

SEDGEFIELD TOWN COUNCIL

Minutes of the proceedings of the **APRIL MONTHLY MEETING** of the **Council** held at **7 p.m.** in the **Council Offices**, Advice & Information Centre, Sedgefield, on **Monday 13th April, 2015.**

Present **Cllr. Chris Lines (Chairman)**
Cllr. Mel Carr (Vice-Chairman) and
Cllrs. Allan Blakemore, David Brown, Mark Cant, Vanessa Carmichael, Lynne Dentith, John Robinson, Maxine Robinson, Ian Sutherland, Alf Walton and Gloria Wills

Officer Dr Jane Ayre (Town Clerk)

1. Apologies

Cllr Lynne Dentith passed to the Clerk an email to be read out on behalf of Cllr Rebecca Hagan. The Clerk duly read out this email. Cllr Rebecca Hagan informed Cllrs of her Mum's current health and this will mean Cllr Hagan is unlikely to be able to attend Council meetings in the near future. Cllr Hagan reiterated her Mum's previous active involvement and enjoyment in both Sedgefield Town Council and the Labour Party. Cllr Rebecca Hagan also expressed the importance of the Town Council being open and transparent and voiced concerns regarding an email which had been sent to the Town Council but which had not been shared with Cllrs.

Cllr John Robinson proposed that the Town Council send a best wishes letter to Cllr Hagan's parents as both had been active Town Cllrs. This was agreed and the Clerk will send an appropriate letter.

Cllr Chris Lines stated the openness and transparency issues of Cllr Hagan's note would be considered under Item 9.4 of Correspondence. This was agreed.

Apologies for this meeting were recorded as follows:

Cllrs. Rebecca Hagan, Tim Jeanes and Dudley Waters.
County Cllr Rachel Lumsdon

2. Declaration of interest

None.

3. STC Minutes / Committee Reports

a. Minutes of the Personnel Committee held Monday 2nd March 2015

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

b. Minutes of the Monthly meeting held Monday 9th March 2015

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

c. Minutes of the P&R committee held Monday 9th March 2015

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

d. Minutes of the Special P&R Committee held Monday 16th March 2015

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

e. Minutes of the Community Development & Engagement committee meeting held Monday 16th March 2015

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

f. Minutes of the Environment committee meeting held Monday 16th March 2015

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

g. Minutes of the Sedgfield Plan and Finance Working Group held Wednesday 4th March 2015

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

h. Minutes of the Estates Working Group held Wednesday 25th March 2015

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

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

4. Matters of Information

4.1 Planning Applications – Conservation Area Enquiry:

A response has been received from DCC's Conservation Team and will be considered under agenda item 9.1.

RESOLVED:

To close this matter.

4.2 Consultation: Regeneration and Environment Local Plan Publication Draft and CIL Preliminary Draft Charging Scheme – Stockton on Tees Borough Council:

Cllr John Robinson is to forward to the Clerk a copy of the comments he submitted in relation to this consultation in order that the Clerk can share with other Cllrs.

RESOLVED:

To receive this information.

4.3 Police Report:

The Clerk had made Sgt Alex Clarke aware of Cllrs concerns in relation to door knocking and street traders as well as reminding him of previously reported concerns regarding suspected person(s) sleeping rough at stables along Racecourse Road.

RESOLVED:

To receive this information and to close this matter.

4.4 Public Participation:

The Clerk had reported to DCC that residents are experiencing difficulties using the general search function in the Planning Portal. The Clerk has made Sgt Alex Clarke aware of concerns regarding trotters using both sides of the A689.

RESOLVED:

To receive this information and to close this matter.

4.5 Receipt of Formal Complaint – Spring Lane:

To be considered under agenda item 9.2.

RESOLVED:

To close this matter.

4.6 Hartlepool Borough Council: Notification of 8 Week Public Consultation (dated 2nd March 2015):

To be considered on the P&R Committee agenda on 13th March 2015.

RESOLVED:

To close this matter.

