

# **SEDGEFIELD TOWN COUNCIL**

Minutes of the proceedings of the **FEBRUARY MONTHLY**

**MEETING** of the **Council** held at **7 p.m.** in the **Council**

**Offices**, Advice & Information Centre, Sedgefield, on

**Monday 9<sup>th</sup> February 2015.**

**Present**

**Cllr. Chris Lines (Chairman)**

**Cllr. Mel Carr (Vice-Chairman) and**

Cllrs. Allan Blakemore, David Brown, Mart Cant, Vanessa Carmichael, Lynne Dentith, Tim Jeanes, John Robinson, Maxine Robinson, Ian Sutherland, Alf Walton, Dudley Waters and Gloria Wills

**Officer**

Dr Jane Ayre (Town Clerk)

**1. Apologies**

None.

**2. Declaration of interest**

Cllrs John and Maxine Robinson declared an interest in planning applications 1 and 10 of agenda Item 10.

**3. STC Minutes / Committee Reports**

**a) Minutes of the Monthly meeting held Monday 12 January 2015**

These were confirmed as a correct record ( CL / VC ).

Cllr Maxine Robinson requested that when future planning applications are considered at the Monthly Meeting they are recorded clearly stating the DCC Planning Application Reference Number along with an actual description of the application itself. It was agreed this was appropriate for improving future record keeping.

**RESOLVED:**

**Future Planning Application considerations will be recorded along with the DCC Planning Application Reference Number and an actual description of the application.**

**b) Minutes of the P&R committee held Monday 12 January 2015**

These were confirmed as a correct record ( GW / AW ).

**c) Minutes of the Community Development and Engagement committee meeting held Monday 19 January 2015**

These were confirmed as a correct record ( AB / LD ).

**d) Minutes of the Environment committee meeting held Monday 19 January 2015**

These were confirmed as a correct record ( M Carr / IS ).

**e) Minutes of the Community Chest meeting held Monday 12<sup>th</sup> January 2015**

These were confirmed as a correct record ( VC / AW ).

**f) Minutes of the Special Town Council meetings to consider the Sedgefield Plan held 5<sup>th</sup> and 19<sup>th</sup> January 2015**

The minutes of the Special Meeting held on 5<sup>th</sup> January 2015 were confirmed as a correct record ( AB / CL ).

Cllr Lynne Dentith queried Item 5 on the minutes of 19<sup>th</sup> January 2015 as her recollection of events was that the Draft Sedgefield Plan had been adopted by Council and then provisos put in place, i.e. proof reading, independent health check and consideration of DCC comments. Cllr Chris Lines responded that the provisos had been discussed before the Plan's adoption and were part of the conditions of this adoption. The Clerk confirmed that the minutes reflected the proceedings of the meeting. The minutes of the Special Meeting held on 19<sup>th</sup> January 2015 were confirmed as a correct record (CL / IS ).

**g) Minutes of the Finance Working Group meeting held 26<sup>th</sup> January 2015**

These minutes had been omitted from Councillor's Committee packs and deferred until the next Monthly Meeting.

**RESOLVED:**

**These minutes to be considered at the March 2015 Monthly Meeting.**

**h) Minutes of the Estates Working Group meeting held 15<sup>th</sup> January 2015**

These minutes had been omitted from Councillor's Committee packs and deferred until the next Monthly Meeting.

**RESOLVED:**

**These minutes to be considered at the March 2015 Monthly Meeting.**

**i) Minutes of the Personnel committee meeting held Monday 2<sup>nd</sup> February 2015**

These were confirmed as a correct record ( GW / AB ).

**RESOLVED: To accept all of the minutes as above and recommendations contained therein.**

**4. Matters of Information**

**4.1. Public Participation – Former Sainsbury's Store:**

The Clerk had written to the Store Owner of the old Sainsbury's Store asking for an update as to their plans for improving the state of the shop's frontage and making them aware the Council had received complaints from local residents.

