact that when Prudhoe East Centre first went up for sale members of the public were up in arms and councillors wanted to ensure that the building was safeguarded for the young people of Prudhoe. As a result, Prudhoe Town Council contacted Northumberland County Council about a community asset transfer and has always made the case

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that the town council is the one that the asset should be transferred to. Cllr Jennifer McGee stated that she would still support a freehold asset transfer of the site and that she understands that although not the first choice of Northumberland County Council, it could be possible with a 'community use clause'.

Cllr Jennifer McGee stated that there would be nothing to prevent the town council leasing the property to other organisations, as long as it was kept as a community asset. As an organisation in perpetuity, if someone the town council leased to went under, the asset would come back to the town council. Additionally, the town council is the only body able to take on a freehold asset transfer.

Cllr Andy Gill questioned whether a freehold asset transfer is still an option as he understood this was off the table. The Clerk advised that Northumberland County Council would prefer a long-term lease but would consider a freehold transfer with a suitable 'community use clause'.

Cllr Gerry Price offered that on the basis of preference the asset would not belong to the town council and any funding would need to be found by the town council, therefore committing tax payers to a possible burden, not an asset. Cllr Gerry Price added that the town council began wishing to preserve the youth club that had been at Prudhoe East Centre for many years but that things escalated. Furthermore, Cllr Price explained that Prudhoe Youth Project presents an opportunity for local funding for youth provision of the size and scale never known before and that this presented opportunities. Cllr Gerry Price concluded that the town council have not had the opportunity to discuss the community factors and how the building would pay for itself and that he was now unsure about moving forward and supported Prudhoe Community Partnership taking the lead.

**Those in favour:** Cllr Bryan Futers, Cllr Angie Scott, Cllr Russ Greig, Cllr Brenda Grey, Cllr Gerry Price (5)

**Those against:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Jennifer McGee, Cllr Chris Cuthbert, Cllr Ignasious Varghese (5) Cllr Jennifer McGee (casting vote) (6)

Cllr Tracy Gilmore and Cllr Andy Gill abstained.

*The Clerk advised that section 39 (2) of the Local Government Act 1972 legislates that 'in the case of an equality of votes, the person presiding at the meeting shall have a second or casting vote'.*

Cllr Jennifer McGee (Chair) voted against the motion.

The motion is not carried.

- d) **Cllr Angie Scott withdrew the motion** "to provide PCP with the Terms of Reference for their consideration and review to ensure that they meet the needs of their own organisation as project lead, that they may use or amend the Terms of Reference should they feel"
- e) **Cllr Angie Scott withdrew the motion** "that following a review of the terms of reference, and engagement of any consultancy work by PCP as project lead with active involvement from Prudhoe Town Council as a strategic partner assured by having membership of a specifically set up working group and regular joint meetings and via a financial contribution towards the required consultancy set aside in the Town Council's professional expenses budget"

## PRUDHOE TOWN COUNCIL

**Draft Minutes of the PLANNING, CONTRACT AND WORKS COMMITTEE MEETING, held in meeting room 1, The Spetchells Centre at 7:00 pm on Wednesday 13<sup>th</sup> February 2019**

Cllr Bryan Futers, Cllr Russ Greig, Cllr Angie Scott and Cllr Brenda Grey left the meeting at 21:08hrs.

**PCW 1819/076 Northumberland Local Plan: Publication Draft Plan (Regulation 19)**

**It was AGREED** to respond to the Northumberland Local Plan: Publication Draft Plan (Regulation 19) positively.

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Chris Cuthbert**

**Those in favour:** Cllr Jennifer McGee, Cllr Chris Cuthbert, Cllr Tracy Gilmore, Cllr Andy Gill, Cllr Ignasious Varghese, Cllr Duncan Couchman, Cllr Glenn Simpson, Cllr Gerry Price (8)

**PCW 1819/077 Prudhoe Gardeners Association/Allotment Liaison**

**a) It was AGREED** to receive the report of the Allotment Liaison meeting, held on 10<sup>th</sup> January 2019

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

**b) It was AGREED** to endorse the budgetary decisions taken into account for the 2019/20 budget

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Duncan Couchman**

**c) It was AGREED** to receive confirmation of completion of phase 1, works to the fence on 'the piggy bank', adjacent to Castledene Allotments

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Duncan Couchman**

Cllr Duncan Couchman commended the work and commented that the bank looked much better for it.

