

# HEPSCOTT PARISH COUNCIL

Minutes of the Meeting held on Thursday 21 January 2021 via Zoom due to Covid-19

1	<b>Attendance:</b>	
	Carolyn Reid (Chair), David Cowans (Vice Chair), Philip Ashmore, Fred Dye, Malcolm Paton, Anne Colver, John Sadler, County Cllr Glen Sanderson, Sylvia Johnson (Clerk)	
	<b>Apologies:</b>	
	None	
	<b>Declarations of Interests:</b>	
	None	
2	<b>Report from Neighbourhood Policing Team:</b>	
	<p>Neither PC Charles or PCSO McCallum were able to join the meeting but a report had been sent to CR as follows:</p> <p><b>Anti-Social Behaviour</b> There have been 6 incidents of ASB, all have been reported in the Southfields Estate.</p> <p>There has been a significant drop in reports of ASB from around the same time last year; the Police have been working closely with the Council, the local housing provider 13 Group and Barratt Homes. The lighting around the play park is being looked into as a couple of the lights were out and these should be fixed as soon as the parts arrive. The police and council have carried out a confidential ASB letter drop in the Estate encouraging residents to report incidents to the Police and Council. Contact has been made with 13 Group when there have been issues with one of their tenants. The Police have also carried out home visits and spoken to the parents of the children who have been involved in the incidents. Police have also been carrying out extra patrols in the area on a regular basis.</p> <p><b>Crime</b> There have been 5 incidents reported to the Police all have been in the Southfields Estate; all but one have been reports around theft from vehicles/damage to vehicles; can residents be reminded to make sure their vehicles are locked when they are left unattended. Extra patrols have been carried out in the area on a regular basis.</p> <p>The Police have also set up a Neighbourhood Watch Scheme in the area and a leaflet was put through everyone's door in the parish. If anyone does not have the details please get them to contact 1814@northumbria.pnn.police.uk who will help them to sign up. There is also a Facebook Page which is under Groups named Morpeth Stobhill &amp; Neighbourhood Watch Group if anyone is interested in signing up. Can you let residents know they can report incidents online on the Northumbria Police web page as well as using the non-emergency number 101 or in an emergency 999.</p>	

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3	<b>Update from County Councillors:</b>	<b>Action</b>
	<p>GS reported on the latest COVID issues. He reiterated that joining with the other local authorities was the right thing to do. He stated that NCC was doing its best to get help to schools, people with mental health problems, etc. He stated that the number of cases in Northumberland is decreasing, but it is still high in some areas. He stated that there are still instances of non-compliance eg, drinking in others homes, etc. He informed the meeting that car parks and toilets are still open and that a good cleaning regime is in place.</p> <p>GS stated he was pleased with the result of the boundary changes, in that Southfields will remain in Hepscott but unfortunately Stobhill Manor will move into MTC. The changes will not be made for some time but will be before the 2025 elections. PA commented that it could have been a lot worse and informed the meeting that there had been comments from some residents of Stobhill Manor, who were unhappy with the outcome and wanted to know if there was any way of appealing, but unfortunately there is not. PA stated that he thought there had been a lack of respect from NCC towards the views of the residents of the estates. PA thanked GS for his support in this matter.</p> <p>The issue of ASB on Southfields was discussed with GS and is included in Item 9 of these minutes.</p>	
<b>4</b>	<b>Minutes of the meeting held on 19 November 2020 and matters arising:</b>	
<b>4.1</b>	Minutes from the meeting had been agreed by councillors via email and the minutes had been published on the website.	
<b>4.2</b>	<b>Matters Arising:</b> DC stated that he had sent an email to GS regarding S106 agreements. GS had agreed to look into this and report back to DC.	<b>GS</b>
<b>5</b>	<b>Planning Applications and Local Plan (A detailed schedule of all recent planning applications is attached to these minutes - Addendum 1)</b>	
<b>5.1</b>	<b>Four Winds:</b> PA had received an email from the Case Officer, Richard Laughton, regarding vehicles being parked on the roadside. MP stated that he had not seen as many vehicles parked lately. The application had been held up by insufficient drainage.	
<b>5.2</b>	<b>Greenfield House:</b> The planners have expressed their concerns regarding scale/massing/siting of proposed 2 dwellings and are hoping that these issues can be resolved. (See addendum 1).	
<b>6</b>	<b>Flood Sub Group:</b>	
	A report of the last Flood Group meeting is attached to these minutes as Addendum 2.	
<b>7</b>	<b>Financial Matters:</b>	
<b>7.1</b>	All recent finances were approved, including items of £100 or over.	