**RESOLVED:**

**To receive the information and close this matter.**

**4.2. Report from DCC Members:**

This item has now been removed as a Standing Agenda item at Monthly Meetings. County Cllrs John Robinson and Rachel Lumsdon have been informed of this decision with the Clerk also informing them the Town Council would welcome future reports from them and explained how to go about scheduling an agenda item when required.

**RESOLVED:**

**To receive the information and close this matter.**

**4.3. Sedgefield Plan:**

The Clerk met with Mr David Bowles on 16<sup>th</sup> January 2015 and subsequently prepared a financial position statement for the Sedgefield Plan which was presented to the Council's Finance Working Group on 26<sup>th</sup> January 2015. The Draft Plan's progress to be discussed under agenda item 8.3.

**RESOLVED:**

**To receive the information and close this matter.**

**4.4. Residents Forum:**

A letter of thanks has been sent to Mrs Bowles to recognize the work of herself and other volunteers in relation to the Residents Forum.

**RESOLVED:**

**To receive the information and close this matter.**

**4.5. Current Planning Applications:**

All comments have been submitted to DCC Planners and applications relating to Spring Lane and Thurlow Grange were discussed at the subsequent Environment Committee meeting on 19<sup>th</sup> January 2015.

The Clerk had also written and requested clarification as to how DCC Conservation Officers determine applications which fall within Sedgefield's Conservation Area. The Clerk had suggested that this clarification could be either written or via presentation at a future Council meeting.

**RESOLVED:**

**To receive the information and close this matter.**

**5. Dates of Meetings**

Dates for meetings taking place in February 2015 and events scheduled for March – October 2015 had been circulated prior to the meeting.

**RESOLVED:**

**To receive this information.**

**6. Police Report**

Sgt Alex Clarke read out the Police Report which covered the period 12<sup>th</sup> January – 9<sup>th</sup> February 2015. During this period the following crime took place:

- Burglary (other):
  - Further to the Police Report given at the January 2015 Monthly Meeting in relation to a series of garage burglaries at Winterton Estate, Sgt Clarke reported that Mr Jamie Tindall had been re-arrested on new evidence and had admitted a further 7 garage burglaries on the Winterton Estate (making 11 in total). Both Mr Jamie Tindall and Ms Daisy Oliver will again appear before Newton Aycliffe Magistrates Court on 26<sup>th</sup> February 2015.
  - In the early hours of 8<sup>th</sup> February 2015, an unknown person(s) had entered an insecure shed in Kerr Crescent, Sedgefield and removed a ladies Boardman hybrid pedal cycle.
- Criminal damage:
  - On the afternoon of 29<sup>th</sup> January 2015, 150m of fencing were knocked over at Shotton Farm by unknown males riding quad bikes. The NPT have been working with the owner of both this farm and Merten Grange Farm, to target-harden the area.
  - Overnight on 15<sup>th</sup> January 2015, a black Ford Transit van was scratched whilst parked on the driveway of an address in Beaumont Court, Sedgefield.
- Theft – between 29<sup>th</sup> January 2015 and 5<sup>th</sup> February 2015, unknown persons have removed the padlock and entered a fenced compound in the grounds of Ceddesfeld Hall, Rectory Row. The thieves have taken 100m of plastic fencing, 5 x large plastic bins and 40 x metal fencing poles.
- Commercial theft – There has been one drive-off offence at Bradbury Services. Enquiries are on-going.
- Firearms – on 2<sup>nd</sup> February 2015, police received a report of males discharging air weapons on the NETPark. Three males from the Peterlee area were stopped and later reported for possession of a loaded air weapon in public place.

Crime in Sedgefield is down 25% on the same time last year with over one out of every two crimes being solved (51% detection rate for year to date).