4.7 County Durham Plan & Sedgefield Plan Update:

The Clerk has forwarded to all Cllrs copies of the Hansard transcript from 3rd May 2015 Parliamentary Debate. Cllr Rachel Lumsdon is yet to inform the Clerk of clarification regarding the DCC meeting in March 2015 relating to the County Durham Plan as referenced in the Hansard transcript. The Sedgefield Plan is to be considered under agenda Item 10. Cllr Chris Lines reported that the Clerk has also written to Mr Phil Wilson MP seeking clarification as to his position regarding future development in Sedgefield following his participation in the recent Parliamentary debate concerning the County Durham Plan. As yet no response has been received and it is likely that purdah will affect this.

RESOLVED:

To receive this information and to close this matter.

4.8 Current Planning Applications:

All comments have been submitted to DCC Planners.

A letter of objection has been submitted in relation to Low Farm, Bradbury (outline application for 2 no. dwellings including details of site access Ref: DM/15/00372/OUT), however, a letter has been received on 8th April 2015 from DCC informing the Town Council that this application has been considered as it has been resolved to grant planning permission.

RESOLVED:

To receive this information and to close this matter.

4.9 Unauthorised Encampment at Old Stockton Road, Sedgefield:

An on-site meeting with DCC's Gypsy Roma Traveller Service has been requested and DCC have now promised to organise such a meeting. The Clerk to keep Cllrs updated on this matter. Cllr Mark Cant recommended that the Clerk chase DCC on this matter. This was agreed.

Cllr John Robinson reported that DCC have been busy dealing with an encampment at Fishburn. Cllr Robinson received via DCC a weekly breakdown of the issues being dealt with by DCC's Gypsy Roma Traveller Service and offered to share this with Town Councillors (via the Clerk) as a way to give additional context to this matter. It was agreed that this would be very useful.

RESOLVED:

To receive this information.

5. Dates of Meetings

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

RESOLVED:

To receive this information.

6. Police Report

Sgt Alex Clarke presented his Police Report which covered the period 9th March 2015 – 13th April 2015. During this time the following crime took place:

Burglary (dwelling):

- Between 13th-15th March 2015, entry was gained via a front window to a property in Station Road, Sedgefield. Various items of costume jewellery were taken.

Burglary (other):

- Overnight on 12th March 2015, an insecure outbuilding was entered at a farm on Mordon. A black and green Kawasaki quad bike was taken.

Theft:

- On the morning of Sunday 5th April 2015, a 68 year old female was the subject of a bag theft whilst walking along Queen's Drive, Sedgefield. The lady was left shaken but otherwise uninjured. The male responsible was seen to make off on foot before getting into a waiting vehicle and leaving the area. There have been developments in this enquiry and the police hope to have an update for the next meeting.
- On 3rd April 2015, a mobility scooter was taken from Front Street, Sedgefield. The scooter was later found abandoned in the lake at Hardwick Country Park. Enquiries are on-going to identify those responsible.
- On 11th March 2015, a garden planter was stolen from a garden in The Meadows, Sedgefield. Following enquiries the planter was later returned to police and the investigation is on-going.

Assault:

- On the evening of 19th March 2015, a female motorist was assaulted when she stopped in Butterwick Road to help a man she believed to be in distress. Without warning the man punched the female before running off. The victim was left with a black eye. The victim could only provide a very vague description of her assailant – white and 6' tall.

Theft from motor vehicle:

- On the morning of 2nd April 2015, a leaf blower was taken from the back of a flat-bed vehicle while parked on a driveway in Durham Road, Sedgefield.
- Overnight on 23rd March 2015, the bonnet grill and three wheel trims were taken from a Ford Fiesta while parked in The Orchard, Sedgefield.

Criminal Damage:

- There have been two incidents of criminal damage, one involving a school bus at the Community College and the other involving damage to a garden gate in Rectory Row.

Commercial Theft:

- One theft from the Co-op store and a bilking from Bradbury.

Drugs:

- One offence of possession of cannabis.

The 2014-15 year end police performance figures for Sedgefield are as follows:

- There has been a 21% fall in recorded crime (45 fewer crimes than the same period last year);
- The detection/solved rate stands at 52% with over one out of every two crimes being solved – the investigation of crime by Durham Police has been recognised nationally by the HMIC and is the only police force to receive a grading of 'Outstanding';
- Anti-social behavior has dropped by 17% from 146 incidents to 121 incidents;
- Youth anti-social behavior has dropped by 23% from 78 incidents to 60 incidents.

