

SEDGEFIELD TOWN COUNCIL

Minutes of the proceedings of the **MAY MONTHLY MEETING** of the **Council** held at **7 p.m.** in the **Council Offices**, Advice & Information Centre, Sedgefield, on **Monday 11th May, 2015.**

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

County Cllr Rachel Lumsdon

Officer Dr Jane Ayre (Town Clerk)

1. Apologies

Cllrs. Rebecca Hagan and Tim Jeanes

2. Declaration of interest

Cllr Chris Lines declared an interest in relation to the planning applications relating to the Manor House. Cllr Mel Carr declared an interest in relation to the planning applications relating to the Crosshills.

3. STC Minutes / Committee Reports

a. Minutes of the Community Chest held Monday 13th April 2015

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

b. Minutes of the Monthly meeting held Monday 13th April 2015

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

c. Minutes of the P&R committee held Monday 13th April 2015

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

d. Minutes of the Community Development & Engagement committee meeting held Monday 20th April 2015

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

e. Minutes of the Environment committee meeting held Monday 20th April 2015

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

f. Minutes of the Special Town Council Draft Sedgefield Plan Meeting 30 April 2015

The Clerk reported that it had not been possible to produce these minutes and circulate them to Cllrs to allow enough time for prior consideration. These minutes will be circulated in the June 2015 Committee packs.

g. Minutes of the Special Town Council Financial Information 2014/15 Meeting 30 April 2015

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

RESOLVED: To accept all of the minutes as above (with the exception of those in 3f) and recommendations contained therein.

4. Matters of Information

4.1 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.

4.2 Spring Lane Formal Complaint:

A Stage 2 Formal Complaint has been sent to DCC in relation to the on-going matter of Spring Lane, Sedgefield. The Clerk to keep Cllrs updated on this matter.

RESOLVED:

To receive this information.

4.3 Licensing Act – Taah Convenience Stores:

The Clerk has written to DCC Conservation Officers expressing concerns regarding the state of the front of the Taah Convenience Store, 1 White House Drive, Sedgefield. A response has now been received from Ms Amy Harkness, DCC Design and Conservation Officer stating that advertisement consent was granted in May 2014 for improvement to the shop front, however, this has not been implemented. Ms Hilary Sperring from DCC's South West Planning Team has been in regular contact with the owner of the property about revised proposals for the shop front since this approval and a further advertisement consent application has recently been submitted, however, this is currently invalid and awaiting the receipt of further information before the application can be progressed. DCC Officers within the Planning Enforcement Team do not consider the condition of the building worthy of

pursuing enforcement action at the present time, although the situation is being monitored. It is hoped that given the applicants previous engagement with the Planning Team and his aspiration to gain approval for a satisfactory shop front design, that improvements will be carried out in due course.

RESOLVED:

To receive this information and to close this matter.

4.4 County Durham Plan & Sedgefield Plan Update:

The Clerk has forwarded to all Cllrs copies of the revised Sections 1 and 2 of the Sedgefield Plan along with a copy of the note by Mr David Bowles following his attendance at the CDALC meeting on 9th April 2015.

The Clerk has written to Mr Stuart Timmiss requesting a joint meeting with Town Council and Steering Group members plus Mr Timmiss and Mr Carter. As yet no response has been received.

A special meeting was held on Thursday 30th April 2015 to discuss the revised Draft Sedgefield Plan. As agreed the amended Sedgefield Plan had commenced its Regulation 14 Statutory Consultation process on Friday 8th May 2015 and this will run until Friday 19th June 2015. The Clerk has compiled an evidence file for this process and discussed this with Cllr Allan Blakemore as Chair of the Sedgefield Plan Steering Group.

The Clerk reported that a letter received earlier on 11th May 2015 was to be circulated and considered by Cllrs under agenda item 9.4 in relation to an update concerning the County Durham Plan.

RESOLVED:

To receive this information.

4.5 Current Planning Applications:

All comments have been submitted to DCC Planners.

A letter of objection had been submitted in relation to the proposed erection of 1 no detached dwelling, land and buildings to the West of 1A The Lane, Sedgefield. A further letter of objection had been submitted in relation to outline planning for residential development on land South of Beacon Lane, Sedgefield (and this would be discussed further under agenda item 9.3).

