

GRINDON PARISH COUNCIL

Grindon Parish Council, Minutes Created as PDF by VillageNotes.com

1144 Minutes – 10th September 2008

1. PRESENT

Mr D Godfrey (Chair), Mr J Atkinson, Mr P Burke, Mr G Rees, Mr D Jones
In attendance: Mrs S Humble (Clerk), PC J Ollett and one elector

2. APOLOGIES FOR ABSENCE

Mr W Allison, Ms S Robertson

3. POLICE AND COMMUNITY INTERESTS

3.1 PC Ollett reported that there had been 5 crimes recorded in the Ward during the period 8/8/08 – 8/9/08. These related to the theft of the following items; 2 lawnmowers stolen from garages in Wynyard, a still saw from Thorpe Thewles, a laptop and mobile from a car on Wynyard Business Park and a gear box stolen from a car under renovation in Thorpe Thewles.

3.2 PC Ollett advised that prowlers had been reported in Wynyard at night targeting the open fronted garages and asked that people are vigilant – the Council requested PC Ollett prepare notices to this effect for display in Wynyard and Thorpe Thewles Parish Noticeboards which he has agreed to do.

3.3 He also advised that previous complaints of children on motorbikes around Hamilton Russell had been investigated and a bike has now been seized by the police.

4. INTERESTS TO DECLARE

4.1 Mr J Atkinson advised in respect of item 7.2.20 that he had been asked by Stockton Borough Council to give his opinion as a resident and took no part in the discussion of this Planning Application.

5. MINUTES

Mr G Rees proposed and Mr J Atkinson seconded the adoption of the minutes of July 9, 2008 as a correct record. All in favour. They were therefore signed by the Chair.

6. MATTERS ARISING FROM PREVIOUS MINUTES

6.1 Enquiry at Land Registry re Village Green, Thorpe Thewles: the Clerk reported she is still awaiting counsel's opinion. The Clerk was asked by the PC to approach Jacksons for an update.

6.2 Larger postbox for Thorpe Thewles: the Clerk reported response had now been received from the Collections Manager at Royal Mail. There are plans to upgrade the post box to one which accepts A4 envelopes, but Royal Mail are not able to give us a date for upgrade at the present time. The PC agreed to monitor the situation.

6.3 Fence and hedge: Vane Arms car park, Thorpe Thewles: No progress to report. The Clerk was asked by the PC to approach Punch Taverns again as the landlord of the pub insists responsibility for maintaining the hedge and fence around the car park lies with them.

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6.4 Removal of old plastic green barrels around Thorpe Thewles/SEIB grants: Mr D Jones reported that 2 floral tubs require removal and 4 replacement tubs need to be prepared and tended. The PC have already received estimates for work from Meadowfield Gardens of £240 and Mr D Jones proposed and Mr P Burke seconded with all in favour of accepting this quote – Mr Jones has agreed to progress this matter on the Council's behalf.

6.5 Car Parking issues around North Close, Thorpe Thewles: The Clerk read an e-mail from

John Angus @ SBC which was rec'd following a meeting with representatives of the PC. Three options have been considered and whilst Options 1 & 2 were seen as unacceptable by SBC, Option 3 was seen to be feasible in that it would create additional parking. The Clerk was asked to contact SBC to see if they would be prepared to fund Option 3 (estimated cost approx £12,000) – Once a response is received the PC are to give feedback to residents of North Close.

6.6 Dog fouling: The Clerk reported she is still awaiting contact from SBC. The elector present advised he had contacted the Environmental Health Dept re. Dog Fouling in the Children's Play Area in Thorpe Thewles and they had advised him to ask the PC to prepare a notice for display in the Play Area stating "No Dogs Allowed". The PC advised the elector that they believed this to be the responsibility of SBC as the PC could not enforce such an order. The PC therefore requested the Clerk contact SBC to investigate further and check when the Dog Enforcement Team are to visit Thorpe Thewles.

6.7 New Wynyard bench: The Clerk read a letter from Wynyard Estate Services (WES) approving the project and suggested location. Mr D Godfrey, Mr J Atkinson and Mr P Burke have agreed to progress this matter on Council's behalf.

6.8 Repairs to damaged fencing on Woodland Park (old Durham Road): The Clerk reported repairs have now been carried out.

6.9 Momentum: Mr G Rees advised he attended one of the Public Consultation meetings on 29/8 regarding the new hospital proposals and expressed concern for the way this meeting was conducted. He advised a further open meeting with the Health Committee was scheduled for 22/9. Mr D Godfrey then produced a copy of a letter which has now been sent to senior NHS / proposed hospital PCT management / executives in regards to the consultation on the proposed hospital which he received from Wynyard Residents. The Clerk was asked to circulate copies to all the PC for consideration.