114 incidents of anti-social behavior occurred in January 2015 compared with 123 in January 2014 (a reduction of 7%). 57 incidents of youth anti-social behavior occurred in January 2015 compared with 67 in January 2014 (a reduction of 15%).

The PACT have focused their attention on parking and congestion problems at the entrance to Sedgefield Industrial Estate. The next PACT meeting will take place on 10<sup>th</sup> February 2015 commencing at 7pm in the Fletcher Room in the Parish Hall.

Finally Sgt Clarke reported the following incidents of note:

- On Friday 30<sup>th</sup> January 2015, officers from the NPT seized a large quantity of alcohol from several youngsters in the Sedgefield area. A member of staff from the local Co-op received an £80 Fixed Penalty Notice for the sale of alcohol to a 15 year old.
- There has been a spike in Anti-Social Behaviour not helped by the recent poor weather conditions but overall things appear to have settled down. Police will continue to patrol on Friday evenings when most problems seem to occur.

Cllr John Robinson expressed his willingness to give a Victim Impact Statement in relation to the recent theft from the compound in the grounds of Ceddesfeld Hall. The items stolen were key resources for the Town's Mediaeval Fayre as well as the Council's Fireworks Display. Without these resources being replaced at a cost of approximately £3,000 the Mediaeval Fayre would be in jeopardy. Cllr Robinson highlighted that if Cllr Ian Sutherland had not stopped the thieves then even more would have been lost. Sgt Alex Clarke noted Cllr John Robinson's comments.

Cllr Maxine Robinson thanked Sgt Clarke and the NPT for all their work in Sedgefield.

**RESOLVED:**

**To receive this information.**

**7. Public Participation**

The Chairman closed the meeting whilst the public gave their views and comments.

Mrs Julia Bowles congratulated the Town Council on the recent refurbishment of the Church Turning Circle stating the area was a credit to the Town. Mrs Bowles sought clarification as to when the Town Council's website would be updated to include recent minutes. In addition, Mrs Bowles has experienced issues with read receipt requests sent on emails to the Town Council. The Clerk informed Mrs Bowles that the Council is currently updating its IT infrastructure and during this transition there has been an impact upon the website. Work is being done as a matter of urgency to get this very important communication tool back on-line and accessible to the public. The Clerk was unaware of the read receipt problem and will liaise with IT Support Contractors to investigate this. Finally, Mrs Bowles requested clarification as to the Town Council's position with regard to the level of proposed housing in the Town. Her understanding was that the Town Council reluctantly would accept 300 houses, however, in documentation relating to the EIP it was stated that 300 houses would be supported by the Town Council and the community. Mrs Bowles challenged this and reiterated the findings from a recent community consultation survey. Her

concern was that the Inspector would read this to mean the community was supportive of 300 new homes. Cllr Chris Lines replied stating that the Town Council's position is as per its submission to DCC, i.e. accepting a maximum of 300 houses on multiple sites across the Town. He also pointed out that in this submission it was stated that some people in the community wanted less housing. Cllr Lines concluded that the Town Council has been consistent throughout and have made these points in writing to DCC and the Inspector during the developing phases of the draft County Durham Plan and verbally during the EIP.

The meeting was then re-opened.

## **8. Internal Reports**

### **8.1 Chairman's Report**

The Chair reported that over the past month he had:

- Attended several meetings in relation to the Sedgefield Plan and undertaken work which resulted from these meetings;
- Attended meetings in relation to the forthcoming Sedgefield Day.

**RESOLVED:**  
**To receive this information.**

### **8.2 Mayor's Report**

Details were circulated of the following events recently attended by the Mayor:

January 2015:

31 <sup>st</sup>	Ceremonial Mayors Burns Night at Seaton Carew
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February 2015:

1 <sup>st</sup>	Farmers Market (Sedgefield) visit
8 <sup>th</sup>	Civic and Community Celebration service at St Hilda's Church, Hartlepool

Cllr Mel Carr reported that whilst his visit to the Farmers Market in Sedgefield had been on a very cold day the Market had been well attended and traders were very happy.

