



Wylam Parish Council

<p>MINUTES OF THE MEETING OF WYLAM PARISH COUNCIL HELD ON 11th JANUARY 2016 AT 7.00 p.m. IN THE INSTITUTE</p>

Councillors Present: Mr. S. Barlow, Mrs. A. Francis (Chairman), Mrs. M. Gillis, Mr. B. Japes, Mr. T. Martin (Vice-Chairman), Mr. A. Mitcham, Mr. W. Nicholson.

Also Present: Mrs. D. Carney (Clerk); County Councillor P. Kelly;
Mr. Sam James (Village Tree Warden).

117. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor R. Creighton and K. Moore (Hexham Courant).

118. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS (DPI) IN ITEMS ON THE AGENDA AND APPLICATIONS FOR DISPENSATIONS.

T. Martin declared a DPI in Item 123.

119. QUESTIONS FROM MEMBERS OF THE PUBLIC

No members of the public were present.

120. REPORT FROM COUNTY COUNCILLOR PAUL KELLY

Councillor Kelly reported on the following matters:

- a. Flooding. Ovingham Bridge would be closed probably for several months, until the level of the River Tyne falls sufficiently to allow inspection. The road closure on the approaches to Bywell bridge was also likely to last several months. Significant infrastructure spending will be required in flood-affected areas. So far there has been no confirmation of funding from Central Government and Northumberland County Council (NCC) has had to use Reserves to fund current demands.
- b. Education. On 12/01/2016 the NCC Cabinet will confirm a 2-tier school system in the Alnwick Partnership. No objections to this had been received.
- c. Asylum seekers and refugees. NCC is to consider a strategy and has asked to be considered for accepting refugees. Morpeth Town Council already has a contingency plan in place.
- d. Section 106 Agreement for the Wylam Hills Farm development. £42,000.00 towards the maintenance of children's play facilities in

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Wylam would be given to Wylam Parish Council for continuing maintenance.

- e. Falcon Centre maintenance. Steven Mason's PA had agreed to respond to the Parish Council.

121. CONFIRMATION OF MINUTES OF THE MEETING HELD ON 14th DECEMBER 2015.

The Minutes were **agreed** to be a true record of proceedings and signed by the Chairman.

122. CLERK'S REPORT AND CONSIDERATION OF MATTERS ARISING FROM THE MINUTES

- a. Earth Doctors' request for letter of support. A letter had been sent.
- b. Road markings at The Crescent. County Councillor Paul Kelly had contacted Neil Snowden, who reported that plans to formalise the 20mph speed limit on Main Road and First School approaches are well underway. Mr. Snowden had advised that the road markings at The Crescent would be put in place after Ovingham Bridge reopened.
- c. Maintenance of village benches. A quotation would be sought as soon as possible.
- d. Falcon Centre – weed growth and maintenance issues. See report at **Item120e.**
- e. Streetlights on NCC land obscured by vegetation. A letter had not yet been sent.
- f. Wylam Post Offices premises maintenance. A quotation for a new back door had not yet been received.
- g. Seating at bus stop at Charlie's Corner. The perching seats option had not yet been investigated.
- h. Assets of Community Value – the Falcon Centre. A. Mitcham and the Clerk would progress this and report to a future meeting of the Parish Council.
- i. Letter to David Francis on the occasion of his retirement. This had not yet been sent.
- j. Christmas lighting maintenance. CSN Services would be contacted in January for a new quotation.
- k. Bench for Hagg Bank Play Area. NCC had not yet provided a quotation. This would be pursued.
- l. Notices banning canoe launching at Wylam riverside. A letter would be sent as soon as possible.

