

GREATER WILLINGTON TOWN COUNCIL
Minutes of the Ordinary Meeting
12th April 2022

IN ATTENDANCE

Councillor Henfrey, Councillor Berry, Councillor Elgie
Councillor Hales, Councillor Jordan, Councillor Tinsley
County Councillor Gunn
Emma McCann, Deputy Town Clerk (DTC)
Helen Cogdon, Town Clerk (TC) (minutes)

1. ACCEPTANCE OF APOLOGIES FOR ABSENCE

There were apologies from Councillor Smith.

2. DECLARATION OF INTEREST

Members are invited to declare any personal and/or prejudicial interest in matters appearing on the agenda and the nature of their interest.

Members are reminded to update their Declaration of personal and prejudicial interest register as and when required, and as soon as is reasonably possible.

Councillor Henfrey asked members to indicate if anything had any relevance to them throughout discussion.

None received

3. PUBLIC PARTICIPATION

Residents agenda items requested through the Clerk

None received.

**4. TO APPROVE THE MINUTES OF THE ORDINARY MEETING 8th March 2022
MATTERS ARISING (FOR INFORMATION ONLY)**

Matters Arising

County Councillor Gunn said she has added an overgrown path at Burlington Drive, Willington to the Find It and Fix It schedule.

Page 3. The Clerk said the Safe As Houses AAP application has been unsuccessful. It was a comprehensive project with a range of content. As she was on annual leave, she must assume that there was a lack of understanding around what the project intended to deliver.

Councillor Berry said Councillors need to see the applications.

County Councillor Gunn said it is important to take advice from Nicola Woodgate on the criteria.

Page 7. Change Ross Glasper to Ros Glasper

The minutes of the Ordinary Meeting held on the 8th March 2022 as written and circulated were approved as a true record.

Proposed Councillor Hales

Seconded Councillor Elgie

5. TO APPROVE THE ALLOTMENT REPORT

Councillor Hales reported that;

This is a brief inspection report based on visits to Park Top and Springfield allotments by Deputy Town Clark Emma McCann and Councillors Berry and Hales on Monday 11th April. Oakenshaw remains to be visited.

Park Top.

Whilst there was clear evidence of care and cultivation (plot 14/15 especially) there remains, despite continuing remonstrations, the presence of at least one cockerel on plot 1. Plot 9 remains full of rubbish and rubble. Plot 10 remains problematic; whilst there was some evidence of ground preparation, rubbish and dangerous old and rotting structures will make re-letting difficult without considerable expense. Legal representation is ongoing. Plot 12 whilst containing pigeon lofts has a balanced policy of cultivation. Plans continue to mitigate previous concerns.

Spring Field.

A number of plots are showing demonstrable promise and speaking to tenants reinforced this. Plots 7/8 are congested with rubbish and plot 8 has no gate. The introduction of a £50 deposit on taking up the tenancy is a good idea but the expense of the removal of rubbish is problematic. A discussion of further skips and their cost against waiving of the £50 deposit might help to mitigate against this. There was the suggestion that there could be vote on this issue to let these plots quickly.

Oakenshaw.

There remain a number of unresolved issues which are in the process of being addressed, acknowledging the authority of the Council and its right to maintain the allotments as specified in the tenancy.

The allotment track remains problematic despite the Council’s investigations and attempts to seek a resolution. Finance is a major barrier to proceeding. There is yet to be a more positive resolution. The cost of even remedial work is currently prohibitive. The latest update from the Deputy Town Clark informs that: allotment invoices, notices to quit for 2023, revision of rents for 2023/24 have been posted. Some rents currently remain outstanding’ reminders to be sent out this week.

Skips were delivered and collected last week as previously agreed by Council. The Council is currently engaged in legal representation and may update.

Rosedale Allotment Association AGM Visit 26th March by Councillors Bury and Hales representing the Town Clark and Deputy Town Clark.

It was an interesting experience and opportunity. We were received in a gracious and enthusiasm manner and taken on a tour, proudly showing off their site. The allotment holders clearly demonstrated what allotments can be all about. Their Sensory Garden was a revelation and a purposeful hub for young people from Parkside Academy with challenging needs in gaining additional life experiences, wonderful. There was some suggestion that the Council could engage with their judging later in the summer.

Councillor Bury expressed an interest in this.

They are short of gardening tools; is there any way this can be supported?

They do not have skips and water is largely harvested as a sustainable and ecological alternative to chemical laden mains water.

They seem to tolerate cockerels and have defined dimensions for pigeon lofts.

There is a considerable waiting list. As an association they have some clear advantages notably a shop, bulk buying and seed exchanges.

6. TO CONSIDER PROJECT ACTIVITY AND FUTURE ACTIONS

• Jubilee Weekend

The first steering group meeting was held on 21.02.2022 at 1.30pm. All agreed to identify availability and costs for activities.

Once activities and costs are agreed the Clerk intends to submit funding applications to County Durham Foundation Charities and Trusts in line with the appropriate approval dates.

• Home and Away

The Deputy Town Clerk said the first Away day is booked to go to Northumberland Country Zoo on 23rd April 2022.

Concessionary tickets to be £3 each. They sold very quickly. Thank you to Cllr Jordan who sold them from The Bait Room.

Children 12 years and under would receive a packed lunch prepared by The Bait Room.

The fence for the Railway Lines at Moorland Close has been requested.

The Planter Boxes with the schools have been agreed. Cornerstone will build them.

• Refurbishment Update

Joinery work is ongoing. The bar area is being removed and the back of the bar made good.

The electrician is fixing and testing the fire heads on both floors.

The radiators have been replaced in reception. There is still pipe work to finish.