The PACT focus is now on youth nuisance in the village centre on Friday evenings. The next PACT meeting will take place on Tuesday 14th April 2015 at 7pm in the Fletcher Room in the Parish Hall.

The following incidents of note were made:

As of 13th April 2015 the Response element of local policing has moved away from Darlington and returned to Bishop Auckland. The local community should not notice any difference to services.

Cllr Mel Carr reported that a resident had informed him that two people had been seen to be giving the impression they were sleeping in the bus shelter in the middle of the village. The resident had reported this matter to the Police but were not happy with the way in which the call was handled nor the response which seemed to imply that these were immigrants seeking shelter. Cllr Carr said he would find out further details and report this directly to Sgt Clarke for investigation. Cllr Vanessa Carmichael confirmed that people were seen in the bus shelter on Sunday 12th April 2015 with an array of bags which could suggest they had been planning to sleep there. Sgt Alex Clarke replied that there had been a report of people glue sniffing in the bus shelter that evening and this could explain the accompanying bags.

Cllr Alf Walton reported that an Audi car with foreign number plates has been parked in Hardwick Hall grounds for 2-3 weeks. Sgt Alex Clarke will investigate this.

Cllr Lynne Dentith expressed concerns regarding recent attacks on dogs by two lurchers in the Town. Sgt Alex Clarke replied that the Police know who these lurchers belong to and have dealt with the incidents in accordance with the wishes of the victims. A warning has been given to the lurchers owners that any future incidents will have an effect upon how they are dealt with in court.

Sgt Alex Clarke was thanked for his report.

RESOLVED:

To receive this information.

7. Public Participation

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

Mrs Julia Bowles requested that when the Town Council writes to Mr and Mrs Byrne the best wishes of the community are also included. Mrs Bowles expressed concerns regarding the unknown location of a secret rave concert being proposed for June 2015 at some location between Sedgefield and Fishburn and requested the Town Council take action to try and find out the exact location. Mrs Bowles also reiterated to Cllrs that she had written to Mr Phil

Wilson MP immediately after the parliamentary debate to consider the County Durham Plan requesting he confirm his position with regard to future development within Sedgefield. Whilst Mrs Bowles had received a response from Mr Wilson it had not been specific. Finally, Mrs Bowles reported that she continues to meet with the various Durham Groups involved in the County Durham Plan consultations. There is lots of confusion across the County with regarding to current planning applications as a result of the state of the County Durham Plan.

Cllr John Robinson declared an interest at this point as a member of DCC's Planning Committee and left the meeting.

Mrs Bowles continued to give an example of the current planning applications relating to student accommodation in Durham City which are soon to be considered. There is confusion as to which saved policies are applicable to current applications. Mr Stuart Timmiss of DCC is actively encouraging Councils/Groups to submit Neighbourhood Plans to DCC when ready. Mrs Bowles urged the Town Council to progress the Sedgefield Plan as soon as possible. Mrs Bowles had no further comments to make.

Cllr John Robinson returned to the meeting at this point.

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 a Sedgefield 700+ and undertaken appropriate actions as a result in relation to this year's Sedgefield Day;
- Participated in the Citizen of the Year 2014 Selection Panel;
- Attended numerous meetings and discussions in relation to the Sedgefield Plan and County Durham Plan.

RESOLVED:

To receive this information.

8.2 Mayor's Report

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

March 2015:

13 th	Durham County Council, presentation of Chairman's Awards in conjunction with AAP
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16 th	St John's Church, Shildon to attend the funeral of Mayor's wife Mrs Pat Nicholson
20 th	MacMillan Coffee morning in Parish Hall, Sedgfield
20 th	Chilton Mayor's Civic Charity Ball
21 st	Charity Coffee morning at Manor House, Sedgfield
27 th	Coffee morning for Sedgfield In Bloom in Parish Hall, Sedgfield
28 th	Brandon and Byshottles Charity Event at Brownie.

April 2015:

5 th	Farmers Market, Sedgfield (it was a fine day with reasonable attendance but as a holiday weekend trade was slow)
6 th	Judging Easter bonnets and easter eggs competition at Ceddesfeld Hall, Sedgfield
10 th	Country Market in Parish Hall, Sedgfield
10 th	Ferryhill Mayor's Civic Charity Dinner at Masonic Hall, Ferryhill

RESOLVED:

To receive this information.