6.10 Meeting Hall for Wynyard Village: The Clerk reported that she is still awaiting contact from WES.

6.11 The Wynd, Wynyard: The Clerk read a letter from WES advising the matter had been looked into last year and that they have been informed that hedges are actually the responsibility of the householder as they are within their boundary line. The PC noted that hedges have now been cut back and will therefore, continue to monitor the situation. General weed killing is to be arranged by WES and the Clerk was asked to contact WES again citing additional maintenance required on the pavement at entrance to the Hall from The Wynd.

6.12 10 The Granary, Wynyard: Letter from WES advising they have noted our comments and they are to be passed to their consultant architect – his comments are to follow.

6.13 Village Green, Thorpe Thewles: R Lindley Groundworks have now been instructed to proceed with renewing posts and chains – work is ongoing.

6.14 The Wynd, Wynyard: The Clerk read a letter from SBC advising they will visit the site at the start of school term to review the school run parking issues and inform the PC of any recommended courses of action.

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7. PLANNING

7.1 Planning decisions:

The following decisions were noted:

7.1.1 08/1016/FPD 45 The Granary, Wynyard - Installation of velux roof windows to rear - Approved with Conditions

7.1.2 08/1286/FUL Eason House, 1 Wellington Drive, Wynyard - No details available – Application Withdrawn

7.1.3 08/0890/FUL Unit 1, Wynyard 360 Development Site, Wynyard Avenue, Wynyard - External alterations to existing wall cladding, new site enclosure fence/gates, new CCTV and external lighting columns, new external plan enclosures, new electrical sub-station (with new vehicle access from estate roadway), new mezzanine internal floor, all in conjunction with the use of the premises for a data processing centre – Approved with Conditions

7.1.4 08/0769/FUL 11 Castlereagh, Wynyard - Single storey kitchen extension to rear with balcony over and alterations including installation and removal of windows to front and rear. Porch to front, 2 no. dormer windows and new door to rear of garage, removal of gable above garage and removal of 3 no velux roof lights to rear - Approved with Conditions

7.1.5 08/1248/FPD 10 The Granary, Wynyard - Retrospective application for the erection of porch to front, extension of garden wall to enclose garden and relocation of garden gate to front - Approved with Conditions

7.1.6 08/2163/FUL 40 The Granary, Wynyard - Two storey sun room extension to rear - Approved with Conditions

7.1.7 08/1782/FUL 6 The Wynd, Wynyard - Swimming pool extension to side - Approved with Conditions

7.1.8 08/1643/FUL19 Wynyard Road - Installation of 4 rooflights to the front elevation of the property - Approved with Conditions

7.1.9 08/1615/FUL Wilmire House Farm, Sandy Lane West, Billingham - General purpose agricultural building for the replacement of existing dilapidated building usage to remain unchanged – Approved with Conditions

7.1.10 08/1591/FUL 32 The Plantations, Wynyard - No Details listed - Application Withdrawn

7.1.11 08/1586/FUL Unit 7 And 8 Evolution, Wynyard Park, Wynyard Avenue, Wynyard - Erection of 2 no. external chiller compounds - Approved with Conditions

7.1.12 08/2098/FUL1 Grindon Cottages, Grindon Lane, Thorpe Thewles - Two storey extension to side and single storey kitchen extension to rear - Approved with Conditions

7.1.13 08/0640/FUL 84 Sandy Lane, Billingham – Erection of a single storey extension to front – Approved with Conditions

7.1.14 08/2128/FUL The Paddock, The Avenue, Wynyard – Erection of 2.1m high garden wall – Approved with Conditions

7.1.15 08/2184/REV Wynyard Park, Wynyard Avenue - Retrospective application for the erection of 5 no non-illuminated bill boards adjacent to the A689 – Approved with Conditions

7.1.16 08/2317/FPD 7 The Granary, Wynyard - Single storey garden room to rear – Approved with Conditions

7.1.17 08/2239/FUL 16 Tempest Court, Wynyard - Conservatory to rear – Approved with Conditions

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7.1.18 It was proposed by Mr D Jones and seconded by Mr J Atkinson with all in favour that a PC meeting will be conducted in August 09 to discuss Planning Decisions and Planning Applications due to the volume of decisions/applications made during August 08.

