

Draft Minutes of the Planning Contracts and Works Committee held on Wednesday 13th November in Meeting Room 1 of the Spetchells Centre 2019 commencing at 6.30pm

PRESENT

Cllr Jennifer McGee (Chair); Cllr Brenda Grey; Cllr Tracy Gilmore; Cllr Bryan Futers; Cllr Andy Gill; Cllr Gerry Price; Cllr Duncan Couchman; Cllr Chris Cuthbert; Cllr Glenn Simpson; Cllr Ignasious Varghase; Cllr Carol Stephenson

ALSO, IN ATTENDANCE for Item 4 on the published agenda only: - County Councillor Gordon Stewart and One Member of the Public.

PCW 1920/69 APOLOGIES FOR ABSENCE

Cllr Russ Greig; Cllr Angie Scott and Cllr Chris Barrett

PCW 1920/70 DECLARATIONS OF INTEREST

Cllr Jennifer McGee declared a none pecuniary interest in item 4 on the Published Agenda this item being to receive a presentation and put questions in relation to the proposed changes to **Ferndene Children and Young Peoples Inpatient Services**, Councillor McGee's interest related to the fact that her son is employed there. Councillor Glenn Simpson also advised the meeting that his partner was employed at Ferndene, he confirmed that as no decision was being sought of the Town Council at this stage, he had no pecuniary interest in the matter, but he advised the meeting that he would be declaring a pecuniary interest and withdrawing from the meeting in future, when any decision was required of the Council in relation to this matter.

PCW 1920/71 DISPENSATIONS

It was AGREED as requested by Councillor Jennifer McGee to grant her a dispensation in relation to item 4 on the Published Agenda.

PCW 1920/72 Ferndene Children & Young People's Inpatient Services, NHS Foundation Trust

Tony Railton (CEDAR Project Consultant) was in attendance to give a presentation on the proposed changes to this provision in Prudhoe, he began by explaining that the CEDAR project was about improving the care environment and that this particular project was to improve the accommodation and rationalise their estate following the trusts recent eviction from their premises in Gateshead.

Mr Railton explained that the Planning Application for the proposed changes to Ferndene had not yet been finalised and would not be formally submitted until approximately December 16th 2019, so he could not speak on the planning application as there wasn't actually a planning application yet.

Mr Railton advised that as a result of changes to their property portfolio elsewhere in the trust it has become necessary to look to their existing property holding to meet the changing needs of the trust in terms of accommodation required and service user. He explained that Ferndene would become a medium secure facility for children aged between 12 and 18 years old, who were suffering from severe learning difficulties or mental health issues that required inpatient medical care, he explained that if the residents reached the age of 18 and still required in patient care, they would be transferred to an adult facility.

Mr Railton made reference to the existing site plan of Ferndene and explained that the intention was to construct 20 little extensions in the areas which presently have a small overhang and that the intended new

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build would be less than 8% of the total site. He went on to explain that there was no such thing as a high security unit for children and that the highest category for children was a medium secure unit, as was being proposed, and that the major difference would be the requirement to have a mandatory 5.2 metre fence around the site which would be screened on the Moor Road Side of the site by the existing trees.

Following questions from Councillors about the security at Ferndene Mr Railton advised Councillors that the new fence was to protect the Children inside Ferndene from the public gaining entry to the site as much as it was to stop them from escaping. He also advised that, published FOI requests made by a resident of Prudhoe about the Alnwood medium secure Unit for Children that is part of larger St Nicks Hospital in Gosforth had revealed that there had been **no** escapes from Alnwood and that there had been **no** complaints about Alnwood from Members of the public. He explained that most of the children who came to Ferndene came accompanied by either their parents or a social worker.

It was confirmed that the change in status of Ferndene would mean that an additional 100 nursing posts would be required. He also advised that one of the wards at Ferndene was currently the only place of its type in the Country to have been awarded the excellent rating from the CQC in relation to its care for children with learning disabilities.

Reassurance was given that as much parking provision as the Planning Authority would permit would be created on site.