9. Correspondence

9.1 **Determination of Planning Applications within Sedgfield Conservation Area (letter from Mr John Byers 11th March 2015)**

Prior to the meeting a letter from Mr John Byers of DCC entitled "Determination of Planning Applications within Sedgfield Conservation Area" had been circulated to all.

Cllr Maxine Robinson informed Cllrs that prior to Mr Bill Katakay retiring from Sedgfield Borough Council he had produced a couple of leaflets which gave guidance as to the type of work which could be undertaken within Sedgfield's Conservation Area. Cllr Maxine Robinson believed she had copies of these leaflets and offered to give copies to the Clerk for reference. It was agreed that this would be useful.

Cllr John Robinson reported that in the transition period from District Councils and the former County Council merging to create the new DCC all District/Borough Council Planning Committees, including that of Sedgfield Borough Council, had passed reports to DCC stating the location of their Conservation Areas and what had been agreed as acceptable within those. These document should still be held and used by DCC. Cllr David Brown confirmed that this was correct. Cllr Gloria Wills pointed out that during the recent EIP for the County Durham Plan the only area in the County for which such documentation was missing was Sedgfield. Cllr John Robinson offered to look through his personal records to see if he had a copy and, if so, he would duly share with the

Town Council. Cllrs thanked him, and accepted, his offer.

RESOLVED:

- i) **Cllr Maxine Robinson to forward copies of Mr Katakya's leaflets to the Clerk for information.**
- ii) **Cllr John Robinson to search and, if possible, forward any former Sedgefield Borough Council Planning Committee documentation relating to the Town's Conservation Area and former agreements on developments that would be allowed to the Clerk.**

9.2 DCC response to Spring Lane Formal Complaint (emails dated 26th March 2015 from Ms Sharon Boughey and Ms Susan Porter)

Prior to the meeting a letter from Ms Sharon Boughey and an email from Ms Susan Porter both of DCC (dated 26th March 2015) had been circulated to all. This correspondence was in response to the Town Council's submission of a letter requesting the Town Council's recent Stage 1 formal complaint in relation to Spring Lane be escalated to a Stage 2 formal complaint and investigated appropriately by DCC Corporate Complaints.

Cllr David Brown stated that the site at Spring Lane is in exactly the same state with no improvement whatsoever. In fact on Sunday 29th March 2015 there were reports that materials was brought onto the site and burned. Cllr Brown expressed his frustration that DCC are not providing a service to the Town Council and the correspondence received is not helping. There is a planning system which should be applicable to all and there have been numerous incidents over the years across the Town when genuine applications have been refused for seemingly little reason. Cllr Alf Walton supported Cllr Brown's comments and stated that this is an illegal dwelling. Cllr Mark Cant had heard this particular site had also been reported to the Environment Agency.

Cllr Mark Cant proposed that as the 4 week period for action at Spring Lane will finish by 17th April 2015 the Clerk be requested to seek an urgent update in order that the Town Council can determine its next move. Cllr Gloria Wills seconded this proposal and other Cllrs agreed it was the best way forward.

RESOLVED:

The Clerk to liaise with Ms Susan Porter to determine the latest position at Spring Lane and to report back at the Town Council's Environment Committee meeting

on Monday 20th April 2015.

9.3 Licensing Act – Review Applications Received – Taah Convenience Stores in Sedgefield (email from Steve Ragg dated 31st March 2015):

The Clerk circulated to all copies of an email from Mr Steve Ragg dated 31st March 2015 which contained a further email within it from Ms Yvonne Raine, Senior Licencing Officer from DCC Neighbourhood Services. The email was being circulated for information and detailed an Application for the Review of a Premises Licence (to address concerns relating to the Prevention of Crime and Disorder and the Protection of Children from Harm) relating to Taah Convenience Store, 1 White House Drive, Sedgefield and Taah Convenience Store, 60-62 Front Street, Sedgefield. Cllr John Robinson explained that this application for review had been requested by the Chief Constable and may entail both licences being revoked.

Cllr Gloria Wills reminded Cllrs of some residents previously expressed concerns regarding that state of the front of the former Sainsbury's Store in the Town. This is located within the Town's Conservation Area and is in conflict with the purpose of the designation. Cllr Maxine Robinson reminded Cllrs that this is in contravention of Article 4 Direction in the Conservation Area. It was agreed that the Town Council should write to DCC Conservation Officers expressing their concerns again regarding this property.

