

GREATER WILLINGTON TOWN COUNCIL
Minutes of Ordinary Meeting
3rd June 2015

IN ATTENDANCE

Councillor Tinsley, Councillor Henfrey, Councillor Carr,
Councillor Greensmith, Councillor Townsend
Councillor Smith
Emma Mennouni, Community Services Officer
Helen Cogdon, Town Clerk,
County Councillor Gunn

1. ACCEPTANCE OF APOLOGIES FOR ABSENCE

Apologies were received from Councillor Graham, Councillor Todd, Councillor Etherington, and Councillor Cogdon.
Acceptance of apologies were proposed by Councillor Tinsley and seconded by Councillor Henfrey

2. DECLARATION OF INTEREST

Members are reminded to update their declaration of personal and prejudicial

Interest register as and when required, as soon as is reasonably possible.

None Received.

3. PUBLIC PARTICIPATION

Residents Agenda Items requested through the Clerk.

Mr John Houston, Oakenshaw Community Association said discussions are ongoing towards an agreement for the future management of the Nature Reserve.

Oakenshaw Community Association are working in partnership with the Town Council who are to lease the site and Banks Mining. We are waiting for the legal costs quotation necessary to approve the Heads of Terms Document. It is anticipated the start up costs will be met by the Endowment Fund managed by CDF. This will be followed by an annual allocation from the Fund.

The Lease will allow the Town Council to hand the site back at any time subject to a three month notice period.

Councillor Henfrey said he appreciated the amount of work undertaken so far.

4. TO APPROVE THE MINUTES OF THE PREVIOUS RESOURCE COMMITTEE ON

THE 1st APRIL 2015

The minutes of the 1st April 2015 as printed and circulated were approved and taken as a true record.

Proposed Councillor Carr

Seconded Councillor Henfrey

Matters arising (for information only)

None

5. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING

COMMITTEE MEETING ON THE 1st APRIL 2015

The minutes of the 1st April 2015 as printed and circulated were approved and taken as a true record.

Proposed Councillor Carr

Seconded Councillor Henfrey

Matters Arising (for information only)

Councillor Tinsley said the application on the former Health Centre site for twelve terraced houses was approved last week. There is Section 106 money attached.

6. TO APPROVE THE MINUTES OF THE PREVIOUS ORDINARY MEETING

1st APRIL 2015

The minutes of the 1st April 2015 as printed and circulated were approved and taken as a true record.

Proposed Councillor Carr

Seconded Councillor Henfrey

Matters Arising (for information only)

The Clerk said there is a typo on Item 5 line 5 involves should read invoices.

7. TO APPROVE THE MINUTES OF THE ANNUAL PARISH MEETING ON THE

13th May 2015

Proposed Councillor Henfrey

Seconded Councillor Tinsley

Matters Arising (for information only)

Councillor Tinsley said he had attended the Oakenshaw Fun Day which was a good event. The Children enjoyed the free ice cream.

8. TO APPROVE THE MINUTES OF THE ANNUAL GENERAL MEETING ON THE

13th May 2015

Proposed Councillor Smith

Seconded Councillor Greensmith

Matters Arising (for information only)

The Clerk said following Councillor Bennetts resignation the end date to request an

election is the 5th June 2015. If no election is required an advert for a co opted Councillor will be displayed in the Notice Boards.

9. TO CONSIDER NEW PLANNING APPLICATIONS

17 Prospect Terrace, Willington - Flexible change of use of an existing dwelling (Use Class C3) to a mixed residential and business use (Use Class C3 and Sui Generis) including new access arrangements and the creation of a hard standing turning area.

GWTC submitted comments. This application has been refused then resubmitted. It is now a delegated decision.

17 Rockingham Road, Sunnybrow - Single storey rear – No objection

Hill Crest, 25 Cumberland Terrace, Willington - Application to vary condition 5 of application DM/14/01112/FPA to increase upper age limit of residents to 19 years – to submit comments regarding the variation from original application as a Childrens Home for five children with learning or physical disabilities between three and seventeen years. To suggest upper age limit is only for young people in education as defined by Ofsted criteria. Concerns were expressed relating to independent living requirements for 19 year olds.

Hill Crest, 25 Cumberland Terrace, Willington - Windows in place of garage door and revision to onsite parking arrangement. - It was noted that the Office and Laundry room behind the window could be converted to provide another bedroom.

31 Hall Lane Estate, Willington - Retention of single storey rear extension – No objection

Malden Lodge, 3 Prospect Place, Sunnybrow - T1, T3 and T6 - Sycamores and T4 Ash - reduce overhanging branches on pub side, T2 - Sycamore - Fell, T5 - Sycamore – Fell
- No objection

5 Wood View, Oakenshaw - Replace existing conservatory with orangery – No objection

Lowfield Farm, Page Bank - Discharge of conditions 3a and 3b pursuant to approved planning reference CMA/3/25 -
Natural England have been consulted and have no comment to make at this stage. To review.