At the end of his presentation the Chair on behalf of the Council thanked Mr Railton for his attendance and his informative presentation.

PCW 1920/73 Draft Minutes of the Planning, Contract and Works Committee held on 9th October 2019

It was AGREED that, subject to the amendment to those PRESENT that Councillor Chris Cuthbert was in attendance at the meeting, that the Minutes be agreed as a true and correct record of the meeting.

PCW 1920/74 Clerks Report

It was AGREED to receive and note the report of the Town Clerk set out below: -

South Road Pelican Crossing

We have written again to Cllr Glen Sanderson, as he suggested we do so, to request an update as the design options have still not been shared.

Cllr Sanderson replied promptly to say he would investigate and subsequently we received a call from Andy Olive from NCC Highways to advise that the scheme was not in their pipeline yet. Cllr Gordon Stewart advised today that they were experiencing delays.

Prudhoe Gardeners Association

A report of the meeting held on the 16th October, along with a Draft Tenancy Agreement and Draft Management Agreement will be presented for approval at the December Combined Meeting.

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Highfield Park Skate Park

We are awaiting the return of the parental consent forms and then will arrange a meeting as soon as possible. We have a number of images of skate parks to show the young people to get an idea of what they like and what they don't like.

Catherine Hubbard-Coats from Northumberland Youth Service has been supportive of the project and shown interest in getting young people involved.

Play Area Repairs

Parts for repairs have now been received and CJL Fenwick will schedule the repairs asap. The clerk will seek an alternative quote for tarmacking as the previous contractor has not come back with a price.

Public Seats

As well as a request for a public seat off Sandyford Avenue, Cllr Anne Dale has requested a seat on Eastgate Bank, on behalf of residents.

In regards the request for a seat at Mickley, the Clerk will write to the resident concerned (Cllr Dale has sought their permission to share their contact details) and also to the church to establish need as we have recently removed a seat from this area. We would not be able to situate a seat near the Aged Miners Cottages, but there are alternative locations further up the bank, if supported.

In regards the seat at Sandyford Avenue, if supported, the Clerk would need to seek the landowner's permission (Karbon Homes) and also consult with near-by residents.

If the Council support the purchase and installation of additional seats in the town, it may be necessary to agree to include a figure in the budget and agree the locations after the budget meeting.

Prudhoe Veteran's Memorial Seats

The Town has two Prudhoe Veteran's Memorial Seats; one at the Road Ends and one on the Glade. As you are aware Michael Hillary and Craig Sewell contacted the Council to ask if we would support the installation of a memorial seat dedicated to Prudhoe Veterans. They wanted a seat that was unique and that commemorated those serving by land, by sea or by air, in all combat, past and present.

They started fundraising immediately and quickly raised over £800. It was expected that one seat would be installed in time for Remembrance this year and another later, following more fundraising. However, goodwill and determination has resulted in the two seats Michael and Craig envisaged.

Those who donated were asked where the seats should be located in the town and their wishes were honoured.

The project has been a labour of love for ex-serviceman Peter Curry of PC Steel Fabrications and Lee Heslop of Tyneside Lasers.

Provisional Tax Base

Based on Band D Equivalent 3397.03 (+47.83)

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Christmas Lights Switch-On

As usual the event is scheduled for the last Friday in November – Friday 29th. All publicity for the event is out. If you are able to help on the night as a steward, please let the office know asap.

Prudhoe Waterworld Play Area

Following the October Ordinary Meeting, the following was sent to Nigel Walsh, copied to NCC and Active Northumberland.

At its meeting last night, Prudhoe Town Council agreed to work with NCC to become the legal owner of Waterworld Play Area, following capital contribution of £100k towards a new play facility.

There is a concern regarding the necessity of the reversion clause as PTC would not wish to have the area as anything other than a play area. If this is a standard clause, we would like reassurance that this does not include the option to reclaim the freehold if Active Northumberland and/or NCC decide the leisure facility should be expanded into that area, thus ceasing to be a play area. Therefore, the clause would make clear that the freehold would only revert back to NCC if PTC were unable/unwilling to manage the facility as a play area.

