



Wylam Parish Council

MINUTES OF THE ORDINARY MEETING OF WYLAM PARISH COUNCIL HELD ON 11th NOVEMBER 2019 AT 7 PM. IN THE INSTITUTE

Present: Councillors J Joures, T Appleby, A Francis, J Henderson, J Martin and C Percy

Also present: Marie Moore (Parish Clerk), Councillor K Quinn, L Bray (Tree Warden), M Hadden (Handyman) and approximately 50 members of the public.

Open Session

J Joures welcomed everyone to the meeting and outlined the format that he intended to take during the open session discussion on the planning matter for which they were all in attendance. Public debate would be allowed in the open session but then Councillors would need to consider the planning application in the formal part of the meeting during which there would be no further public comment.

Prior to the questions re the planning application a question was raised regarding the LTP priorities submitted by the Council, in particular the reference to 'speed control measures'. J Joures responded stating that the Council did not have any particular interventions in mind but wanted to have a discussion with the County Council about the various options. The resident was concerned that rumble strips could be used but was reassured that this would not happen. K Quinn added that the findings of the speed survey would inform the LTP process.

A number of questions and statements were then made by members of the public in relation to the planning application for the proposed Children's Day Nursery and land East of Falcon Terrace:

- Despite a reduction in the number of children and staff to be accommodated the floor area had not been reduced. There was concern that these lower numbers would be adhered to.
- As some children would be part time the number of traffic journeys would increase.
- The photographs of the car park provided were a snap shot in the autumn but it was far busier at peak times.
- Road safety for child pedestrians was a significant concern, particularly those crossing Falcon Terrace to access the school bus or railway station. It was felt that traffic assessments were not adequate.
- Falcon Terrace and Stephenson Terrace were not really thoroughfares given their very narrow back lanes. They were also effectively single carriageway because of on street parking and could not therefore cope with a significant number of additional vehicles.
- There were doubts about whether parents would use the car park or whether they would attempt to drop off at the closest point
- There were concerns about increased noise.
- There was concern about the impact that the development could have on flooding and sewers in the area.
- There was concern about development on the Greenbelt.

J Joures explained that the Parish Council was, like everyone else, a consultee in the planning process and it would not be covering all points in detail in its response to the County Council. A copy of the response would be made available on the Parish Council's website.

Signed: Date:
Chairman of Meeting

In response to previous comments the applicant stated that he was disheartened by the views expressed particularly as the development would attract families to Wylam. He stressed that the development was not happening on the Greenbelt and was also firmly of the opinion that cars would not use Falcon Terrace because of the effective one-way nature of the street. In terms of numbers of cars he indicated that the worst case scenario would be 30 cars using the car park.

Report from County Councillor K Quinn

Councillor Quinn reported that:

- a. Drainage work at the War Memorial had started,
- b. She had been provided with a copy of the findings of the speed survey in the village which, whilst not appearing to justify a speed camera, did identify a problem with seeding even at the 30mph limit. NCC had not realised that it was a 20mph zone so were going to look again at the findings. J Joures commented that the locations for the survey were not the most appropriate to pick up the worst speeding. M Hadden asked that once the results were available whether it would be possible to meet with NCC officers to discuss them in more detail.

J Henderson raised the issue of the potholes on Holeyn Hall Road which were so large they were causing damage to vehicles. Although one had been filled the problem had reoccurred as a result of water continually flowing down the road. K Quinn stated that she would report this.

1. Apologies for absence

None received

2. Declarations of Interest from members on items on the Agenda

Councillor T Appleby declared an interest in item 4 and Councillor C Percy declared an interest in item 8.

3. Minutes

Resolved that the minutes of the meetings held on 14th and 28th October 2019 be confirmed as a correct record and signed by the Chairman.

4. Planning Applications

At this point Councillor T Appleby left the meeting and took no part in the discussion and voting thereon.

19/04204/FUL - Change of use to D1 (Children's Day Nursery) Create additional floor with pitched roof. 2 storey extension to south elevation. Associated staff parking. Land East of Falcon Terrace, Wylam.

Resolved that the withdrawal of this application be noted.

19/04076/FUL - Proposed rear single storey extension, infilling part of yard (side return) and internal alterations to provide improved living space. Glen View, The Crescent, Wylam

19/04103/FUL - Proposed erection of wooden garden shed. 8 The Orchard, Wylam

Resolved that no comments be made in relation to these two applications.

19/02413/FUL - New porch and extension of garage, upgrade of rear conservatory. Ashworth, 8 Denecroft, Wylam

Signed: Date:
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Resolved that the decision to grant this application be noted.

19/04204/FUL - Change of use to D1 (Children's Day Nursery) Create additional floor with pitched roof. 2 storey extension to south elevation. Associated staff parking. Land East of Falcon Terrace, Wylam.

C Percy reiterated the position regarding the original application (now withdrawn) and outlined the key areas on which the objection was based: Greenbelt, Transport and Traffic, Landscape and ecology. He then went on to outline the key changes in the new application and also reported that the Environment Agency had objected because the application did not consider the impact of flooding.

In commenting upon the new application Members welcomed the principle of bringing a business into the village but were concerned about the impact on road safety grounds. There was also concern about numbers of children and associated traffic increasing in future.

The impact on ecology of the new application appeared less than the original application but was still an issue and proximity to the Greenbelt boundary would need to be checked. Transport and traffic safety remained a significant concern.

Resolved that a formal objection be submitted to the County Council in relation to this application on the grounds set out above.