7.2 Planning Applications

7.2.1 08/2163/FUL 40 The Granary, Wynyard - Two storey sun room extension to rear – No Comment

7.2.2 08/2184/REV Wynyard Park, Wynyard Avenue - Retrospective application for the erection of 5 no non-illuminated bill boards adjacent to the A689 – The Clerk was asked to contact SBC to raise the question of whether Health & Safety concerns in respect of these boards had been addressed.

7.2.3 08/2200/VARY 2 Drummoyne, Durham Road, Thorpe Thewles – Application to vary condition no. 1 of planning approval 91/0748/P revised plans – The Clerk was asked by the PC to strongly object to the application due to the dangerous access onto a single track road and also note that the area has been deemed unsustainable by SBC Spatial Planning Dept and has no local amenities.

7.2.4 08/2239/FUL 16 Tempest Court, Wynard – Conservatory to rear – No Comment

7.2.5 08/2317/FPD 7 The Granary, Wynyard – Single storey garden roof to rear – No Comment

7.2.6 08/2350/FPD 14 Embleton Grove, Wynyard – Single storey garden room extension to the rear –No comment

7.2.7 08/2401/FUL Parkside Lodge, Wellington Drive, Wynyard – Demolition of existing dwelling and erection of 1 no. dwelling – The PC noted that the proposed dwelling is significantly larger than that being demolished and asked the Clerk to contact SBC and question whether the increase in scale was acceptable and note possible increased traffic to Wynyard Road.

7.2.8 08/2263/COU Wynyard Hall, The Avenue, Wynyard – Change of use to a hotel with associated restaurant and continuation of existing approved use for banqueting and events – The Clerk was asked by the PC to object on the grounds of increased traffic through Wynyard to gain access to the hotel which is clearly signposted from A689 roundabouts.

7.2.9 08/2403/FUL Wellington House, Wynyard Avenue, Wynyard – Part change of use of existing warehouse to include the installation of mezzanine floor and provision of internal vehicle storage area and external car parking areas including external alterations to the building. Part change of use of existing warehouse area to provide office accommodation – The PC asked the Clerk to advise SBC that whilst there is no objection to the changes proposed there should be more emphasis placed on providing the pedestrian and cyclist access to this site from the east side of the A19 by the use of conditions on this application.

7.2.10 08/2408/FUL Plot 1, Drummoyne, Durham Road – Application to alter condition no.1 (approved plans) of planning approval 91/0748/P conversion of redundant farm building into 4 no. dwelling houses and granny flat - The Clerk was asked by PC to strongly object to the application due to the dangerous access onto a single track road and also note that the area has been deemed unsustainable by SBC Spatial Planning Dept and has no local amenities.

7.2.11 08/2442/VARY Plot 3, Drummoyne, Durham Road - Application to alter condition no.1 (approved plans) of planning approval 91/0748/P conversion of redundant farm building into 4 no. dwelling houses and granny flat - The Clerk was asked by PC to strongly object to the application due to the dangerous access onto a single track road and also note that the

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area has been deemed unsustainable by SBC Spatial Planning Dept and has no local amenities.

7.2.12 08/2480/LBC Wynyard Hall, The Avenue, Wynyard – Listed building consent for internal alterations to change the use to a hotel with associated restaurant and continuation of existing approved use for banqueting events. The Clerk was asked by the PC to object on the grounds of increased traffic through Wynyard to gain access to the hotel which is clearly signposted from A689 roundabouts

7.2.13 08/2474/FUL The Co-op (Village Store), The Granary, Wynyard – Installation of a new shop front with automatic sliding door - The Clerk was asked by the PC to object to the application on the grounds that the changes are not in keeping with the appearance of other commercial properties in the area.

7.2.14 08/2310/FUL 7 Lion Bridge Close, Wynyard - Loft conversion including 3 no. pitched roof dormer windows to rear and 4 no. velux windows to various elevations – No Comment

7.2.15 08/2495/FUL Polar Wynd, 2 Burntoft, Wynyard - Single storey sun room to rear (demolition of existing conservatory) – No Comment

7.2.16 08/2496/FUL 1 Butterwick Grove, Wynyard - Two storey extension to rear (demolition of existing conservatory) – No Comment

7.2.17 08/2502/FUL 32 The Plantations, Wynyard - Revised application for Loft conversion with rear dormer and single storey rear/side extension (Alteration to dormer roof) – No Comment