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<b>7.2</b>	Councillors were asked to approve the purchase of a bench seat to replace the broken seat on the triangle opposite the Parish Hall. Details of replacements had been sourced by CR and it was agreed to purchase this from Marmax, a company in Stanley, Co Durham. This was agreed by all. The cost will be approximately £250 (excluding VAT). SJ will order this asap.	<b>SJ</b>
<b>7.3</b>	<b>Task and Finish Group:</b> PA asked if we could reconvene the task and finish group which did not make its report to the council due to the lack of a decision on the Parish Boundaries/Land Grab. It was agreed that a Skype meeting of the members would be set up. It would make recommendations to the next meeting of HPC.	<b>PA/MP/ CR/SJ</b>
<b>8</b>	<b>Community Governance Review (Proposed Parish Boundary Changes):</b>	
	<p>As reported in Item 3 above, NCC discussed the CGR at their full meeting held in January. The item was the last on the agenda of a meeting that lasted for 4 hours, by which time some Councillors had left the meeting. The vote means that Southfields stays in Hepscoth Parish but that the part of Stobhill Manor that was in Hepscoth will now move into MTC. HPC was saddened by this; residents of both estates had overwhelmingly requested to stay in Hepscoth when door-to-door visits were carried out by our Councillors and a petition submitted to NCC. This change means that HPC precept will take a cut of around £3K when the boundaries are changed. This will not take place until October 2024 and Stobhill Manor Hepscoth would still be represented by HPC until the 2025 elections, it is understood.</p> <p>The meeting discussed new signage; PA stated that Choppington has good signage on the A196 near Johnson Villas and wondered if HPC should purchase some new signs for the Parish area. SJ will contact someone at Choppington to ask where they purchased their signs.</p>	<b>SJ</b>
<b>9</b>	<b>South Fields/Stobhill Manor update:</b>	
<b>9.1</b>	<p><b>South Fields ASB:</b> An email had been received from Rachael Hogg, resident of Southfields, requesting financial support to tackle the Anti-Social Behaviour that has been taking place since the estate play park was built on the edge of the estate at the boundary with the A196/Stobhill Roundabout. She stated that there had been a spate of egg throwing and youths running amok in the estate, taking advantage of the poor estate lighting and the incomplete nature of the estate. She wondered if the installation of CCTV would be helpful and requested that HPC set up a working group with the police/NCC/Barratt Homes/Karbon Homes etc.</p> <p>The matter was discussed with GS before he left the meeting and he asked if SJ could send him an email with bullet points to enable him to look into this. SJ will send this asap.</p> <p>JS wondered if CCTV was really the way forward as there are lots of problems inside the estate, not just on the road boundary.</p>	<b>SJ</b>
<b>9.2</b>	<p><b>Stobhill Manor Play Park Report:</b> The annual play park report had been received from The Play Inspections Company. CR had gone through the report and agreed it would be appropriate to meet up with Andy Rochester who will do any repair work needed. SJ to contact AR to arrange a socially distanced walk around the play park with CR/MP.</p>	<b>SJ</b>

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<b>10</b>	<b>Speeding and Parking issues:</b>	
	No parking issues have been reported recently. FD stated that the mail box of Phil Patterson, his police contact, is full and FD is unable to contact him. PA suggested that as we were experiencing problems with parking/blocking footpaths outside housing developments in the village, we try someone else, possibly PC Christopher Charles. FD will action this.	<b>FD</b>
<b>11</b>	<b>Hepscott Parish Hall Committee:</b>	
<b>11.1</b>	The hall is still closed during lockdown. There have been no committee meetings lately. DC reported that Katie McDonald is checking and cleaning the hall on a regular basis. DC had received a telephone call from Katie asking if it would be possible to use the hall for covid vaccinations. He has heard nothing further to this request.	
<b>11.2</b>	Main car park drain: CR has made several phone calls to drainage companies, but only one had got back to her, she thinks the job may be too small for most companies. CR is currently having work done at her home and will ask her builder if it is a job he could undertake or recommend anyone who could do the work required.	<b>CR</b>
<b>11.3</b>	Car park extension edging: DC had nothing further to report  SJ reported that there is someone regularly using the car park to chop logs. We are unsure if this is a business or a resident. SJ will contact Anne Finlay to enquire if she knows anything about this.	<b>SJ</b>
<b>12</b>	<b>Correspondence/Meetings and Training attended:</b>	
<b>12.1</b>	SJ reported that she regularly receives newsletters from Wansbeck MP Ian Lavery and forwards these on to the council members. It had been queried if this was a political issue as the council must take a non-political stance. It was agreed to unsubscribe from these newsletters if possible. SJ to action.	<b>SJ</b>
<b>12.2</b>	<b>New Website:</b> SJ reminded councillors that they need to view the new website and send any comments to her before the website can go live.	<b>All</b>
<b>12.3</b>	DC stated that flood prevention work is currently being undertaken at the sewage works in Hepscott.	
<b>13</b>	<b>Date and time of next meeting:</b>	
	The next meeting will be held on 18 March 2021; if Covid restrictions are still in place it will be held online.	