- m. Recent flood damage to footpath to the east of Stephenson Terrace. See **Item 123**.
- n. Recent flood damage at The Haughs Nature Reserve. T. Martin reported that he had carried out a preliminary survey of the track to the allotments from Woodcroft Road, the Nature Reserve and riverside south of the Nature Reserve, the allotments and the west end of the Plantation. It was **agreed** that his written report would be on the Agenda for the next meeting of the Parish Council. It was **noted** that the footpath below the Plantation had been washed away in places and it was questioned whether it would now be necessary to fell the trees above the path identified in the MWA Arboriculture report. It was **agreed** to contact Tyne Valley Woodlands Consultancy urgently to put the work on hold until the situation could be further assessed.
- o. Payment to NCC for grass cutting in the 2015 Season. The amount of the invoice had been queried but no reply had been received.
- p. Quotation for a new gate for Hagg Bank Play Area. The work had been commissioned.
- q. Enquiry from Reece Foundation about use of the Public Subscription received. A reply had been sent.
- r. Wylam Railway Museum. Tyne & Wear Museums had not yet been contacted regarding unwanted exhibits. The remit of a Museum Advisory Group would be drawn up and discussed at a future meeting of the Parish Council.
- s. Public toilets in Wylam. NCC would be notified of the shabby appearance of the exterior and of fire damage in the men's toilets. There had also been further graffiti.
- t. Damaged footpath below Tyne View. A reply had been sent to the resident concerned indicating that this is not an official footpath.
- u. Displaced 'No Horses' sign. This had not yet been investigated.
- v. Disabled parking spaces at Tyne Riverside Country Park car park. This request had not yet been forwarded to NCC. Comments from members and a Wylam resident on the use of the car park following imposition of charges by Northern Rail were noted and it was **agreed** that a further attempt would be made to challenge this with the new franchisee Arriva.

123. CONFIDENTIAL ITEM: CONSIDERATION OF ACTIONS TO BE TAKEN FOLLOWING FLOOD DAMAGE TO SECTION OF RIVERSIDE FOOTPATH EAST OF STEPHENSON TERRACE.

Councillor Tom Martin had declared a DPI (see **Item 118**) and left the room during discussion of this item.

The Council passed a resolution excluding the press and public from the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 by reason of the confidential nature of the business to be transacted (sensitive information).

It was **agreed**

(i) that the Tyne Rivers Trust, with which contact had already been initiated, would be a first point of contact in finding appropriate legal and geological/engineering advice.

(ii) that legal advice would be sought to determine ownership and responsibilities with regard to maintenance of this area of riverbank;

(iii) that, as necessary, a structural survey by a specialist engineering firm would be sought;

(iv) that, in order to attain an appropriate resolution of the matter, the Parish Council would consult and work with all agencies having an interest in this area of riverbank i.e. NCC, the Environment Agency, Tyne Rivers Trust and the Port of Tyne Authority.

124. CONFIDENTIAL ITEM: TO RECEIVE AN UPDATE ON WYLAM POST OFFICE PREMISES.

The Council will be requested to pass a resolution excluding the press and public from the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 by reason of the confidential nature of the business to be transacted (personal information).

A copy of a recent email from S. Loveday had been circulated to members prior to the meeting. It was **agreed** to review the Deeds for the property with a view to removing any clauses that might stand in the way of a successful retail establishment along the lines suggested by Mr. Loveday. The Parish Council had been invited to comment further on the plan to move Post Office facilities to The Wylam Spar Shop. In view of Post Office Ltd.'s intransigence in the face of previous letters of protest from the Parish Council, it was **agreed** that a further response would be futile.

125. APPROVAL OF WYLAM PARISH COUNCIL'S BUDGET AND PRECEPT DEMAND FOR 2016/17.

The 2016/17 Budget was approved. It was **agreed** that a Precept demand for £38,000.00 would be sent to NCC, a modest increase on that of 2015/16 of 2.7%.

126. CORRESPONDENCE RECEIVED SINCE LAST MEETING 14/12/15

A list of correspondence received since the last meeting (14/12/15) had been attached for information only.

127. PLANNING APPLICATIONS

The following report is included for information only. The applications had been considered by the Parish Council's Planning Group since the

last meeting and a summary of the Group's comments forwarded to Northumberland County Council by the Clerk.