Cllr John Robinson informed Cllrs that he has requested DCC's Business Development Team liaise with the Taah Convenience stores owners at 60-62 Front Street to determine if there is any potential grant funding which they be eligible to obtain in order to improve the status of their building.

RESOLVED:

The Clerk to write to DCC Conservation Officers expressing concerns regarding the state of the front of the Taah Convenience Store, 1 White House Drive, Sedgefield (former Sainsburys Store).

9.4. Note From Cllr Rebecca Hagan (read out at the start of the meeting):

Cllr Chris Lines stated he was very proud of how transparent and open the Town Council has been since May 2013. He explained that an email from a member of the public had been received in relation to the Sedgefield Plan. The Chair and Clerk had considered this email and it was felt that in the context of that monthly meeting and its

agenda, the issue being highlighted would not have helped move the Plan forward in an expedient manner, instead a comprehensive report was presented, detailing all the issues relating to the Sedgefield Plan and its future progress (which was circulated to Cllrs at the Monthly Meeting on 9th February 2015 and then considered at a Special Town Council Meeting on 16th February 2015).

Cllr Ian Sutherland stated that the Town Council has always been open and transparent and felt that the judgement made by the Chair and Clerk had been done with the best of intentions to ensure the Sedgefield Plan progressed, however, he suggested that the email be circulated electronically amongst Cllrs for their information.

Cllr Allan Blakemore expressed his concerns regarding emails sent under "Confidential" cover. Cllr Vanessa Carmichael commented that sometimes if it is felt that comments are not taken on-board during a meeting then an email does provide an alternative option. Cllr Gloria Wills stated that there needed to be trust as no-one can see every email in circulation. Cllr Maxine Robinson stated that everything must be viewed as correspondence. Cllr John Robinson stated the Chair and Clerk have given their reasons for the judgement they used and that the email will be circulated to all so hopefully this would bring a close to this matter.

RESOLVED:

The Clerk to forward to all Cllrs a copy of the email concerned on Tuesday 14th April 2015.

10. County Durham Plan and Sedgefield Plan Update:

Cllr Chris Lines reported that since the Council's last Monthly Meeting a number of developments have taken place in relation to the Sedgefield Plan as follows:

- The independent health check suggested a significant change to the Plan which whilst not changing policies did suggest substantial changes to the structure of the document;
- A letter had been received from Mr Stuart Timmiss of DCC (which had been immediately circulated to all Cllrs via post) stating that whilst DCC remain supportive of the Sedgefield Plan they are not able to support all of the policies currently within it;
- A developer hoping to build on the three corner field (land South of Beacon Lane) had submitted to DCC additional Amended Supporting Information detailing why their

application was suitable;

- Sections 1 and 2 of the revised Draft Sedgefield Plan had been circulated to all Cllrs for their consideration;
- Cllr Mel Carr, Mr David Bowles and Mr Mort Spalding attended the CDALC Neighbourhood Planning Meeting held on 9th April 2015 at Great Aycliffe Town Council at which Mr Stuart Timmiss had also been present to explain the current state of the Draft County Durham Plan. Mr Timmiss explained DCC had met with the Planning Inspectorate and DCC plan to make a decision within the next 3-4 weeks regarding the future of the current Draft County Durham Plan. If the current Draft Plan is able to progress there will be an 18 month delay. DCC is soon to produce a document which will detail its view of the relevant saved policies which it believes should be used in the interim when determining planning applications. Finally, Mr Timmiss confirmed that Neighbourhood Plans should be submitted as soon as they are ready. As a result of attendance at this meeting Mr Bowles and Mr Spalding had made some further amendments to the Draft Sedgefield Plan and had late on the afternoon of Monday 13th April 2015 given revised copies of Sections 1 and 2 to the Clerk. These will be posted out to all Cllrs on Tuesday 14th April 2015 along with a copy notes Mr Bowles had made at the CDALC meeting on 9th April 2015.