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

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

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## ADDENDUM 1

### Details of planning applications discussed at the meeting of Hepscott Parish Council on Thursday 21 January 2021

- Land West Of Field House, Hepscott, Northumberland - Change of use of existing agricultural buildings and land to residential including conversion to 5 dwellings (as amended 29.01.2020)  
**Ref: 19/03789/FUL – Awaiting decision**
- Rudchester, Hepscott - Move access along Fieldhouse Lane to allow off street parking and construct outbuildings in garden.  
**Ref: 20/01604/FUL – Permitted, after the proposals for an extension were dropped**
- Four Winds, Hepscott - Variation of condition/discharge of condition: 2 (plans), 3 (mitigation), 4 and 5 (trees), 6 (landscape), 7 (car parking), 8 (cycle parking), 9 (demolition), 10 (waste) 11 (surface water) and 12 (materials) pursuant to planning application 19/03670/FUL  
**20/02280/VARYCO – Registered, planners notified of "contractors compound" having one of the houses built upon it.**
- Ingram House, 3 South Lodge Wood, Hepscott: Fell 1 Larch and 1 Scots Pine  
**Ref: 20/03214/FELTPO – Permitted**
- Clifton Caravan Centre, Great North Road, Clifton, Morpeth: Variation of section 106 agreement pursuant to planning application 14/02140/FUL dated 7 February 2018 to facilitate commencement of development and cash flow (in light of COVID restrictions it has been proposed that 50% of the affordable housing off site contribution is paid 12 months after commencement of development and the remaining 50% 6 months thereafter).  
**Ref: 20/03629/S106A – Awaiting decision.**
- Greenfield House, Hepscott: Reserved Matter for appearance, scale, layout and landscaping for 2 dwellings.  
**Ref: 20/03423/REM – Registered. Report from Case Officer: Highways and Flood Authority have objected. Planning have raised concerns over scale, massing and siting of the 2 dwelling, If further plans submitted, will carry out reconsultation.**
- Newlands, Side Lane, Hepscott - Conversion of garage to add an extra bedroom and family room, construction of pitched roof over and single storey side extension to garage to add a small ensuite and dressing room  
**Ref: 20/03955/FUL – Permitted**
- Clifton Car Sales, Clifton Garage, Great North Road, Clifton - Change of use from Car Sales to reinstate the previous use (prior to 2005) as a petrol filling station  
**Ref: 20/04006/COU - Registered**
- Barratt Homes, South Fields, Hepscott - Variation of Condition 2 (approved plans) pursuant to 18/02364/VARYCO - in order to amend Plot 431 - Remove garage, Plot 432 - site to the west and construction of double garage, Plot 433 - house type changed from Denby to Radleigh, Plot 434 - house type changed from Denby to Maidstone and terraced with plots 435 and Plot 436 (revised description)  
**Ref: 20/04214/VARYCO - Registered**
- Burnside Kennels, Hepscott - Variation of condition: 1 (plans) pursuant to planning permission 18/01421/REM in order to amend the layout, appearance and scale of the dwellings.  
**Ref: 20/04396/VARYCO – Councillors were unable to find this on NCC planning portal. SJ to contact NCC for more information.**

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## ADDENDUM 2

### HEPSCOTT PARISH COUNCIL FLOOD SUB GROUP REPORT 21<sup>st</sup> January 2021

#### **1. Joint Flood Study Group (JFSG)**

- a. Enda commented on the Model and Hydrology technical reports, expressing some criticisms.
- b. Correspondence received from NCC and responded to by HFG.
- c. MP has had a telephone conversation with Aaron McNeil to try to move it forward. We are assured that the team is still committed to deliver an improved flood defence system for the village.
- d. The computer Modelling is still being worked on to improve the replication with the 2008 and 2012 floods.
- e. There will be a meeting towards the end of March to discuss the options available for further flood management.
- f. While we have been working on this since 2016 we are hopefully getting closer to the end game.

#### **2. Smart Monitoring for Flood Risk Management**

- a. We have submitted to Colin Hall of the EA and the NCC a bid for funding to develop a smart system for early warning in the event of a weather event / potential flooding.

#### **3. Other Issues:**

- a. NCC comment on the earth bund formed in the farmer's field at the rear of No 9 Crofts.
- b. NCC comment proposals for the culvert running under the Orchard and Crofts Park.
- c. Barratts SUDS management and holding pond.
- d. Bellway SUDS management and holding pond.
- e. Gully cleansing and road sweeping programme.

#### **4. Hepscoth Flood Wardens and the Hepscoth Community Flood Plan:**

- a. No meetings held.
- b. Discussions regarding a News Letter to be sent round the flood wardens to bring them up-to-date with progress on the flood defenses.
- c. Weather Events over the 19<sup>th</sup> and 20<sup>th</sup> January have had the river running very high to within 300mm of the underside of the bridge. Regular visual inspections have been taken over that period.