Please note that the Planning Portal is now open again and applications can be viewed online. **The Parish Council's comments are now filed online and can be viewed with other comments at <http://publicaccess.northumberland.gov.uk/online-applications> .**

127.1 Planning Applications considered by Parish Council since last meeting 14/12/15

Management Plan for Horsley Wood.

Submitted by the Managing Agent for Horsley Wood, Edwin Thompson, 15 Rosehill, Montgomery Way, Carlisle.

WPC Comment: Wylam Parish Council welcomes and supports this Management Plan for Horsley Wood. It will ensure the woodland is preserved in the long term and the improvement of internal roads will assist walkers. It appears that only two areas of Horsley Wood lie within Wylam Parish: a narrow strip on the east side of the Howdene Burn and a narrow strip north of Ovingham Road stretching from the west boundary of Wylam Hall to the Howdene Burn. Although small, these areas are outstanding examples of semi-natural Oak woodland. Future management will require periodic removal of senescent trees and it would be helpful if at least some of these were left to rot *in situ*.

15/03604/FUL

37 Dene Road, Wylam.

Replacement of existing conservatory with single-storey extension & addition of tiled pitched roof to existing flat roof at front.

WPC Comment: Support the application. The proposal is similar to other extensions on the Dene Estate. The materials seem consistent with the existing property and there should be no loss of amenity for neighbouring properties.

15/03748/OUT
Wylam.

Land south of Wylam Station, Station Road,

Outline application for four new dwellings and associated access (with some matters reserved).

WPC Comment: Object to the application. The Parish Council strongly opposes this development. The proposed development would be an inappropriate incursion into agricultural land in the Green Belt and would seriously damage the open aspect of the south end of the village. This area is not identified as being suitable for housing on any previous planning document including the present Northumberland Local Plan Core Strategy, currently out for consultation. Planning permission for a larger development was refused by Gateshead Council some years ago.

15/04130/FUL Holey Cottage, Holey Hall Road, Wylam.
Single-storey rear extension.

WPC Comment: Support the application. The materials and style of the proposed extension are consistent with the existing property and there should be no loss of amenity for neighbouring properties.

16/00003/PREAPP Wylam Garage, Main Road, Wylam.
Change of use from car garage & showroom to shop (Co-op).

WPC Comment: The Parish Council has the following comments on the proposed change of use:

- (i) Retail is an inappropriate use in a quiet residential area.
- (ii) Retail use, late night opening and an off-licence is likely to increase intrusive noise, lighting and anti-social behaviour in a quiet residential area.
- (iii) Retail use will increase vehicle traffic (especially HGV) and pedestrian movement both adjacent to and entering the site from Main Road, resulting in conflict and road safety problems.
- (iv) Currently there is insufficient parking for residents and users of local shops, pubs and the playing field and this development will increase demand for parking.

127.2 Planning Applications approved by NCC since last meeting 14/12/15
15/03543/FUL Land east of Ingham Terrace, Wylam.
Conversion of adjacent granary to 1no. dwelling.

127.3 Planning Applications withdrawn since last meeting 14/12/15
None.

127.4 Planning Applications refused permission by NCC since last meeting 14/12/15
None.

127.5 Planning Appeal
14/02608/FUL Former Home Farmstead, Oakwood, Wylam.
Demolition of existing hayshed, former squash court/sports pavilion with shed and former building.
Reconstruction of farmsteading/house with associated access track and replacement sewage treatment plant.

No further information received.

128. FINANCIAL MATTERS

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128.1 Report on Income Received since the last meeting (14/12/15)

The Clerk had provided the following report on Income received by the Parish Council for members' information prior to the meeting.

a. Wylam Parish Council.

DATE	SOURCE	AMOUNT
07/12/15	Interest Museum a/c	– £1.15

b. Wylam Post Office Community Account.

DATE	SOURCE	AMOUNT
09/12/15	S. Loveday – rent	£1,000.00

128.2 Consideration of Schedule of Payments to be approved at the meeting (11/01/16).

The following schedule of payments is to be considered for approval at the meeting. Any payments marked (*) are to be made under Section 137 of the Local Government Act 1972.