**RESOLVED:**  
**To receive this information.**

(Cllr Tim Jeanes joined the meeting at this point).

### **8.3 Draft Sedgefield Plan Update Report by Cllr Chris Lines and Town Clerk**

Copies of a "Draft Sedgefield Plan Update Report" produced jointly by Cllr Chris Lines and the Clerk were circulated to all Cllrs present. Cllr Chris Lines explained that this report was to provide Cllrs with an update on progress in meeting the provisos assigned to the Draft Plan at the Special Town Council meeting on 19<sup>th</sup> January 2015 as well as propose an approach for the Regulation 14 consultation stage (i.e. the formal 6 week pre-submission consultation process) and to outline the current financial position and expected future costs with the Plan. It had not been possible to circulate this report prior to the meeting due to the length of time needed to investigate the numerous aspects involved.

Cllr John Robinson provided an update to Cllrs on the position with regard to his County Councillor Budget for 2015/16. He reiterated his support to provide financial assistance to the Sedgefield Plan. He has already liaised with Ms Sandra Stephenson and the Clerk regarding this matter and provided the necessary paperwork to be completed. The Clerk made Cllrs aware that County Cllr Rachel Lumsdon's budget for 2015/16 has already been allocated and no funding will be available for the Sedgefield Plan.

Cllr Maxine Robinson expressed her thanks for all the hard work which has gone into producing the report given to Cllrs, but stated that it was not feasible to review and discuss such an extensive report tabled on the night. Other Cllrs supported Cllr Robinson's position.

#### **RESOLVED:**

- i) This report to be considered at a Special Town Council meeting on Monday 16<sup>th</sup> February 2015 at 6.30pm in the Council Offices.**
- ii) All Cllrs to read and consider the report prior to the above meeting (and if necessary forward their comments to the Clerk if unable to attend).**
- iii) The Clerk to post to all Cllrs an agenda for the Special Meeting plus to ensure that copies of the report are circulated to those Cllrs not present at the Monthly Meeting.**
- iv) The Clerk to submit to Ms Sandra Stephenson completed paperwork to seek a £2,000 contribution from County Cllr John Robinson from his 2015/16 budget.**



## **9. Correspondence**

### **9.1 Proposed Anaerobic Digestion Facility at Hope House Farm (email from Mr Steve Barker dated 27<sup>th</sup> January 2015)**

Prior to the meeting copies of an email from Mr Steve Barker dated 27<sup>th</sup> January 2015 had been circulated to all Cllrs. Mr Barker had provided answers to questions raised by Cllrs when considering the planning application for a proposed anaerobic digestion facility at Hope House Farm. Several Cllrs highlighted that this particular business encompassed covers a land spread out over a wide area and asked for clarification if the facility would be used solely for their own bi-product use.

#### **RESOLVED:**

**The Clerk to liaise with Mr Steve Barker, Prism Planning, to clarify the question asked by Cllrs.**

### **9.2 Sedgfield Plan Steering Group minutes (28<sup>th</sup> January 2015)**

Prior to the meeting copies of the Sedgfield Plan Steering Group minutes of the meeting held on 28<sup>th</sup> January 2015 had been circulated to all Cllrs.

#### **RESOLVED:**

**To receive this information.**

### **9.3 Notice of Consultation on the Regeneration and Environment Local Plan Publication Draft and the Community Infrastructure Levy Preliminary Draft Charging Scheme Stockton on Tees Borough Council (email dated 30<sup>th</sup> January 2015)**

Prior to the meeting copies of an email from Ms Isabel Nicholls on behalf of Ms Carol Straughan, Head of Planning at Stockton Borough Council (dated 30<sup>th</sup> January 2015) had been circulated to all Cllrs. Cllr John Robinson informed fellow Cllrs that he had commented on this Draft Local Plan to voice concerns regarding the potential impact of the proposed new school at Wynyard upon primary schools within Sedgfield. Cllr John Robinson offered to send a copy of his comments to the Clerk for dissemination to other Cllrs for information. Cllrs John Robinson and Chris Lines both commented that Local Plans in other can and will impact upon their surrounding areas.