Cllr John Robinson raised concerns regarding the timings between DCC publishing planning applications and the 21 day deadline for Town Councils to submit comments

for consideration. This is problematic when planning applications are considered on a monthly basis. Cllr Dudley Waters suggested that this matter be raised with CDALC for discussion at the next Smaller and Larger Local Council Forum meetings to determine if this is a problem for others or how others comply with the timescales. If it is found to be a generic problem then CDALC could be able to lobby for change. It was agreed this was a very good idea.

RESOLVED:

- i) To receive this information.**
- ii) The Clerk to liaise with Mr Steve Ragg of CDALC to request the issue of planning application consideration timescales be included on a future agenda for both the Smaller and Larger Local Councils Forum meetings.**

5. Dates of Meetings

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

RESOLVED:

To receive this information.

6. Police Report

The Clerk reported that apologies had been received from Sgt Alex Clarke who was unable to attend due to having to cover Inspector duties on behalf of a colleague. The Clerk read out Sgt Clarke's Police Report for the period 13th April 2015 – 11th May 2015. During this time the following crime took place:

Burglary (other):

- Between 20th – 27th April 2015, an insecure garden shed at Rowan Oval was entered and a lawn mower taken. Under the Safer Homes initiative police have since fitted a shed alarm and the lock is being replaced on 12th May 2015.

Theft:

- In the early hours of 7th May 2015, there was an alarm activation at farm premises off the A177 towards Stockton. It was later discovered that two manhole covers on the A177 central reservation had been removed. Those responsible had used a vehicle and chain to remove the covers and had cut BT cabling which it is believed activated the alarm at the farm. It is unknown whether this was preparation for a burglary at the

farm or simply theft of cabling.

- From last month – bag theft in Queens Drive – two males have been arrested for this offence and are currently on police bail whilst police enquiries continue.
- From last month – theft of mobility scooter – the crime has been solved with 6 juveniles having been interviewed about the incident and in line with the victims wishes they have taken part in restorative procedures with the victim.

Theft from Motor Vehicle:

- Between 2.30pm and 4pm on 4th May 2015, a white Vauxhall Vivaro van was broken into whilst parked unattended at a business premises off the A689 towards Wynyard. Over £15,000 worth of paint balling equipment was taken. The police investigation continues.

Criminal Damage:

- There has been some damage reported to a garden gate and wooden ramp at premises in Rectory Row.

Commercial Theft:

- There have been 5 incidents of shoplifting – 4 at the Co-op (two solved) and one at Sainsbury's (solved).

Assault:

- Two minor assaults have been reported. The first was domestic in nature, however, the victim would not co-operate with the police investigation and this resulted in one male being released with no further action. As for the second incident, again the victim would not co-operate or divulge the identity of the culprit.

The PACT focus is now on unnecessary obstruction at Salters Lane Industrial Estate. The next PACT meeting is on 9th June 2015 at 7pm in the Fletcher Room of the Parish Hall.

The following incident of note was reported:

It is with much sadness that we report that Neighbourhood Inspector Mark Hall died suddenly on Friday 24th April 2015. Our thoughts are with all of Mark's friends, family and colleagues at this time. Sgt Mark Edwards will be acting as Neighbourhood Inspector for Newton Aycliffe until further notice.

This ended the Police Report.

Cllr John Robinson reported that on Sunday 10th May 2015 travellers and horses had gathered on the village green leaving behind them considerable mess. The police and DCC have been made aware of this situation and a request made for an inspection and clean-up of the area prior to the Med Fayre on 16th May 2015. Cllr Robinson has been made aware of this problem by residents from the village. Cllr Ian Sutherland confirmed that vehicles were parked across the Town as a result with many over the zigzag lines at the crossing outside the Co-op. Cllr Maxine Robinson requested that Mr Stephen Young be asked to look to see if there had been any damage.

Cllr Dudley Waters expressed his concerns that in previous Med Fayres there have been a significant number of police officers on duty during the day but then numbers reduce dramatically in the early evening which is often the time when problems have been experienced. Cllr Waters recommended that this issue be brought to the attention of Sgt Alex Clarke. Cllrs agreed.