3 Stockley Lane, Oakenshaw - Erection of a single storey and two storey extension
- No objection

10. CONFIRMATION OF OUTSTANDING PLANNING APPLICATION

DECISIONS Land and buildings east of Stockley Lane, Oakenshaw. Prior approval of proposed change of use of an agricultural building to dwelling house and associated operational development.

It was decided that the proposal was not permitted development under Class Q of the Town and Country Planning (GPD) Order 2015

The proposal would extend beyond the external dimensions of the existing building at its north east corner and over sailing eaves contrary to criteria.

11. COUNTY DURHAM PLAN REPORT

Councillor Tinsley said he had made submissions following the Town Council meetings throughout the year as agreed.

The Planning Inspector, Harold Stevens had determined that the County Durham Plan

was unsound. Therefore D.C.C had no option but to withdraw the plan and are unable to progress plans to develop Durham as a major economic centre.

D.C.C are now seeking a judicial review and anticipate a resolution by late autumn if successful.

There will then be a return to the beginning of the planning enquiry in April.

Until a final decision is reached, Planning Officers have nothing to measure decisions against other than the last 1987 Wear Valley Local Plan and National Planning Policy Framework.

12. TO CONSIDER THE OAKENSHAW NEIGHBOURHOOD PLAN REPORT

Councillor Tinsley said he had been working with Oakenshaw Community Association

to start public consultation on the proposed Oakenshaw Community Plan. The first public meeting focused on defining the geographical area to be contained within the plan.

The steering group will be arranging a meeting with Carol Dillion, D.C.C Planning Officer to discuss the proposed area and future work.

13. TO CONSIDER THE ALLOTMENT REPORT

i) Proposal to improve the Springfield Allotment fence and road.

Deferred.

14. TO RECEIVE THE TOWN COUNCILLORS MONTHLY REPORT

Councillor Smith said she was concerned about anti social behaviour around Kensington Terrace and Garden Houses. Residents are working on cars after 7pm at night. One resident has spoken to D.C.C about the neighbourhood disturbance and also raised it at the PACT meeting however the level of disturbance seems to be getting worse. Councillor Smith commented that she had noticed an increased police presence in the area and this needs to be maintained. County Councillor Gunn said this issue was high on her agenda. She has spoken to Inspector Kevin Tuck and Ron Hogg and the Anti Social Behaviour Officer at D.C.C.

Councillor Greensmith said she has nothing more to update members about from her last report on Bishop Auckland Hospital. She will feedback from the next meeting on the 19th June 2015.

She attended the Patient Forum meeting where a representative from AGE UK talked about a bus service to take elderly people for shopping and lunch at Morrison's.

This has the potential to develop into a support Club.

It is hoped to extend this to Willington where they are trying to find a community space with a kitchen to provide lunch.

Councillor Greensmith said she would like to explore the idea of a Bandstand on the Town Green and also to provide a Summer Fete again.

County Councillor Gunn said discussions had started with the Care Village with regard to a Summer Fair.

Councillor Henfrey said following a resident complaint he would like to thank the Clerk for resolving the issue with the letting agent, regarding the removal of rubbish in the back yard at a nearby empty property in the High Street.

Councillor Carr said he had been in discussions regarding land ownership the erection of garages, retrospective planning permission and non payment of rent. He felt that land ownership of garage sites should be investigated.

Councillor Tinsley said following the number of residents complaints and debate at council meetings over the last two years, regarding the controversial mural. He had made some progress.

After discussions with the business owner. Mr Hardy had agreed that if it was painted over he was prepared to remove it, however he thought the people should decide what to do with it.

Councillor Tinsley suggested a shared environmental improvement project between the Pound Shop, D.C.C and G.W.T.C that will be decided by neighbouring residents.

He had gained initial quotes for the work iro £680.00 To share between

the County Councillors and GWTC. Depending on the outcome the Town Council may have to invest up to £300.00. However if residents wanted new artwork this would increase the cost and this money would have to be found from grant funding as a new community project. Members thanked Councillor Tinsley.

Councillor Tinsley said the PACT meeting had identified anti social behaviour and drinking particularly in relation to specific properties in the High Street as a priority.

Willington is a PACT Priority Policing area and an increased police presence will be noticed. D.C staff are working with D.C.C Anti Social Behaviour Officers. There was a major incident on Thursday involving nine females.

