

# HEPSCOTT PARISH COUNCIL

## Minutes of the meeting held on Thursday 19 January 2017

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### 1. Present

Philip Ashmore (Chair), David Cowans (Vice Chair), Ken Reed, Carolyn Reid, Malcolm Paton, Sylvia Johnson (Clerk), County Councillor Glen Sanderson, PC Andrea Taylor

### Apologies:

Fred Dye, Ian Lindley

### In attendance:

Neil Milburn and Kerry Moore - Barratt Homes  
Paul Scott, South Morpeth Coalition  
Jon Reardon-Smith, member of public

### Declarations of interest

None

### 2. Report from Neighbourhood Policing Team

PC Andrea Taylor reported that there had recently been a few burglaries in garages and sheds, not only in Hepscott but also in Coopies Lane where tools had been taken. She advised to keep all garages and sheds locked and have nothing on display.

PC Taylor was informed of problems with parking at the corner of Fieldhouse Close and Fieldhouse Lane. PC Taylor said she would look into this.

A resident of Hepscott, JRS, attended the meeting to complain about the parking surrounding the Parish Hall when the bridge club takes place; drivers are parking discourteously, blocking drives and parking on pavements. PC Taylor advised if anyone has problems with this then they should ring 101 and report the obstruction. PBA agreed to speak to the organisers of the bridge clubs. DC mentioned that he had recently had an altercation with someone regarding parking on the pavement on the A196.

PBA thanked Andrea for her attendance but once again asked if it was possible to have a single Police representative at our meetings, for continuity's sake. He asked if it would be possible for him to contact the new Inspector, Sue Fryer.

**Action**

**AT**

**PBA**

**3. Minutes of the meeting held on Thursday 17 November and matters arising:**

The minutes of the last meeting were agreed as a true record.

**Matters arising:**

The dog litter bin has now been relocated.

**4. Update from County Councillors:**

GS stated that he had recently asked the question about the provision/lack of school places due to all the extra houses being built; unfortunately did not get a clear answer. It appears possible that people moving into Morpeth too late in the school year may not get a place at a Morpeth school and may have to be sent out of town for education. Those moving into the Barratt estate may need to go to schools in Bedlington. GS also mentioned that car parking in Morpeth is becoming problematic with car parks constantly being full.

GS stated that NCC had not intended to replace street lights in Hepscoth, but were doing so at his request. Work will be done in the next few weeks.

Numerous complaints had been made about flooding at Clifton Lane, where a BT pole had broken a drain. After investigation with a camera it was also discovered that the drain was full of tree roots. It may be a big job to repair this, as the roots grow back very quickly.

NRSI have relinquished their partnership with the speed camera vans and these are being taken over by a different partnership. They will record more efficiently where there are problems and will use more Community Speedwatch volunteers, he thought.

Discussion took place regarding the 50 mph repeater signs in Redhouse Farm Lane and on the Shadfen/Bothal roads. GS has been in contact with NCC about this and will advise on progress.

**5. Barratt/Stobhill:**

Kerry Moor and Neil Milburn attended the meeting to update us on progress on the site and answer any questions. Kerry attends the Liaison Meetings, the last one being on 13 January which was chaired by GS. All 22 conditions have now been satisfied. The drainage/SUDS condition has been discharged. PBA asked if HPC could have a site visit, but at present the site is in poor condition with mud and water and a visit will not be possible until all walkways are established. Kerry will take this up with the H&S Officer. There had been an issue on hedge ownership but agreement had been reached that Barratt will cut this.

Kerry reported that 18 plots are now completed and at present 12 are occupied. There are currently 100 plots under construction. It was noted that we need to let occupants know they are in Hepscoth Parish and if they need help with any issues to approach Hepscoth Parish Council.

The problem with the noisy generator has now been solved. A bus shelter had been requested after the original was moved, and this had been provided but had blown over in strong winds. This has now been replaced and GS was thanked for his intervention.

Kerry stated that the selling of houses was going well and the site will take around 6 years to complete. KR asked when the private company will take over for the SUDS management. Once the hard landscaping is complete the SUDS will need to be working and that will be when the SUDS management company will step in. MP stated that the maintenance of SUDS will be a main issue and that it would be good to meet with the company. Kerry will give our details to the company.

KM

DC queried why all the top soil had been removed from the whole site and stated that the run off from the site affects the Hepscoth Burn. CR stated that the colour of the burn has changed; recently it was a blue petroleum colour.

PA reiterated that HPC wishes to co-operate with Barratt and be good neighbours, but people are very concerned about the burn. We will get back to Kerry/Neil if there are any further problems.

## 6. Morpeth Neighbourhood Plan (MNP) and NCC Core Strategy update:

Issues covered under planning applications – County Hall site – see below.

## 7. Planning Applications:

- *County Hall Site*

Paul Scott from South Morpeth Coalition attended the meeting to give information on the group's plan of action. He reinforced that there were 3 applications for the site: housing for 200 homes; a retail centre at Telford Court and a new school to replace Goose Hill School with associated car parking. There have so far been 885 objections, with approximately 500 being to the retail application and 370 to the housing application.

Paul has delivered leaflets in Hepscoth stating the basis of the group's opposition. He stated that there are vacant sites for retail in Morpeth town centre that are more suitable. There is currently planning permission granted for 3000 houses in Morpeth and they query if there is a demand for further homes.