RESOLVED:

- i) To receive this information.**
- ii) The Clerk to make Sgt Alex Clarke aware of Cllr Waters comments regarding the Med Fayre.**
- iii) The Clerk to request Mr Stephen Young look to see if there had been any lasting damage to the village green / tubs / flower beds.**

7. Public Participation

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

Mrs Julia Bowles reported her concerns regarding the travellers and horses on the village green on Sunday 10th May 2015. Mrs Bowles reported that two years ago following this annual event she had raised concerns on behalf of the Residents Forum with the Town Council requesting they take action against this event which causes considerable disturbance to the Town. Mrs Bowles stated that DCC's Planning Committee is due to meet on 14th May 2015 to consider the planning application relating to the 3 corner field and she hoped that the Town Council would be represented to object to this proposed development.

Mrs Anne Scott explained to Cllrs that the evidence file being compiled on behalf of the Station Road/Ivy Row Residents Alliance for the Town Council is taking more time to compile

than originally envisaged. The intention is to make this file as robust and complete as possible. Residents are as determined as ever to get a resolution to the flooding and sewerage problems. Alongside this are concerns regarding capacity when they believe will worsen once the lodges come on-line. Residents hope that Cllrs will stand by their pledge to help in seeking a resolution to these matters. Mrs Scott requested an update as to whether the Town Council intended to relinquish the lease from DCC for Station Road Playing Field. The Clerk confirmed that a letter had been sent to DCC with this intention, however, no response has yet been received. When such a response has been received it will be considered as part of a P&R Committee agenda.

Mr Howard Smith reported that he had been led to believe there was an unwritten agreement between the travellers and the Town Council for last Sunday's event. Cllrs replied that this was not the case. Mr Smith expressed his concerns regarding the dangerous parking in the village during this event and urged the Town Council to make sure DCC are aware of this situation and if efforts can be undertaken to find out when future events are scheduled so that appropriate policing can be in place. Mr Smith also commented that whilst he understood the Town Council were to discuss DCC's proposed parking restrictions at Crispin Court at next week's Environment Committee he wanted to express his own strong objections to this proposal which he feels is based upon the views of one resident at Crispin Court. Many people living nearby within the Conservation Area do not have anywhere else to park their cars if these restrictions come into force. DCC have informed Mr Smith they have written to every resident at Crispin Court and received no objections, however, many of the flats are vacant, some people have not received letters and for some this matter is irrelevant as they do not have vehicles. Mr Smith was perplexed as to how DCC can find the money to pay the associated legal costs with imposing parking restrictions at Crispin Court but not find such funding for roads around Bolams and Sainsburys where there is a much greater safety issue and need. Mr Smith summarized that there is a great deal of anger from residents within the Town regarding this latest DCC proposal and he hopes the Town Council will reflect these views in any submission which it makes. The Clerk confirmed that this matter would be discussed at the Environment meeting on 18th May 2015 with DCC's deadline for responses being 22nd May 2015.

Cllr Mel Carr thanked the public for their comments. The meeting was then re-opened.

8. Internal Reports

8.1 Chairman's Report

The out-going Chair, Cllr Chris Lines, reported that over the past month he had

undertaken work in relation to the continuing development of the Sedgefield Plan as well as preparation for the forthcoming Sedgefield Day and the commemorations to mark the 100th anniversary of those who lived in or originated from Sedgefield who fell in World War One.

RESOLVED:

To receive this information.

8.2 Mayor's Report

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

April 2015:

15 th	Sedgefield Inner Wheel Afternoon Tea, raising funds for Red Cross in memory of founder member Joyce Lowe at Ceddesfeld Hall
16 th	Afternoon Tea at Redworth Hall organized by Mayor of Darlington in honour of local WW veterans
18 th	South Tyneside Mayor's Charity Ball at South Shields
19 th	St George's Day Service at St Edmund's Church in association with the Scout Association
22 nd	Meeting and welcome to the Northumbria in Bloom Judging for the Spring inspection
24 th	Mayor of Seaham Charity Ball at Seaham Town Hall
25 th	Memorial Service at War Memorial, Crosshill
26 th	"At Home" Mayor and Mayoress Charity Breakfast with assistance from Sedgefield Inner Wheel at 3 The Square, Sedgefield

May 2015:

5 th	Annual Town Meeting, including presentation of cheques from Mayor's Charity
7 th	Ceremony at flag pole on Crosshill to commemorate WW1 Sedgefield residents who lost their life in conflict
8 th	Memorial service at war memorial to commemorate WW1
9 th	Attending social evening at Parish Hall supporting Sedgefield In Bloom

Cllr Mel Carr expressed his thanks to fellow Cllrs for their support over the last 12 months and paid special thanks to all Sedgefield Town Council staff for the support and

advice given to himself and Mayoress Ann Carr.