Building Control have been invited to give further advice and guidance.

7. CONSIDER PLANNING APPLICATIONS AND UPDATE ON PLANNING DECISIONS

New Planning Applications

- DM/22/00311/FPA - Spar Stores, Low Willington - Installation of CCTV and revised external lighting scheme

Standard Consultation Expiry Date - Tue 01 Mar 2022

- DM/21/04275/FPA - Black Horse Inn, 42 Low Willington - Retention of a raised seating area to front of main car park and retention of converted horse box to form hot food takeaway / outlet (08.00 - 14.00 M-F and 08.00 - 15.30 at weekends) with timber pergola low level fencing and covered seating area to rear

Standard Consultation Expiry Date - Tue 08 Mar 2022

- DM/22/00320/AD – Spar Stores, Low Willington - Display of 10 No. illuminated advertisements

Standard Consultation Expiry Date Tue 08 Mar 2022

- DM/22/00225/LB – Fallowfield, 71 Low Willington - Listed Building Consent for the removal of part of the internal wall between the ground floor kitchen/dining room

Standard Consultation Expiry Date - Wed 09 Mar 2022

- DM/21/04140/RM - Land Adjacent To (East) Ash Drive, Willington - Reserved matters application (appearance, landscaping, layout and scale) for the erection of 88 no. dwellings pursuant to outline planning permission DM/17/00244/OUT (up to 200 dwellings with all matters reserved except access)

Standard Consultation Expiry Date - Fri 11 Mar 2022

- DRC/22/00060 - Spar Stores, Low Willington - Discharge of condition 2 (signage) pursuant to DM/21/01694/VOC

Standard Consultation Expiry Date - Mon 14 Mar 2022

- DM/22/00342/FPA - Land North West Of De Lisle, Whitworth Lane, Brancepeth - Construction of horse menage including new 1.2m post and rail fencing

Standard Consultation Expiry Date - Mon 14 Mar 2022

- DM/22/00047/FPA - Oak House, 21A Acorn Drive, Oakenshaw - Single storey rear extension

Standard Consultation Expiry Date - Thu 24 Mar 2022

Previous Planning Application Decisions

- DM/22/00313/NMA - Land Adjacent To (East) Ash Drive, Willington - Non-material amendment to condition 16 (archaeology) pursuant to DM/18/03443/OUT Approved

Previous Planning Applications Waiting Decisions

- DM/20/01960/VOC – Land at Hawthorn Drive/Hill Meadows, Low Willington – Variation of condition 2 (approved plans) of planning permission 3/2013/0257 and DM/15/02380/VOC substitution of house types for 41 plots to northern part of site
- DM/19/02002/OUT – Site of Former Kensington Hall Hotel, Kensington Terrace, Willington – Housing development of 9 no. dwellings (Outline – All Matters Reserved Other Than Access) (Amended 21/04/2021)
- DM/21/03944/AD - 110 Commercial Street, Willington - Illuminated fascia sign
For Information Only - Standard Consultation Expiry Date – 06.01.2022
- DM/21/03906/FPA - The Barn, 3 Stockley Lane, Oakenshaw - Erection of a log cabin and general-purpose storage shed
For Information Only - Standard Consultation Expiry Date – 06.01.2022
- DM/21/03483/FPA - Land North West Of Unit 12, St Stephens Court, Willington - Erection of 250sqm industrial unit (use class E(g)II)).
Standard Consultation Expiry Date – 07.02.2022
- DM/22/00101/FPA - Willington Library, 46A High Street, Willington - Replacement roof and cladding
- DM/22/00094/FPA - Spar Stores, Low Willington - Change of use from domestic curtilage to part of petrol station forecourt with car parking, ancillary equipment, fencing and landscaping
- DM/22/00069/FPA - Finchale House, Laburnum Gardens, Willington – Self-contained annexe in rear garden for use as dwelling space for family member (retrospective)

9. TO APPROVE THE BANK RECONCILIATION (February 2022)

The Clerk said.

The Council entered into February 2022 with a starting balance of £46,624.90

There was £16,879.74 spent and £9,811.78 received leaving an end balance of £39,556.94.

Proposed Councillor Smith

Seconded Councillor Elgie

10. TO APPROVE THE BUDGET REPORT

The Clerk said there has been expenditure £116,820 leaving an available resource on budget of £11,982.05

Proposed Councillor Elgie

Seconded Councillor Henfrey

11. TO CONSIDER CIVIC FUND APPLICATIONS

None received

12. TO CONSIDER COMMUNITY FUND APPLICATIONS

A request had been received from Crook and Wear dale Ramblers for a donation towards equipment to produce a walking exhibition. There are two parish members in the group.

Resolved 1. To agree in principle subject to gaining further information

14. TO RECEIVE THE COUNTY COUNCILLORS REPORT

Councillor Tinsley said there has been major fire at the former Miners Welfare Hall involving 10 appliances. He has working with D.C.C to make the building safe and secure it.

Councillor Gunn said there are now 93 Households taking Ukrainian Refugees as guests. D.C.C are also working with Living to look at securing housing provision. Sue Hine would like people in schools to help as interpreters.

There is a Council Tax Rebate scheme of £150 Bands A – D. Civic Software are paying into the bank accounts of those who are paying by direct debit. There are discretionary payments for low income people in High Bands.

Durham has been shortlisted for the City of Culture Awards.

Hunwick has a new banner for Rough Lee Colliery. It is the 2nd Anniversary of the Brancepeth Pit Disaster tomorrow.

15. TO RECEIVE THE TOWN COUNCILLORS REPORT

None

16. DATE AND TIME OF NEXT MEETING.

Annual Meeting 17th May 2022 at 6pm