



Wylam Parish Council

MINUTES OF THE EXTRA-ORDINARY MEETING OF WYLAM PARISH COUNCIL HELD ON 7th OCTOBER 2019 AT 7 PM. IN THE INSTITUTE

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

Also present: Marie Moore (Parish Clerk), Councillor k Quinn and approx. 40 members of the public.

A Creighton and D Bailes were in attendance from 7.45pm

Open Session - Questions from Members of the Public

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.

He explained that all members had viewed the objections submitted via the NCC planning portal and were familiar with the objections raised. It was important therefore not to repeat these issues during this session. He also stressed that the Parish Council was not the Planning Authority and was simply a consultee like everyone else.

He proposed that there should be an opportunity for questions and comments on the planning process followed by questions/comments on the application itself. The applicant should then have the opportunity to address the meeting.

A number of issues were raised regarding the planning process:

- The need for further information regarding the protection of trees/hedges and wildlife. An emergency Tree Preservation Order had been requested.
- Deadline for objections, timescale for decision making and right of appeal
- Resident involvement in the Tynedale Local Area Council meeting that would consider the application and Councillor Quinn's role in that process.
- Ability to make representation to the Highway department.
- Limited 'neighbour' notification
- The land ownership certificate in the application form did not acknowledge land not owned by the applicant (unadopted highway beside 32 Falcon Terrace) and was signed by a person not the applicant
- Availability of Parish Council response to the application once agreed.

J Joures stressed the importance of also raising these issues directly with the County Council.

Residents expressed objections to the application itself, covering many issues including the following:

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- Impact on the character of the street and wider area
- Significant concerns with regard to highways/road safety. The lack of a traffic impact study was of noted. The 'walking bus' proposal was not felt to be realistic.
- There would be a very significant impact on the local environment, including loss of trees and impact on wildlife and possibly an increase in flood risk.
- The proposal would compete with the nursery at the First School.
- The proposed access to the car parking was across an unadopted section of highway and on land not in their ownership, which would make implementation very difficult; these complications were not mentioned in the application.
- It would have a significant impact on the greenbelt.

The applicant then addressed the meeting highlighting her professional background and the wish to provide a service that is much needed in the village. She also outlined details of the proposed physical development on the site and her reasons for wanting to develop at this location. After doing so she advised the meeting that she intended to withdraw the application, take on board the comments raised and resubmit it in the future. In response to this J Joures stressed the need to ensure local residents were fully engaged in the process. He also said the Parish Council would ensure its response to the application to the County Council was made readily available.

Finally, in response to a question regarding drainage on the Hedley Meadows site and flood resilience in the village in general it was reported that contact had been made with the appropriate agencies and they were to be invited to a future meeting of the Parish Council.

1. Apologies for absence

None received

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

T Appleby declared an interest in item 4, left the meeting and took no part in the discussion and voting thereon.

3. Requests for Dispensation

None received.

4. Planning Application Ref: 19/02164/FUL

Proposal: Change of Use to D1 (Children's Day Nursery). Create additional floor with pitched roof. 2 storey extension to south elevation. New access and associated parking.

Location: Land East of Falcon Terrace, Falcon Terrace, Wylam.

Although the applicant had indicated that they would be withdrawing the application it was still on the planning portal and the Parish Council had not been advised of this. The view therefore was that the matter should be fully considered, and a formal response submitted. This response should mention the strength of residents' concerns and address the following issues:

- Road safety/traffic/parking
- Impact on the Green Belt
- Flood risk
- Trees/hedgerows, noting misleading statement on loss of trees
- The need for access over unadopted highway and land not in their ownership

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- Lack of adequate impact studies relating to the above
- Lack of information and impact assessments on key issues in the application and the discrepancies in the land ownership certificate.

The consensus was that whilst the Council was not necessarily against the establishment of a nursery in principle, it could not be supported at the proposed location and in light of the omissions in information provided in the application. Without this full assessment of all relevant matters the Parish Council would object to the proposal.

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.

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).

5. 3-4 Laburnum Terrace

Members considered a report prepared by A Creighton and D Bailes on the current position with regard to the sale of the property. The report highlighted information regarding the marketing of the property and also gave a detailed overview of the offers received by the deadline of 20th September 2019.

The professional view was that the marketing approach, period of time the property was on the market, the level of interest and the number of offers received, showed that the marketing exercise had been successful.

Members were then invited to consider the bids received, in line with the criteria agreed at the last meeting, whilst also taking account of the risk and benefits associated with each offer.

Following detailed consideration and taking account of the advice of the property professionals it was unanimously:

Resolved that:

- The Council should accept the highest bid for 3-4 Laburnum Terrace and its solicitor be instructed accordingly.
- The agent should inform the successful bidder that the price agreed reflected the current condition of the building and any attempt to subsequently reduce the bid may result in a re-opening and reconsideration of the Council's decision.
- All bidders be advised of this decision and also kept informed of progress on the sale.
- Information regarding the amount generated, and how it will be used to benefit the local community, be made available once the sale has been finalised.

Councillor C Percy asked that we keep residents informed of the progress being made and that in due course involve them in deciding how the money might be spent. This was noted by the Chairman.

The meeting closed at 8.30pm.

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Chairman of Meeting