

MEETING OF HAYDON PARISH COUNCIL AT 7.30PM ON THE 23RD OF OCTOBER AT HAYDON BRIDGE COMMUNITY CENTRE.

Present : Cllrs B. Howard, S. Jackson, A. Kirsopp, C. Morshead, K. Richardson, A. Sharp, A. Suddes, D. Thornhill (Chair); M. I'Anson and K. Minto from the DT; members of the public and C. McGivern (mins.)

1. Public participation –

- a) Anne Harvey said that the street lighting on the way up to the Showfield was very poor and is blocked by foliage. Cllr Sharp had reported this 3 or 4 months ago. He intends to use part of his Capital Allowance to fund an additional light on the left-hand side.
- b) Julie Clarke said that the playing field at Shaftoe Green was now unusable. Cllr Howard has been talking to the school and the landowners. The school has been leasing this area of the green and they have relinquished it. It is a work in progress.
- c) Langley brickworks site -John Armstrong said that he was a resident of Langley. He agreed that the brickworks site needed tidying up and he would be happy to support a proposal for the whole site which was sympathetic to the area. The current application is for 5 properties on half of the site. He explained that the surrounding parcels of land are limited to developing 3 properties on a similar sized plot. He also raised issues with the proximity of dwellings to the Furniture Works and drainage on the site. He thought that the developer would not be allowed for water to flow over private land. In excess water flows nearby properties have already flooded.

Chris and Ian Stewart said that their main concern was the drainage, which was into the Langley Burn. They went on to say that the area for bin collection is not on an appointed road. If the bins have to go onto the main road along with the existing ones, this will block the pavement and restrict the view of drivers.

Benedict Bates said that on the new plans the developer says that he will improve the entrance to the road, but he does not own this road. If the Langley Estate needs to release water from Langley Dam what will happen? With more dwellings there will probably be additional flooding.

John & Geoff Jackson said that they employ 17 people. The business produces a lot of noise. It was unrealistic to think that future residents wouldn't have a problem with this. They need access up and down the track all day. The previous application was turned down on grounds of noise and the acoustic report on the current plan has only measured noise at plot 1 and doesn't take note of the need to work in other areas with chainsaws. The Chair said that it was very important that everyone submitted their individual responses on the planning portal and thanked everyone for attending. Cllr Sharp said that he had already asked for this application to be called in, to ensure that it will be discussed at the full Planning Committee.

- d) Mr Bates thanked the PC for the repairs to the shelter at Langley.

2. Mark I'Anson and Kate Minto – Development Trust and PC working together –

Mark explained that he was the Chairman of the DT and Kate had been a Director from the outset. Kate has now taken on responsibility for The Bridge. The reason the DT existed was that in 2008 a Parish Plan had been produced and in order to move things forward. As a limited company the DT has more freedom to act quickly. It is also a charity and has objects setting out what it can do such as “helping the social and economic work of the village. They have

wide ranging powers and can build things, publish things, train people etc and it is run entirely by volunteers.

From the outset the DT has had a close relationship with the PC. Currently Anne Suddes and Tessa Simmonds represent the PC. Each year the PC gives a grant which covers the rent for the library. This is about 1/3 of the running costs for the DT. Another 1/3 is brought in by the library and the final 1/3 by the Haydon Hundred.

Kate said that the library was the prime reason that the DT was set up. NCC was about to close it and no one wanted that to happen. In 2009 the DT took it over and initially ran it in the Community Centre while the library building was developed. They then moved back into the building in 2010, with an Internet Café and Toursit information area. Since then it has grown and recently they have got a grant to refurbish the building, making internal changed to make the space lighter and more open. There is now a display space for second hand books and crafts and a produce stall. Beyond what is visible The Bridge also proves a work space, social space, and a parish archive of documents and photos. There is also storytime and knit and natter. The building is let to other groups when the library is not open. It is used by the food bank, Escape family support group, the Bridge to Care which supports families of children with additional needs, and Catch up with a Copper. There are currently 18 volunteers over the 5 days the library is open. The aim is to open 6 days a week, but more volunteers are needed to make this happen. Mark said that this had been used as a base to build from. Following the floods caused by Storm Desmond they had been able to act as a hub, raising and distributing money in a restricted fund. The DT helped upgrade the riverside picnic area and act as an umbrella organisation for the Lunch Club, Garden Group and for the Haydon Hundred.

Since the completion of the Parish Plan, a Neighbourhood Plan has been created, and they have been able to update the website, which provides a home for the PC website. The Haydon News has been taken on and is published bi-monthly online, and it is now hoped that some paper copies might be produced again. They are leading a renewable energy District Heating project to provide a green and cheap system, as well as talking to developers about social housing. This would allow control over allocations for local people. They are currently working on project to try and get a cycle route to Hexham. And have an initiative to keep local footpaths open.

Mark said that the message he wanted to give was that the DT was available to do things. He suggested that the PC had to react to things, but also needed to think more long term. There was room he felt for debate between the two, as the PC is probably more aware of what is needed in the parish.