**d) It was AGREED** to investigate a solution to the parking issues at Stoneyflat Allotments and place item on future agenda

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

**e) It was AGREED** to write to Northumberland Estates requesting information on the land to the rear of Front Street, previously allotment land and then with planning permission for housing, that is now designated 'protected open space'

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Chris Cuthbert**

**f) It was AGREED** to write to Northumberland Estates raising the previously made promise of a designated allotment site near Orchard Hill, as part of the Castlefields Estate development

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

**g) It was AGREED** to receive confirmation that Prudhoe Town Show will be held on 7<sup>th</sup> and 8<sup>th</sup> September 2019

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

**PCW 1819/078 Town Council Website**

**It was AGREED** that Cllr Chris Cuthbert and Cllr Tracy Gilmore, in conjunction with the Clerk would review the proposals received from parties interested in developing a new and improved website for Prudhoe Town Council, with a view to making a recommendation to the March Planning, Contract and Works Committee meeting

**Proposed: Cllr Jennifer McGee                      Seconded: Cllr Glenn Simpson**

## PRUDHOE TOWN COUNCIL

Draft Minutes of the PLANNING, CONTRACT AND WORKS COMMITTEE MEETING, held in meeting room 1, The Spetchells Centre at 7:00 pm on Wednesday 13<sup>th</sup> February 2019

**PCW 1819/079 Standing Order 68; Admission of Press and Public to meetings**

*It was AGREED to approve a motion, that in view of the confidential nature of the business to be transacted, the press and public be excluded for consideration of the following items, in accordance with Section 68 of the Council's Standing Orders: -*

**Proposed: Cllr Jennifer McGee**

**Seconded: Cllr Glenn Simpson**

**PCW 1819/080 Beech trees in Edgewell Old Cemetery**

**The following quotations were received from contractors:**

**Contractor A:** Remove beech trees to 8ft and remove two large limbs on boundary with neighbours. Trim back leylandii hedge and reduce by 3ft. **£280.00**

**Contractor B:** Crown lift the upper section of the beech hedge rear, to mirror the height of the front. Remove all excess growth from the rear of the lower section of the beech hedge which is growing towards neighbouring property. Trim the inside growth of neighbouring property of conifer hedge. **£850.00**

Contractor B advises against reducing the height of the neighbour's hedge but if council agreed to proceed against advice the additional cost would be **£300.00**

**Contractor C:** Crown lift beech tree line up to 2-3 metres to match existing managed side of tree line, including removing two large limbs leaning towards neighbouring property. Trim up inside of conifer hedge and reduce height by 1/3 – 1/2. **£430.00**

**It was AGREED** to offer the work to Contractor A, DC Trees and Landscapes.

**Proposed: Cllr Duncan Couchman**

**Seconded: Cllr Tracy Gilmore**

**Those in favour:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Gerry Price, Cllr Jennifer McGee, Cllr Tracy Gilmore, Cllr Chris Cuthbert, Cllr Ignasious Varghese (7)

Cllr Andy Gill abstained. (1)

**PCW 1819/081 Space Net at Highfield Park**

The following quotations were received from Play Equipment Providers to provide a new 4ft Space Net and renewed wet pour surfacing at Highfield Park:

**Contractor A: Total Project Cost** £10,800

**Contractor B: Total Project Cost** £16,549

**Contractor C: Total Project Cost** £17,595

**It was AGREED** to offer the work to Contractor A, Sutcliffe Play Scotland.

**Proposed: Cllr Duncan Couchman**

**Seconded: Cllr Jennifer McGee**

**Those in favour:** Cllr Glenn Simpson, Cllr Duncan Couchman, Cllr Gerry Price, Cllr Jennifer McGee, Cllr Tracy Gilmore, Cllr Chris Cuthbert, Cllr Ignasious Varghese, Cllr Andy Gill (8)