Cllr Chris Lines proposed that it would be premature at this stage to progress the Sedgefield Plan to Regulation 14 Statutory Consultation for the following reasons:

- Cllrs need to have time to receive and digest the latest revised Draft Sedgefield Plan;
- STC should follow-up the letter received from Mr Stuart Timmiss by requesting a meeting between the Town Council, Mr Stuart Timmiss, Mr Stuart Carter, Mr Bowles and Mr Spalding in order to discuss the current issues between both Plans in order to move the Sedgefield Plan towards finalization as soon as possible;
- At this point the Town Council can determine via a Special Town Council Meeting or a Monthly Meeting the clear directional guidance requested by the Sedgefield Plan Steering Group.

Cllr Allan Blakemore stated Mr Stuart Timmiss has previously attended several meetings with representatives of the Steering Group as well as receiving minutes and participating in regular discussions. It is therefore surprising that Mr Timmiss has waited until now to give the comments contained in his letter to the Town Council. Cllr Blakemore questioned if this was a delaying tactic being imposed by DCC. Cllr Blakemore supported the proposal for a meeting to be held with Mr Timmiss so that questions can be asked directly and answers sought. Cllr Maxine Robinson stressed the importance of the Steering Group being present at any such

meeting in order to ensure that a consistent message is given to all.

Cllr Gloria Wills stated that concerns expressed in the letter from Mr Timmiss regarding specific sites had already been stated previously and was not new information. She cited the previously stated unsuitability of the Community Hospital and Pactiv sites.

Cllr Chris Lines reiterated that the view of Mr Stuart Carter of DCC throughout his attendance and involvement with the Steering Group has in the main been very favourable towards the Sedgefield Plan.

Cllr Gloria Wills recommended that the Town Council may wish to consider a change of tactic by having a boundary within which there cannot be any development rather than having a Plan which stipulates the acceptable number of new dwellings and the acceptable sites for those dwellings. Cllrs Chris Lines stated that he believed that this might be the position outlined in the latest draft of The Sedgefield Plan. Cllr Lynne Dentith stated that the purpose of the built up area boundary is to protect the area not covered by it from further development.

Cllr Lynne Dentith asked what the purpose of a meeting with Mr Stuart Timmiss would be if Cllr Mel Carr, Mr David Bowles and Mr Mort Spalding had already met. Cllr Mel Carr replied that this meeting had been open to all CDALC members and had been well attended which meant that it was not possible to deal with specific locality issues and therefore it had not been possible to obtain all the answers relating to purely Sedgefield.

Cllr John Robinson reported that since the publication of the Inspector's Interim Findings relating to the County Durham Plan there have been lots of meetings between DCC and others. County Cllrs are due to attend a meeting on Thursday 23rd April 2015 in order to receive a County Durham Plan Update. Cllr John Robinson had previously met with Mr Stuart Timmiss and it was apparent that Mr Timmiss had concerns regarding the 4 sites being proposed within the Draft Sedgefield Plan. Cllr John Robinson read out a letter which he had subsequently sent to Mr Stuart Timmiss in which he detailed his concerns regarding the implications of non-determination of planning applications on appeal.

Cllr Ian Sutherland expressed the view that the Sedgefield Plan must progress as a matter of urgency and supported Cllr Chris Lines earlier proposal to arrange a meeting between DCC, the Town Council and members of the Steering Group then to hold a Special Town Council meeting. Cllr Vanessa Carmichael expressed the hope that everyones comments would be taken on-board at such a Special Meeting. Cllr Allan Blakemore stated that all comments are

important but the Town Council also needed to ensure that it reflects the views of the community as voiced during their participation in the numerous Sedgefield Plan consultation events.

Discussion took place as to the appropriate timing for a Special Town Council meeting. Initially it was suggested that this could form part of the Town Council's Special meeting scheduled for Monday 20th April 2015 at which the annual accounts would be presented, however, it was agreed that this may not provide enough time for adequate discussion.