Cllr Howard asked whether it would be possible to house the library in the Community Centre, which is underused, and save money on rent. Mark said they would have to look at the practicalities. Kate explained that they do have good links with the Shaftoe Academy, who bring children down to the library whenever they can.

The Chair thanked Kate and Mark for coming to talk to the PC.

3. Apologies – were received from Cllrs L. Alderson, C. Kendall and D. Webster.

4. Declarations of interest – none were received.

5. Minutes of previous meeting – having been circulated, were agreed and signed with the following alteration – It had been agreed at the previous meeting that £500 grant would be paid to the GITS for the fireworks at New Year.

6. Report from Northumberland County Council –

- No through road signs had been installed at Temple Houses and the football club sign has been moved further down the pole so that it is more visible.
- The hedge outside Mrs Oliver's property has been cut.
- The barrier outside the Haydonian has been fixed and the drain opposite would be repaired in the next week.
- The trees opposite Douglas Gardens will be pruned and Cllr Sharp will pay for this.
- A TPO should be granted before Christmas to allow work to go ahead to create double yellow lines on part of John Martin Street. Regarding the scheme on Ratcliffe Road there were 2 small snagging issues – firstly the sign
- The white lines at Park Style have been painted, but David Robson had reported an issue with someone parking over them. This was a matter for the Police.
- Work to get surface water into the ditch via a pipe on the green lane at East Lands End has not been done yet.
- A tree at the rear of Belmont Gardens will be cut down. Cllr Sharp will pay for this.
- Vegetation causing an obstruction at the junction of Langley and Deanraw has not been cut back yet.
- Cllr Sharp was still waiting to hear about a camera survey of the drain outside Orchard House.

The Parish Council thanked Alan Sharp for all his work on behalf of the parish.

7. Highways –

- a) Transport priorities -will be discussed at the next meeting.
- b) Cllr Simmonds reported a fallen tree on the Threepwood road. Cllr Sharp will deal with this.
- c) Flooding at the entrance to the station car park – The Clerk had contacted NCC who said it had nothing to do with them. She was advised to report it to the firm who were in contact regarding parking charges for the car park.

8. Lighting – nothing to report.

9. Planning applications –

25/01851/COU Change of use from business to residential in line with flat above at 36a Ratcliffe Road – NO OBJECTIONS.

25/03540/FUL Demolition of existing buildings and construction of 5 no. new 1-2 storey dwellings including construction of 2 no. detached garages. Construction of associated landscaping and access. Land east of Langley Furniture works - Haydon Parish Council OBJECTS to this application for the following reasons -

The application does not fit with the Haydon Parish Neighbourhood Plan - Policy H2 states "It is important to highlight that planning applications for development within Haydon Bridge and Langley should also accord with other policies within the development plan, these include policies on design, local green space, the natural environment, residential amenity and highway safety." As set out below highway safety is likely to be an issue. Langley is a rural settlement and 5 properties in this plot does not match existing property density. H6a says "Maintains and where possible enhances the character of the locality, paying particular attention to the appearance, size, scale and density of the proposed development".

Access - the site will be accessed via a single-track road. In winter the road can be inaccessible due to snow and this will lead to cars being parked on the main road. At present in such conditions Langley Furniture Works are forced to use a tractor to bring materials up to their site. It would be dangerous to have cars parked on the B6295 as this is a 60mph stretch of road, with a blind bend as you approach from Haydon Bridge. The application suggests that between 7 and 9 am there might be an additional 3 cars from the proposed 5 dwellings which is unrealistic. As there are no facilities within the village it is likely that most journeys will be made by car.

Drainage - The application proposed drainage into the Langley Burn. The Parish Council has heard that during severe weather events there has already been flooding at one nearby property, an additional 5 dwellings is likely to increase the likelihood of such events.

Noise - The Parish Council understands that the previous application was turned down on grounds of noise from the adjacent Furniture Works to plot 1. The acoustic report focuses on noise levels at plot 1, but the Council is aware from the owner of the business that at various times noise levels may increase at other locations on the site due to the nature of the business. This may lead to conflict and impact on the business which employs 17 people.

Density of properties - while both the Parish Council and the residents of Langley would all welcome suitable development of the site, the density of housing on the current application is too high. It is felt that 5 properties across the whole site would be more suitable, rather than 5 on half of the site.

25/03605/FUL Renovation of cottage, extension and conversion of agricultural building to create a single dwelling including landscaping, parking provision and vehicular access at Flat West Lands End Road – NO OBJECTIONS.

10. Accounts –as in the budget.

11. Correspondence –

- a) Requests for funding from the Tyne Valley Film Festival and Nurture Project will be discussed at the budget meeting.
- b) A further consultation event regarding Crow Hall will take place on the 8th December between 3-7pm at the Community Centre.
- c) A Governance review of Town & Parish Councils will be discussed at next meeting.

12. Parish projects –

- a) A site meeting had been held with NCC to discuss the DT's proposal for an orchard on the verge opposite Innerhaugh Mews. A new planting plan had been drawn up following the meeting and this had been approved by NCC.