Additionally, from my experience with the asset transfer of the toilets, we would like assurances that the area to be transferred is within the confines of the actual play area and not any of the additional grassed area thereabouts. I am not sure how the land will be able to be split on land registry, but I anticipate this being quite complicated.

In (e) below it states that Prudhoe Town Council would lead the consultation which could inform the procurement; I believe that Sam Talbot and Geoff Cairns were fully on board with a joint effort on this so I'm not sure why this has been worded as such. We anticipate a similar process to that which was exercised for Eastwood Park.

Finally, members were keen to be advised of a new timescale for the project; if this could be provided that would be much appreciated. Although accepting that we have held the process up somewhat, it would be good to agree a feasible programme of works that would see a play area installed in time for the Easter holidays at the latest (Friday 3rd April).

Thank you very much for your continued answers to our questions, we look forward to commencing the consultation at the earliest convenience and following liaison with Sam and Geoff.

VE Day Celebrations

Following decisions at the last meeting, we have requested an update from County Cllr Stewart on plans for Eastwood Park. These are in the preliminary stages at the moment but will be firmed up asap.

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PCW 1920 /75 Planning Matters

a) Planning Applications

Application No 19/04262/FUL

Proposal Construction of single-storey rear extension within rear courtyard to create 2 treatment rooms.

Location 34 West Road, Prudhoe, Northumberland

Applicant Ms Louise Hunter

It was AGREED to SUPPORT this Planning Application

Application No 19/04206/FUL and 19/04208/LBC

Proposal Replacement of windows and doors

Location Prudhoe House, South Road, Prudhoe, Northumberland

Applicant Mr Marc Bolam

It was AGREED to SUPPORT this Planning Application

Application No 19/040429/FUL

Proposal Decking to rear garden (Retrospective)

Location 4 Otterburn Way, Bewick Grange, Prudhoe, Northumberland

Applicant Mr Rutherford

It was AGREED to make no comment on this matter.

Application No 19/04294/VARYCO

Proposal Variation of condition 1 (approved plans) pursuant to planning permission 18/01334/VARYCO for the removal of 4 no. visitor parking bays adjacent to plots 60 and 61

Location Former Prudhoe Hospital, Prudhoe Hospital Drive, Prudhoe

Applicant Mr Alan Sears /Mr Paul Nagel

It was AGREED to OBJECT to this proposal as Members felt that the parking bays must be needed to have been made a planning condition in the first place, it was felt that the issues around the gradient of the land could be mitigated or alternatively the bays could be provided elsewhere within the vicinity.

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Application No 19/04269/FUL

Proposal Change of Use of Cherryburn Farmhouse [First Floor] from residential caretakers flat to office use (Retrospective)

Location Cherryburn, Administrators Flat, Station Bank, Mickley, Northumberland

Applicant Mrs Rachel Copping, National Trust

It was AGREED to make no comment on this matter.

Application No 19/01925/FUL

Proposal Construction of 4 no stables

Location Land North West of The Cottages, High Mickley, Stocksfield, Northumberland

Applicant Mr Peter Stoker

It was AGREED to support this application.

Application No 19/04163/FUL

Proposal Demolition of detached workshop, two -storey side extension (living, utility, bedrooms), minor internal modifications/improvements to existing and new access to loft storage space

Location 49 West Road, Prudhoe, Northumberland

Applicant Ms Tracy Connelly

It was AGREED to support this application.

b) Planning Decisions Received

Application No 19/02277/ADE

Proposal Advertisement Consent for V-angle marketing board for the permitted retail park 16/02082/OUT and 18/03945/REM

Location Land South-West of Regents Drive, Princess Way, Prudhoe, Northumberland

Applicant Mr Guy Munden

It was AGREED to note that Northumberland County Council had approved this matter

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Application No 19/02182/FUL

Proposal Proposed erection of raised deck to the rear of the property (Retrospective)

Location 11 Riding Dene Terrace, Mickley

Applicant Mr David Anderson

It was AGREED to note that Northumberland County Council had refused permission in relation to this application

PCW 1920 /76 Additional Bus Shelter Requests

Following the receipt of a resident's request for a bus shelter on both sides of Stonyflat Bank B6395, at the bus stops between Priestclose Cottages and Waterworld.