Councillor T Appleby returned to the meeting.

5. **Co-option of New Councillors**

Although two applicants had been interviewed for the positions a third applicant was unable to attend at this time. Arrangements were being made to convene an appropriate meeting.

Resolved that the appointment of new Councillors be deferred until the third candidate can be interviewed.

6. **Reports of the Village Handyman and Tree Warden**

- a. **Village Handyman** – M Hadden reported that the Hedge on Station Rd was overgrown so recommended that the owner be contacted to ask for it to be cut back. Drainage on Station Rd continued to be a problem. The pavement adjacent to Tynedale Close was in a bad condition.
- b. **Tree Warden** – a report on current tree issues was circulated. L Bray advised that a decision on the large ash at The Orchard should be deferred until the contractor is on site and has had an opportunity to inspect the condition of the tree.

An application was to be made for Woodland Trust Tree Packs to plant a hedge on the south side of the track alongside the allotments. Planting would be done by the allotment association and the hedge would be maintained by adjoining plot holders. Each affected plot holder was being asked to consent to this in writing.

Regarding the nature reserve it was suggested that future plans be considered as part of the work to be carried out in 2020/21 to survey the site and develop a management plan. It was suggested that a capital project should evolve from this to secure the necessary funding.

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The Allotment Association was already carrying out work to reduce boundary hedging and brambles and had appointed a contractor for this. L Bray would also be removing cherry trees that needed to come down.

Resolved that:

- i. The reports of the Village Handyman and Tree Warden be noted.
- ii. Permission be granted to the Allotment Association to plant a hedge along the Southern Boundary of the site subject to the hedge being maintained by allotment holders. This issue to be included in the Allotment Association Tenancy Agreement.
- iii. Action on the oak trees and the field maples on the boundary of the nature reserve and allotments be considered as part of the survey and future management plan for the nature reserve with L Bray being involved in this process.

7. Public Toilets

A meeting had taken place with Northumberland County Council to discuss whether the Parish Council was minded to take on the ownership and future management and maintenance of the public toilets in Wylam. Cost information had been provided to support the decision making process which indicated that there would be an additional cost to the Parish Council of approximately £7,500 which would have a significant impact on the Council's budget. The Council already paid £2,000 per year to have the toilets opened during the winter months.

It was understood that at the present time the County Council would not be looking to close the toilets if the Parish Council decided not to take on this responsibility. On this basis it was

Resolved that Northumberland County Council be advised that this Council does not want to take on the ownership, management and maintenance of the public toilets in Wylam.

8. Allotment Lease Renewal

At this point Councillor C Percy declared an interest and took no part in the discussion and voting thereon.

The Clerk reported that the Allotment Association lease was due for renewal this year which should include a review of the annual rent charged. It was also suggested that a more robust agreement be drafted as the basis for the occupation of the allotment site and examples were provided.

In considering the rental charge for the site it was noted that this had been fixed at £400 for many years and that there had been significant investment in the new track to the site.

Resolved that

- i. A new tenancy agreement be drafted for the period 2019-2022
- ii. The Annual rental charge be increased to £500 for 2019/20, £520 for 2020/21 and £540 for 2021/22.

9. Grant Application – 1st Wylam Guides

The Clerk reported that an application for £300 had been received from 1st Wylam Guides which had only recently re-established. The funding was to be used to purchase resources for the group.

Resolved that the application be approved.

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10. Wylam Waggonway

Concerns had been expressed about the poor condition of the Waggonway between the riverside car park and George Stephenson's Cottage. There were large puddles and either side of these was very muddy making it difficult for all users. Recent work by the County Council to clear the path had simply served to create a channel in which water was being retained.

Resolved that Northumberland County Council be made aware of these concerns and requested to take action to improve the situation. Sustrans and the National Trust be also made aware of the situation.

11. Local Plan Examination

C Percy reported on the ongoing examination of the Northumberland Local Plan. He commented in particular on the land south east of Holeyn Hall Road and stated that there would be an opportunity for the Parish Council to make its views known in future.

Resolved that the report be received.

12. Public Spaces Protection Order for the Control of Dogs

Resolved that the content of the Order be noted and no comment be made.

13. Finance

Resolved that:

- i. The financial reports to 31st October 2019 be approved.
- ii. The payments detailed in appendix C be approved.

14. Correspondence

Resolved that the correspondence received since the last meeting be noted and actioned where appropriate.

15. To receive reports from Parish Council representatives on Advisory Groups and External Bodies

- a. **Heritage Group** – T Appleby reported that a meeting was to be held in the near future and that permissions were being sought to use information for the walks leaflet.
- b. **Tyne Valley Community Rail Partnership** – a leaflet was being developed for 'Stations on the Line'

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).

16. 3-4 Laburnum Terrace

J Joures provided an update with regard to the sale of the property.

Members were then invited to have an initial and general discussion about how the income from the sale, which would be in the form of a capital receipt, could potentially be used to benefit the community of Wylam. Suggestions included the development of heritage more broadly, the nature reserve and a community speed watch scheme. Community involvement in the process of determining how the funding was allocated, would need to be carefully considered at a later date.

Resolved that the report be noted and further consideration be given to the use of the capital receipt, and community involvement in this process, at a future meeting.

17. Minor items & items for the agenda of a future meeting.

None advised.

18. Date of next meeting

Monday 9th December 2020

The meeting closed at 21.50pm

DRAFT

Signed: Date:
Chairman of Meeting