RESOLVED:

- i) To receive this information.**
- ii) The Clerk to circulate to all Cllrs on Tuesday 14th April 2015 copies of the revised Sections 1 and 2 of the Sedgefield Plan along with a copy of Mr Bowles notes from the CDALC meeting on 9th April 2015.**
- iii) The Clerk to arrange a meeting with Mr Stuart Timmiss, Mr Stuart Carter, Town Council and the Chair and Vice Chair of the Steering Group.**
- iv) The Clerk to circulate to Cllrs a proposed date for a future Special Town Council meeting to consider the Draft Sedgefield Plan and determine the directional guidance for the Steering Group in order to finalise the Sedgefield Plan.**

11. 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/15/00386/FPA – Replacement access gates and side fencing, Allotment site South View, Fishburn:**
This application is not within Sedgefield but within Fishburn.
- 2. DM/15/00576/TCA – Pruning of 1 no. Yew Tree, St Edmunds Church, Sedgefield:**
Cllrs did not have any objections to this application.
- 3. DM/15/00643/TCA – Crown reduction, crown raising and crown clean of 1 no. Lime Tree, Land to the front of 31-33 Front Street, Sedgefield:**
Cllrs did not have any objections to this application.
- 4. DM/15/00671/TCA – Crown lift, crown clean and removal of dead wood to 1 no**

Lime and 1 no Sycamore and crown lift, crown clean and reduction to 1 no London Plane, Land to the front of North End, Sedgefield:

Cllrs did not have any objections to this application.

- 5. DM/15/00703/FPA – Two storey pitched roof extension to side (including loft conversion) and single storey pitched roof extensions to the front and rear, 33 Station Road, Sedgefield:**

Cllrs did not have any objections to this application.

- 6. DM/15/00721/FPA – Erection of first floor rear extension to replace existing dormer window, 24 Hardwick Road, Sedgefield:**

Cllrs did not have any objections to this application.

- 7. DM/15/00723/FPA – Erection of 1 no detached dwelling, land and buildings to the west of 1A The Lane, Sedgefield:**

Cllrs considered the above application and expressed their concerns regarding the creation of another vehicle access near to a very busy T-junction. In addition, concerns were also expressed regarding the visual impact upon sight lines. It was noted that on the DCC Planning Portal DCC Highways have already highlighted their concerns regarding this application and have stipulated their conditions. Cllr Maxine Robinson proposed that this application be called in. Cllrs agreed to call this application in as well as to submit a letter of objection based upon highways concerns.

RESOLVED:

The Clerk to submit to DCC a letter of objection based upon highways concerns and to request this application is called in for consideration by Planning Committee.

- 8. DM/15/00883/FPA – Replacement of existing mono-pitched dormer window with larger dual-pitched dormer window to front, 8 Eastwell Close, Sedgefield:**

Cllrs did not have any objections to this application.

- 9. DM/14/02318/OUT – Outline planning application for residential development, Land south of Beacon Lane, Sedgefield:**

Prior to the meeting the Clerk had circulated to all additional Amended Supporting Information from Buckley Burnett Limited in relation to the above planning application

which details their justification as to why this site is acceptable in policy, landscape and heritage terms. Mr Steve Pilkington, DCC Planning Officer, is now carrying out a full re-consultation exercise on this application for 14 days on the receipt of this additional information. The Clerk had informed Mr Pilkington that the Town Council would not meet to consider this information until Monday 13th April 2015 and he had agreed to give the Town Council until 15th April 2015 to submit any comments.

Cllr Chris Lines reminded Cllrs that a letter of objection to this planning application had been submitted by the Town Council to DCC on 18th September 2014 and this included the request for this application to be called in in for consideration by full Planning Committee.

Cllr Ian Sutherland reiterated that the community, through the numerous consultation exercises relating to the Sedgefield Plan, had also expressed their very strong opposition to any type of development on this land.

Cllr David Brown informed Cllrs that since the 1960s there have been several planning applications submitted all trying at different times to develop this land and all have been refused.

Cllr John Robinson urged the Town Council to be very vigilant in relation to this application should there ever be any form of planning appeal. In this eventuality it would be vital that such an appeal is done with public involvement and not behind closed doors.

All Cllrs agreed that following their consideration of the Amended Supporting Information the objections submitted to DCC in September 2014 are still valid and an appropriate response should be submitted again to DCC via Mr Pilkington.

RESOLVED:

The Clerk to write to Mr Pilkington to reiterate the Town Council's objections and request this application be called in for consideration by full Planning Committee. In addition this letter will also reference the strong views of the community (as found through the development of the Sedgefield Plan) and also mention the numerous applications submitted over the years for this site which have all been refused.

RESOLVED:

The comments on planning applications 1-9 above to be submitted to DCC Planners.

The Chair thanked everyone for attending and closed the meeting at 8.34pm.