Issues with privately rented housing are continuing and being reported to the office. Tenancies are being offered without containing neighbourhood behaviour conditions. Which means that it is increasingly difficult to remove or evict tenants.

Police are having to carry out surveillance to find evidence.

The County Councillors now have a Camera to target flytipping he asked members to encourage people to report the offenders.

With regard to parking he has asked Schools to ask people in there next Newsletters to show some consideration when parking at neighbouring properties.

Councillor Tinsley is arranging a meeting to discuss parking in the High Street. It is important that any changes do not detrimentally affect any businesses. To look at parking time restrictions and the use of parking bays. All welcome.

This work will link to the civic square project.

Councillor Tinsley has met with the D.C.C Deputy Chief Executive Officer, Assets. Who said that when permission was granted for a supermarket an estimate was given as to what the land value.

The development of a square would make the land less attractive.

Councillor Tinsley said he would be prepared to move it at a later date if required.

South Dene is progressing well the Skip day, Furniture Curbside Collection event and four litter picks have been completed. The culvert bridge is reinstated and work is ongoing to clear and resurface the footpaths.

The next stage is the Community Roadshows, hedge planting and activities in the Dene with Durham Wildlife Trust. Followed by the Walk Leaflet, leading to the Friends of South Dene group.

Councillor Tinsley said he would like to send his support to the Eleven Arches development in Bishop Auckland and suggested that they are invited to give a talk on their plans.

i) Maintenance of St Thomas Close Community Garden

The Clerk said the garden was intended for the use of St Thomas Close residents and

for them to enjoy low maintenance gardening. Lillian Bennett and Sandra Grey had

agreed to tidy the site with the help of Rosedale Allotment volunteers if necessary.

15. TO RECIEVE THE COUNTY COUNCILLORS MONTHLY REPORT

County Councillor Gunn said she had undertaken a site visit to the footpath between Oakenshaw and Park view which has become overgrown. She will ensure it is included in the D.C.C Schedule of Works.

The government emergency budget will be announced in July 2015.

There is a requirement to make 32 million cuts 2016/17 and 34 million cuts 2017/18.

If the government removes the need category D.C.C could lose a further 20 million from the Health Budget.

There is no decision yet following the fixed play area consultation however it is likely

that the Town Green play area will remain with D.C.C.

Section 106 funds are available to support future improvements from Persimmon Homes and the new houses on the former Health Centre site.

Collier House demolition has a Bat problem that needs to be resolved.

The new CCTV cameras are proving effective to tackle fly tipping.

John Buckley was inaugurated at the last D.C.C meeting.

Councillor Ron Todd, Vice Chairman sadly has died recently.

16. TO APPROVE THE BANK RECONCILIATION

The Clerk said;

The Bank reconciliation ending 30th April 2015

following credits of £99,142.77 from Precept, LCTS Grant and Allotment rents minus the monthly debits and transfer of £84,000 into the Business Account was £21,710.39.

The Bank Reconciliation ending 31st May 2015 was £21,710.39 plus credits and minus debits leaving a balance of £14,468.35.

17. TO APPROVE THE BUDGET REPORT

The Clerk said the budget for 2015/16 is £99,500. Spend to date £13,544.35 with a further £1,569.22 committed. Leaving an available resource on budget of £84,386.43.

Approved expenditure from 2014/15 of £3465.00 will be taken from reserves and will not be recorded on this year's budget.

She said that the budget may increase subject to the requirement for all employers to provide every member of staff with a pension .However the last staging date provided was July 2016 so this issue together with staff appraisals need to be revisited.

18. TO CONSIDER COMMUNITY FUND APPLICATIONS

As noted at previous meetings, the Council cannot support groups from outside the parish with parish precept. However since Stanley Way Neighbourhood Watch purports to provide safety equipment for Willington residents they were given another opportunity to describe in more detail the level of support and work they do in the area.

Unfortunately the application submitted was weaker than the first one.

The request is for £375.00. The Clerk recommended £50.00.

Councillor Tinsley said we had to take it on trust that they were supporting our area.

This was **AGREED**.

19. TO CONSIDER CIVIC FUND APPLICATIONS

The Clerk said a new Roller exercise group at the Spectrum has asked for funds to

buy new Kit. She recommended £50.00 subject to further information.

This was **AGREED**.

20. ANY OTHER BUSINESS (for information only)

Sue Wilkins, Willington Photo Club is starting a theme of Greater Willington Summer project she would like to receive invitations to events to take photos for an Exhibition in the Autumn.

21. DATE OF NEXT MEETING

Wednesday 1st July 2015 at 6.30 pm

PAGE * MERGEFORMAT 7 | Page

Signed by the Chairman

1st July 2015