The provision of a MacDonald's restaurant/take-away opposite a first school goes against all guidance.

The application to demolish County Hall is for all the buildings, everything except the pond. If the applications are approved it will also mean the A192 to A197 link road through Stobhill would be lost.

Paul reminded the meeting that the deadline for objections is 30 January for the retail and housing application and 23 January for the school. He informed us that the South Morpeth Coalition is trying to raise money for their campaign to fight the applications and have a "Just Giving" page on the internet where people can make donations.

PBA told Paul that he thought the leaflet had been very well produced and thanked him for attending the meeting and for arranging to distribute the leaflets.

After Paul had left the meeting it was agreed that it was in our interest to support the South Morpeth Coalition, as without professional help they will not be able to proceed effectively. PBA suggested that HPC donate £200 to SMC's fighting fund to oppose the 3 applications. This was agreed by all members. PBA agreed to action this.

**PBA**

- *Parish Planning Applications:*

- a. Burnside, Hepscott - Outline planning application, including access, for three detached dwellings – PBA had contacted the Case Officer, Tamsin Wood, who informed him that this will be heard at Committee on 24 January and was recommended by NCC for acceptance. PBA reiterated that our main objection was that the development was only 200 metres outside the settlement boundary as defined in the Morpeth Neighbourhood Plan. It was contrary to Morpeth Neighbourhood Plan and we feared the "gap" would be filled in with homes. PBA has arranged to meet with Mark Kettley on Friday 20 January. PBA stated that he was extremely disappointed and felt that case officers don't listen to our views and ignore the Morpeth Neighbourhood Plan.
- b. Rear of Meadow View, Barmoor Bank – no further application has been made.
- c. Clarks Bog – the applicant wishes to create a small nature park for the benefit of schools, etc. PBA has asked if HPC could make a visit to the site. DC has consulted with John Lewis, former HPC Chair and planner.
- d. Land west of Stonehaven – variation of conditions 2 and 7 – application permitted. Changes faced the railway line.
- e. Land rear of Stonehaven – proposed bungalow – was awaiting decision at time of meeting (but has since been refused permission).

**DC**

**8. Consultation on speeding in the village:**

PBA stated that at present the money to fund the scheme to reduce the speeding in the village is not available. We have been informed that the scheme will cost around £15 - £20K. We do not wish the scheme to be done in two parts; it should all be done at the same time. GS agreed to search for possible funding sources with NCC. PBA thanked him for the work he has done so far, it was appreciated.

With regard to the 50 mph signs that were erected in Redhouse Lane and on the Shadfen/Bothal roads, GS reiterated that he had not known about these and will ask to have these removed. There is a website for any comments/complaints about the scheme: [highwaysprogramme@northumberland.gov.uk](mailto:highwaysprogramme@northumberland.gov.uk).

FD has been working hard regarding the indiscriminate parking on Fieldhouse Lane/Close. There has been an increase of cars parked recently, often double parked. It was discussed whether dropping leaflets off at the houses affected or making face to face visits to those concerned would be the best option. KR stated he would be willing to visit the offenders if FD could let him know who it was. KR/FD to discuss.

KR/FD

**9. Flood Alleviation Sub Group:**

The sub-group met with the joint NCC/Environment Agency/Northumbrian Water Flood Study Group on 11 January re the flooding issues in Hepscott. Elaine Smith is the project manager and the Stage 1 report is due by March/April. A mid-term report to us is due in 6 weeks. MP stated that the basic Community Flood Plan is almost in place and this could be put onto the website. MP is to meet with the Northumberland Fire and Rescue Service on 24 January. MP is currently looking for volunteers to be flood wardens. MP and the sub-group have completed the annual Flood Alleviation inspection and reported some issues. It was noted that NCC are clearing out the ditch beside Thornlea and that some work was being done on the pond at County Hall. NCC were considering repair work on the parapet on the bridge. MP/PBA are to do a walk with Ian Storey and record any drain problems. Otto is to write to the Environment Minister to see if any funding is available. PBA thanked MP/CR and Otto for all their help. The Group was working well; the next meeting is on 1 March.

**10. Hepscott Parish Hall:**

KR stated that the hall has regular users at present. The hall management committee have about £35K in their funds. Parking is still problematic. The green matting laid down for extra parking cost £8K, but is not working properly; the entrance is still muddy. The committee are considering resurfacing the area and are looking at ways of obtaining a grant.

**11. Financial Matters:**

Monthly financial statements had been circulated to councillors with the agenda and were approved. Three items were above £100 and these were all approved.

**12. Website:**

KR reported that the website continues to get around 40 hits per month.

**13. Correspondence:**

Nothing to report.

**14. Meetings and training attended:**

Nothing to report.

**15. Any other business:**

DC has examined the equipment in the play park in Stobhill Manor. He stated that a contractor has put in some drainage and a service pipe was underneath the safety area. DC will follow this up to find out who the contractor was. He stated that some pieces of equipment had corrosion of paintwork, mainly surface rust. DC agreed to get quotes for repainting the necessary pieces of equipment, arrange for the work to be carried out, and action the play park report's recommendations

DC

**16. Date and Time of next Meeting:**

The next meeting of HPC will be held on Thursday 16 March 2017 at 6.30 pm.

**Minutes taken and prepared by:**  
**Sylvia Johnson, Parish Clerk/Responsible Financial Officer**

**Signed as a true copy:** .....