**RESOLVED:**

- i) To receive this information.**
- ii) Cllr John Robinson to forward his comments to the Clerk who will in turn disseminate to other Cllrs for information.**

**10. Current Planning Applications**

**A schedule of the current planning applications had been circulated prior to the meeting. Each application was then considered and the following comments were made (Note: number refers to the number on the circulated list):**

- 1 DM/14/03365/VOC – Variation of conditioning 3 of planning permission 7/2012/01333 for the erection of 1 No. dwelling omitting the basement level and removal of condition 10 of the planning permission, Land to the rear of 30 The Lane:**

**and**

- 10 DRC/14/00339 – Discharge of condition 2 (materials), 6 (means of enclosure) and 7 (landscape) pursuant to planning permission 7/2012/0133/DM, Land to the rear of 30 the Lane**

**Cllrs did not have any objections to these Planning Applications.**

- 2 DM/14/03649/FPA – Conversion of workshop and stores to office/study space including renewal and extension of existing roof, Sands Farm**

**This application is not within Sedgefield but within Bradbury, however, Cllrs did not have any objections.**

- 3 DM/15/00021/FPA – Installation of pitched roof over existing flat roof to front and side, 5 Boyne Court**

**Cllrs did not have any objection to this Planning Application.**

- 4 DM/15/00036/FPA – Installation of replacement front door (retrospective), 9 Rectory Row**

Cllrs did not have any objection to this Planning Application.

- 5 DM/15/00064/FPA – Erection of garden room to rear in place of existing conservatory, 7 Dunelm Court**

Cllrs did not have any objection to this Planning Application.

- 6 DM/15/00168/HPN – Prior notification for the erection of a conservatory to the rear measuring 4 metres in length and 2.95m in height to the apex of the roof, 6 Moorside Crescent**

This application is not within Sedgefield but within Fishburn.

- 7 DM/15/00230/LB – Erection of extension to rear of Public House, including demolition of existing extensions and refurbishment of property. Erection of two dwellings to rear, Hope Inn, Front Street**

**and**

- 8 DM/15/00233/FPA – Erection of extension to rear of Public House, including demolition of existing extensions and refurbishment of property. Erection of two dwellings to rear (resubmission), Hope Inn, Front Street**

Cllrs expressed their support for the refurbishment of the Hope Inn, however, they also expressed their concerns regarding the proposed two dwellings at the rear of the property on the grounds of impact upon parking, the materials being proposed in the building of these dwellings and the loss of historic long gardens which are a feature of the Conservation Area.

**RESOLVED:**

**A letter of objection based upon the impact upon parking, proposed materials and loss of historic long gardens be submitted to DCC.**

**9 DM/15/00240/FPA – Erection of single storey rear extension, 9 Hadleigh Close**

Cllrs did not have any objection to this Planning Application.

**11 DRC/14/00363 – Discharge of conditions 3 (materials), 4 (lighting), 5 (enclosure details) of planning approval 7/2012/0397/DM**

This application is not within Sedgfield but within Bradbury.

**12 DRC/15/00014 – Discharge of conditions 3 (turbine details), 5 (construction method statement), 6 (TV and radio survey), 8 (nominated representative), 10 (DTVA mitigation) & 11 (substation details) pursuant to planning permission 8/CMA/7/103 for 86.45m high wind turbine**

This application had been granted upon appeal. The Clerk was asked to find out more specific details regarding the discharge of conditions.

**RESOLVED:**

**The comments on planning applications 1-12 above to be submitted to DCC Planners.**

The Chair thanked everyone for attending and closed the meeting at 7.46pm.