RESOLVED:

To receive this information.

9. Correspondence

9.1 The Sedgefield Plan Steering Group Minutes (minutes of meeting held 27th April 2015):

The Clerk circulated to all copies of the minutes from The Sedgefield Plan Steering Group meeting held on 27th April 2015.

RESOLVED:

To receive this information.

9.2 Land at Stockton Road/Eden Drive (letter from Mr Neil Westwick, Nathaniel Lichfield & Partners dated 7th May 2015)

The Clerk circulated to all copies of a letter received from Mr Neil Westwick of Nathaniel Lichfield & Partners dated 7th May 2015 regarding land at Stockton Road / Eden Drive. Nathaniel Lichfield & Partners, together with Smiths Gore, act as agent to Story Homes and the Durham Diocesan Board of Finance with regard to their proposals for land at Eden Drive/ Stockton Road, Sedgefield. The letter explained that residential plans were submitted in early 2014, however, this application was held in abeyance until Stage 1 of the EIP regarding the County Durham Plan. Following discussions with DCC Officers and consideration of the Inspector's Findings their client have decided to amend their proposals in order to reduce the overall scale of the development proposed and would welcome the opportunity to meet with the Town Council to discuss the amended scheme.

Cllr Allan Blakemore expressed the view that this matter needs careful consideration in order to understand the full implications of any such development. Cllr Gloria Wills and Chris Lines believed that it was important the Council meet with Nathaniel Lichfield & Partners to hear what is now being proposed. Cllr Lynne Dentith questioned whether such a meeting should wait until after The Sedgefield Plan has been made. County Cllr Rachel Lumsdon commented that a considerable amount of work has been undertaken by DCC in relation to this matter since the original application was submitted. It was agreed that a Special Town Council meeting should

be arranged as quickly as possible in order to hear about the proposed amendments to this planning application.

RESOLVED:

- i) The Clerk to arrange a Special Town Council meeting as a matter of urgency at which Nathaniel Litchfield & Partners can present to the Council their amended proposals for Stockton Road / Eden Drive.**
- ii) Once the date/time of the Special Meeting is known Cllr Allan Blakemore, as Chair of the Sedgefield Plan Steering Group, to make other members of the Steering Group aware of this meeting.**

Cllr Vanessa Carmichael left the meeting.

9.3 Proposed Residential Development at Land South of Beacon Lane (letter from Mr Stuart Timmiss, DCC dated 6th May 2015 – previously circulated to all Cllrs):

The Clerk informed Cllrs that prior to the meeting she had circulated to all a letter from Mr Stuart Timmiss of DCC which had notified the Town Council that the planning application DM/14/02318/OUT relating to land South of Beacon Avenue, Beacon Lane, Sedgefield would be considered by DCC's South West Area Planning Committee on 14th May 2015 at 2pm in the Council Offices at Green Lane, Spennymoor. The Town Council were welcome to send a representative to participate in this hearing and if accepted this person must be registered with DCC by no later than 12 noon on Wednesday 13th May 2015. Accompanying this letter was an agenda for the Planning Committee meeting plus the relating Committee Report and guidelines on how to speak at such meetings.

Cllr Gloria Wills expressed the view that it was essential the Town Council were represented at such a hearing and this was supported by other Cllrs. Cllr Wills stated that she was happy to attend on behalf of the Town Council and state the objections which the Council has already identified. Cllr Maxine Robinson confirmed that the Civic Trust have already asked to speak at this hearing. Cllr John Robinson informed fellow Cllrs that DCC Planning Officers are making the recommendation that this application be refused and that it was important that any groups/individuals speaking at the hearing should ensure they have their key messages already prepared as time allocations are strictly adhered to. Cllr David Brown drew Cllrs attention to comments on page 2 of the planning report which stated there is no planning history related to this site. As a matter of information, Cllr David Brown informed Cllrs that he had

obtained information regarding the history of this particular site which was sold on 30th May 1964 on vacant possession with potential development value.