7.2.18 08/2422/FUL 12 Castlereagh, Wynyard - Extension to form swimming pool and gymnasium – No Comment

7.2.19 08/2508/FUL 16 The Plantations, Wynyard - First floor extension above double garage, two and single storey extension to link existing house and garage. Conversion of existing double garage into habitable room – No Comment

7.2.20 08/2521/FUL Wynyard Park, Wynyard - Erection of 4 no. storey hotel and 2 no. storey pub/restaurant – No Comment

7.2.21 08/2602/VARY Daisys View, Sandy Lane West - Application under section 73 to vary planning approval 08/0100/REV to allow relocation of stable block – No Comment

7.2.22 08/2596/FUL 12 Tempest Court, Wynyard - Conservatory to the rear

7.2.23 08/2676/FPD 2 Davison Close, Wynyard - Single storey rear kitchen / dining room extension – No Comment

7.2.24 08/2681/FPD 45 The Granary, Wynyard - Installation of 2 no velux roof windows to front – No Comment

7.2.25 08/2654/FPD 15 Tempest Court, Wynyard - Single storey extension to family room – No Comment

7.2.26 08/2583/FUL Land to South of Wellington Drive, Adjacent to The Kennels – Realignment of access road and installation of entrance gates to Wynyard Hall – The Clerk was asked by the PC to object on the grounds that this application provides additional traffic access to the Hall which has no right of way through Wynyard.

7.2.27 08/2769/LBC Land to South of Wellington Drive, Adjacent to The Kennels – Listed Building consent for realignment of access road and installation of entrance gates to Wynyard

Hall - The Clerk was asked by the PC to object on the grounds that this application provides additional traffic access to the Hall which has no right of way through Wynyard.

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8. HIGHWAYS

8.1 The Clerk read a letter received from a Wynyard resident regarding traffic issues/concerns in relation to Wynyard Hall – The PC asked that the Clerk contact SBC in relation to the following issues:

8.1.1 Continuing traffic access to the Hall being made via Wynyard.

8.1.2 Request SBC enforce access to Wynyard Hall via the Golden Gates.

8.1.3 Confirm permission granted for signage to Wynyard Hall on A689, The Wynd, Wynyard Road and Wellington Drive.

8.1.4 Draw SBC attention to the number of piecemeal Planning Applications being made by Wynyard Hall in relation to ongoing development of Hotel/Golf Complex.

9. ACCOUNTS

9.1 GRINDON PARISH COUNCIL BUDGET 2008-9

INCOME RECEIVED TO DATE NOTES

PRECEPT 6700.00 6700.00

VAT REPAYMENT 136.00 121.52

INTEREST 50.00

WAYLEAVE 4.60

EARMARKED RESERVE FROM 2007-8 1650.00 Wynyard Dog bins & bench

TOTAL 8540.60 6821.52

EXPENDITURE SPENT TO DATE

PARISH APPEARANCE 4330.00 NIL

Comprising

£780.00 St James's, Grindon churchyard grass-cutting 710.43

£500.00 Work to trees on Thorpe Village Green

£1000.00 Repairs to chains on Thorpe Village Green

£500.00 Thorpe Village tidy-up

£750.00 Dog bins for Wynyard

£900.00 New bench for Wynyard

LEGAL FEES 1350.00 NIL

AUDIT FEE 65.00 141.00

DONATIONS 300.00 275.00

STATIONERY 25.00 NIL

INSURANCE 400.00 NIL

GRINDON PARISH HALL MEETING HIRE 230.00 NIL

CLERK'S SALARY AND EXPENSES 1442.00 707.26

CONTINGENCY 500.00 NIL

TOTAL £8642.00 £1833.69

BALANCES AS AT 31.7.2008

Current a/c 831.56

Reserve a/c TBC

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9.2 Payment of grass cutting invoice: Mr P Burke proposed and Mr G Rees seconded payment of the invoice from Garden Shape for grass cutting in St James' churchyard in the sum of £177.61. All in favour. The Clerk also read a letter from St James' PCC expressing thanks for the PC's ongoing donations towards these costs and confirming existing grant agreement set up by the previous Clerk.

9.3 Payment of grass cutting invoice: Mr P Burke proposed and Mr G Rees seconded payment of the invoice from Garden Shape for grass cutting in St James' churchyard in the sum of

£88.80. All in favour.

9.4 Mr P Burke proposed and Mr J Atkinson seconded the payment of Clerk's monthly salary for August of £120.00. £60.00 to be paid to R Cooper (previous Clerk) and £60.00 to S Humble (new Clerk) as agreed. All in favour.