It was AGREED that the Clerk should make enquiries of the Landowner (Karbon Homes), the Highway Authority and Adshel as to the feasibility of this request, to see if it could be progressed.

PCW1920/77 Essity Prudhoe Miners Race 2019

Consideration was given to the previously circulated reports on the Essity Prudhoe Miners Race prepared by Prudhoe Plodders as Race Directors and the Town Clerk, following full consideration of both reports Members concluded that the 2019 race had been a huge success. **It was AGREED** that the Council would congratulate Prudhoe Plodders as Race Directors for their management of the 2019 Prudhoe Miners Race and write to them formally requesting them to act as Race Directors for the 2020 Prudhoe Miners Race.

PCW1920/78 Orchard Hill Play Area (In Castlefields Estate)

Consideration was given to the previously circulated report of the Town Clerk setting out the results of the recent resident's survey in respect of this Play Area. **IT was AGREED** that as the survey results gave a clear indication that the current equipment/space is neither used nor valued that the Town Council would as a priority remove what equipment was currently there and commission groundworks to restore the grass.

PCW1920/79 Exclusion of Press and Public

It was AGREED that in accordance with the provisions of Standing Order 2d) and the provisions of s1 of the Public Bodies (Admission to Meetings) Act 1960 as amended by s100 of the Local Government Act 1972 that the Council do now exclude the press and public for the remaining item on the Agenda by reason of the confidential nature of the business to be transacted since publicity would be prejudicial to the public interest.

PCW 1920/80 CONFIDENTIAL ITEM – Environmental Tenders 2020-23

- a) **Grass Cutting Contract** Following consideration of the previously circulated Tender report in relation to the 4 Tenders received in relation to the Town Council's Grass- cutting contracts namely:-

Tender A at a Contract sum of £8,560

Tender B at a Contract sum of £7,140

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Tender C at Contract sums of £30,156.17 and £23,676.17 (based on two different area sizes)

Tender D at a Contract sum of £10,000

It was AGREED to award the Grass Cutting contract to tenderer B namely THC Landscapes from April 2020 for a 3-year period.

b) **Landscaped Gateways and Roundabouts Contract** Following consideration of the previously circulated Tender report in relation to the 4 Tenders received in relation to the Council's Gateways and Roundabouts contracts namely :-

Tender A at a Contract sum of £5,200.00

Tender B at a Contract sum of £4784.00

Tender C at a Contract sum of £4945.00

Tender D at a Contract sum of £3,300.00

IT was AGREED, taking into account the fact that tenderer D did not arrange a pre-tender site visit as was clearly required as part of the tender process, to award the Landscaped Gateways and Roundabouts Contract to tenderer B namely THC Landscapes from April 2020 for a 3-year period.

c) **Formal Floral Bedding Contract** Following consideration of the previously circulated Tender report in relation to the single tender received in relation to the Council's Formal Floral Bedding Contract

IT was AGREED to award the Formal Floral Bedding Contract to Holly Bush Landscaping from April 2020 for 3 years.

d) **Wild Flower Areas** Following consideration of the previously circulated Tender report in relation to the 4 Tenders received in relation to the Council's Wild Flower Areas Contract namely :-

Tender A at a Contract sum of £22775.00

Tender B at a Contract sum of £9,300.00

Tender C at three different contract sums based on three different seed options of £1421.56 ; £1307.40 and £1784.16.

Tender D at a Contract Sum of £1905.00

IT was AGREED to award the Wild Flower Area Contractor C namely Airdale Forestry, at their higher priced costing of £1,784.16 to achieve a more preferable everyday meadow solution for 3 years from April 2020.