RESOLVED:

- i) Cllr Gloria Wills to represent Sedgefield Town Council at the Planning Committee to consider this particular planning application.**
- ii) The Clerk to register Cllr Gloria Wills as STC's representative with DCC by Tuesday 12th May 2015.**
- iii) Cllr Gloria Wills to report back to Monthly Meeting in June 2015.**

9,4 County Durham Plan – Update Meeting (letter from Mr Stuart Timmiss, DCC dated 11th May 2015):

The Clerk circulated to all copies of a letter from Mr Stuart Timmiss, DCC which had been received via email earlier that day (11th May 2015) inviting interested stakeholders to a County Durham Plan Update Meeting on Tuesday 19th May 2015 at 3pm in Committee Room 2 of County Hall, Durham. Cllrs John Robinson and Maxine Robinson stated that they wished to attend. Other Cllrs also expressed the desire to attend but the need to check their availability first. It was also agreed that Mr David Bowles and Mr Mort Spalding of the Steering Group should also be made aware.

RESOLVED:

- i) Those Cllrs wishing to attend to inform the Clerk who will forward names to Joanne Redshaw and Chloe Hillam of DCC.**
- ii) The Clerk to forward copies of this correspondence to Mr David Bowles and Mr Mort Spalding for their consideration.**

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/14/03518/FPA – Retention of detached summerhouse and play centre to rear, 33 Front Street, Sedgefield

Cllrs did not have any objections to this application.

- 2. DM/15/00636/FPA – Mixed use of the building as offices (Class B1) and part ground floor as Class D2 (Assembly and Leisure), Manor House, Sedgefield**
Cllr Lynne Dentith reported that when viewing this application on the DCC Planning Portal there had been an objection submitted based upon the vagueness of this particular application. It was unclear as to the way in which this venue was to be used and until this was known it was not possible to comment on potential traffic/parking implications, noise, operating hours etc. Cllr Chris Lines explained that the forms which had needed to be completed for this application had not allowed for such detail to be included. It was agreed that the Clerk should liaise with DCC Planners to obtain clarification regarding this planning application and for this matter to be discussed at the Environment Committee meeting on 18th May 2015.
- 3. DM/15/00944/FPA – Erection of orangery to the rear, 16 Spring Lane, Sedgefield**
Cllrs did not have any objections to this application.
- 4. DM/15/01036/FPA – Erection of single storey front and rear extensions, 1.8m boundary wall to side and garage/store building to rear, 8 Harbinson House, Fishburn**
This application is not within Sedgefield but within Fishburn.
- 5. DM/15/01056/FPA – Replacement of door and windows, 8 East Parade, Sedgefield**
Cllrs did not have any objections to this application so long as these are in-line with the requirements of the Conservation Area standards.
- 6. DM/15/01150/FPA – Kitchen extraction system, air input system and attenuation, Cross Hill Hotel and Restaurant, Sedgefield**
Cllrs did not have any objections to this application.
- 7. DM/15/01151/LB – Kitchen extraction system, air input system and attenuation, Cross Hill Hotel and Restaurant, Sedgefield**
Cllrs did not have any objections to this application.
- 8. DM/15/01180/PND – Demolition of redundant farm buildings (including 2 large barns and timber shed), Lizards Farm, Sedgefield**
Cllrs did not have any objections to this application.

9. DM/15/01244/FPA – Loft conversion including 2 pitched roof dormer windows to front, 46 The Lane, Sedgefield

Cllrs did not have any objections to this application.

Cllr Ian Sutherland requested that now there are IT facilities within the Council's meeting room these should be used if there are any planning applications which require detailed Council discussion. Cllr Allan Blakemore suggested that in such instances Cllrs must inform the Clerk prior to the meeting in order that such facilities are set up prior to the meeting starting and that Cllrs should give an indication of the documentation they wish to be displayed. This was agreed as a good idea by all.

RESOLVED:

- i) The comments on planning applications 1, 3 – 9 above to be submitted to DCC Planners.**
- ii) The Clerk to seek further clarification regarding planning application 2 above so Cllrs can consider further at the Environment Committee meeting on 18th May 2015.**
- iii) Cllrs to notify the Clerk in advance of any future Monthly Meetings if they require any planning documentation to be displayed on the IT facilities in the Council's meeting room.**

Cllr John Robinson informed fellow Cllrs of the death of Mrs Betty Amlin. Mrs Amlin had been a tireless worker for the Canadian War Memorial as well as a staunch supporter of Winterton Hospital and the Friends of Winterton Hospital. It was agreed that the Clerk would share amongst Cllrs details of Mrs Amlin's funeral when known.

The Chair thanked everyone for attending and closed the meeting at 8.20pm