9.5 Mr P Burke proposed and Mr J Atkinson seconded the payment of Clerk's monthly salary for September of £120.00. All in favour.

9.6 Bank Transfer: Mr P Burke proposed and Mr J Atkinson seconded the transfer of £1500.00 from the reserve to current account. All in favour.

9.7 Payment of grass cutting invoice: Mr P Burke proposed and Mr G Rees seconded payment of the invoice from Garden Shape for grass cutting in St James' churchyard in the sum of £88.80. All in favour.

9.8 Payment of Audit Fee: Mr P Burke proposed and Mr J Atkinson seconded payment of Audit Fee to BDO Stoy Hayward in the sum of £141.00. Clerk was asked to check why fee had increased from £58.75 last year to £141.00 this year and to advise at the next meeting.

9.9 Annual Audit: The Clerk went through the Annual Audit Conclusion Report from BDO Stoy Hayward with members of the PC. Actions/Responses to all issues arising were agreed and the PC accepted and approved the document. The Chair signed the document on behalf of the PC and the Notice of Conclusion of Audit will be displayed for 14 days on Parish Noticeboards as regulations require.

10. PARISH ISSUES

10.1 Doorstep Crime Project: Despite acceptance of invitation to carry out Presentation Mr T Redfern failed to attend meeting and no apologies received.

10.2 Letter of thanks read from WES in respect of Dog Bin Installation in Wynyard.

10.3 Play Park – Mr D Jones gave update on Play Park at Thorpe Thewles and advised that repositioning of the suggested access to another strip of land would reduce the cost of disabled access considerably. The land would need to be purchased by SBC and he is to look into the matter further with SBC and report back to the PC.

10.4 Speed Cameras in Thorpe Thewles – The Clerk was asked to recontact SBC with regard to this matter.

10.5 Village Green Area in Thorpe Thewles – Peter Shovelin from the Urban Design Team at SBC is to be invited to assess this area in Thorpe Thewles. Mr G Rees to progress matter.

11. CORRESPONDENCE

11.1 Communities & Local Government – North East of England Plan including CD for perusal were received.

11.2 Stockton Renaissance – Notification that Sustainable Community Strategy 2008- 2011 is now available on SBC's website was received.

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11.3 Stockton Renaissance – Notification of Area Partnerships Priority Setting Event on 29th September was received.

11.4 Billingham Partnership – Notice of & Agenda papers for meeting scheduled 1st September were received.

11.5. Stockton Riverside College – Information on next Princes Trust Programme that starts on 8th September for 16-25 year olds was received.

11.6 Stockton Borough Council – Annual Overview and Scrutiny Report 07/08 was received.

11.7 Stockton Borough Council – Public Rights Of Way Improvement Plan (Draft) was received– SBC are inviting comments on draft plan by 27th October Mr G Rees has taken document for consideration and feedback at the next PC meeting.

11.8 Tees Valley Rural Community Council – Notice of General Meeting on 1st October plus Training Dates Autumn/Winter 08 period were received.

11.9 Mencap – Request for donation to help Mencap continue to provide services in area was received. The Clerk was asked to advise Mencap that we could not make a donation at the current time.

11.10 National Grid – Information outlining proposals and further details regarding the Proposed New Substation at Spennymoor and Rebuilding the Spennymoor – Norton Electricity Transmission Line was received and noted.

11.11 Stockton On Tees Spatial Planning Department – Information regarding consultation from 28th July – 15th August for review and comment – PC had already received individual

notification of this document and individual responses were made prior to deadline.

11.12 Stockton Borough Council – Agenda for next meeting of the Standards Committee on 31st July 2008 was received.

11.13 Stockton Borough Council – Community Protection Update including ASB and crime statistics by ward for June and July received and details taken by Mr D Godfrey for consideration.

11.14 Stockton Borough Council – Request for Councillors to review and update (if necessary) their register of interest details – received and noted.

11.15 Parish Council Liaison Forum – Notice of Meeting on 15th September 2008 and Agenda received – this was taken by Gareth Rees on behalf of the PC who is attending the meeting.

11.16 Stockton Borough Council – Notice of Mayors Annual Charity Dinner on 6th February 2009 was received.

11.17 Stockton Borough Council – Introductory Letter to Chair from Mayor John Fletcher was received and noted.

12. DATE OF NEXT MEETING:

Wednesday, October 8th, 2008 at 7.30pm