Two schedules of payments are given, for the Parish Council's General Community Account and for the Post Office Account.

a. General Community Account Payments Schedule.

Inv. Date	Payee	Details of supply	Chq.No.	Voucher	Total
07/12/15	Gilpin Press	Globe	103107	081	£438.61
30/11/15	Northumbrian Roads Ltd.	Western footpath – access track	103108	082	£900.00
08/12/15	Tyne Valley Woodlands	Hedge cutting- Holeyn Hall Road	103109	083	£390.00
30/12/15	NCC	Payroll recharge – Dec	103110	084	£900.94
01/01/16	NCC	Falcon Centre rent 4	103111	085	£300.00
07/01/16	Clavering Stationers	Paper & toner	103112	086	£99.35

b. Wylam Post Office Payments Schedule.

No invoices received.

128.3 To consider requests for Financial Assistance received since last meeting (14/12/15).

None received.

128.4 To consider quotations received.

The following quotation had been received:

Tyne Valley Woodlands Consultancy. To pollard Crack Willow tree below West View. A verbal quotation of £540.00 (ex. VAT) had been

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Alan Francis

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received. It was **agreed** to ask for a written quotation before formally agreeing the quotation.

129. **REPORTS**

Reports were received from Parish Council representatives on the following groups and committees:

- a. Museum (B. Japes; T. Martin)
No report.
- b. Wylam Playing Field Association (A. Francis)
A. Francis reported that a swing had been damaged by vandals and graffiti had appeared in the toilet block. The Committee was reviewing security options. The recent Jumble Sale had raised around £1,500.00. Anne thanked the volunteers: an increased number this year.
- c. Joint Burial Committee (S. Barlow; M. Gillis)
No report.
- d. Tree Warden's Report. (S. James)
S. James reported on the following matters:
 - (i) Annual inspection of trees on PC land east of Stephenson Terrace. The only significant risk to the public was from a group of wild Cherry trees which are leaning significantly. It was agreed that S. James would fell these.
 - (ii) Trees to replace felled Cherry trees. S. James suggested that Rowan, Silver Birch, Alder and Willow should replace these and should be planted in the same area but below the footpath. It was **agreed** to consider this suggestion at a future meeting of the Parish Council.
 - (iii) Pollarding of Crack Willow below West View. (See Item128.4).
- e. Wylam Institute Committee (A. Mitcham).
No meeting.
- f. East Tynedale Parish & Town Councils Forum (T. Martin).
T. Martin recommended that members attend the next meeting of the Forum, which would be held at Wylam Institute on 13th January. A presentation on resources available to councillors would be given.
- g. NCC Central Area Committee (T. Martin).
No report.
- h. LMAP (B. Japes).
There had been no meeting. The result of the NCC review of LMAP was awaited.

130. **URGENT ITEMS AND ITEMS FOR FUTURE AGENDA**

- a. Problems on the Newcastle to Carlisle railway line. A service was running between Newcastle and Prudhoe, but due to a major landslip

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Anne Francis

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the line was likely to be closed for some time. There were also minor landslips west of Hexham.

- b. Wylam Hills Farm demolition. Nearby residents had reported a surge of rats moving out of the farm buildings. NCC had advised local residents that individual householders should pay for control measures. B. Japes has contacted Gentoo with a view to asking whether the company can take any measures to control the rat population.
- c. Chapel Lane verges. These have been driven over and spoilt by large lorries accessing the building site at Wylam Methodist Church. The contractors have agreed to reinstate the verges after completion of the building work.
- d. Request for skateboard area in Wylam. The Parish Council confirmed its former view, that there were no suitable places for such a facility in Wylam. It was suggested that the young person should contact Wylam Playing Fields Association.

131. DATES OF FUTURE MEETINGS

The following dates of future meetings of the Parish Council were confirmed:

Monday 8th February 2016 at 7.00pm.

Monday 14th March 2016 at 7.00pm.

Monday 11th April 2016 at 7.00pm.

Monday 9th May 2016 at 7.00pm. (Annual Meeting of the Parish Council)

The meeting closed at 9.20pm.