

DRAFT

Cornhill Parish Council

Minutes of a meeting held on Thursday, 9th November 2017, at 6.00pm at the Village Hall

Present: Cllrs. Mick Plunkett (Chairman), Barbara Richmond, Marie Gillespie, Tina Ayre, David Richmond, Rev'd Rob Kelsey, County Cllr. Roderick Lawrie, clerk Angela Hallam-Baker.

Guest Speaker: Jane Field, Bell View, Belford

In attendance: Martin and Elizabeth Devon

1. Apologies for absence were received from Rev'd John Carr, PC Dan Perry, and Lynne O'Reilly .

2. Police Report:

PC Perry had sent a message reporting nothing relevant to mention to the Parish Council. He had deployed twice with the speed monitoring sign within Cornhill in an attempt to reinforce and educate those drivers passing through the village.

3. Parishioners' questions – none.

4. Bell View:

The Chairman introduced Jane Field, Manager of Bell View, Belford, who explained that Bell View is a charity supporting mainly elderly people living on their own. Jane presented a map showing the 200 square miles of the Project area, into which Cornhill falls.

She said she is pleased that the Soup & Sandwiches lunches are well supported with around 18-20 people attending, but she would like to expand the events. This would require extra funding, and therefore proof that it is needed. There is a need to explain to potential funders that there is an ageing population without families close at hand to look after them. The Big Lottery Fund wants evidence that is less than three years old.

Questionnaires had been circulated around Cornhill from which responses included a need for better transport facilities, more events taking place, and a prescription delivery service. Marie pointed out that she had been collecting and delivering prescriptions on Wednesdays for the past nine years. She also said that many of the elderly people are quite happy and want to be left alone. However, Jane pointed out that there is a need to target those who are not happy on their own, informing them where they can go and how to access facilities. This could be done by means of a brochure, but initially she suggested that these people could be reached by inviting them to the Christmas Lunch, arranged for Saturday, 9th December, at the Village Hall. This might encourage them to go to future Soup &

Sandwiches lunches, and perhaps other activities where a speaker could be invited, or coffee mornings where people could just chat.

Jane said the idea of social connectivity should be reinforced. It appears that North Northumberland is the last area to publish social information, and we therefore need to make this information available, much by word of mouth, bearing in mind that most of the elderly are not on the internet. The Parish Councillors offered their support and agreed with the concept of partnership working, for which Jane thanked them.

Before Jane left the meeting, the Chairman thanked her for her attendance and for her encouragement to help the elderly of Cornhill.

5. Cornhill Christmas Lunch:

As already stated, this has been arranged for Saturday, 9th December. Barbara, Rob and John had held a meeting to talk about this, and requested the help and support of the Parish Council and St. Helen's Church. It was estimated that 40-50 people would attend, and the Parish Councillors offered to help with preparation and clearing up afterwards, and to supply food and raffle prizes. Mick, Marie, Tina and Barbara offered to distribute flyers through doors, and the Parish Council will make a donation of £100.00 towards the costs.

6. Planning Application Ref: 17/03894/FUL – Demolition of existing school building and erection of 24no. 2 and 3 bedroom two-storey dwellings with associated works:

Cllr. Tina Ayre declared an interest.

The Applicant is Mr. Chris Dodds of Gleeson Regeneration Ltd. Gateshead. His application, with plans had been made available on the NCC website, although councillors had had trouble accessing the site. However, hard copies of the plans and the accompanying documents were displayed at this PC meeting.

The Chairman went through the statement provided by Gleeson Homes, but found contradictions insofar as this company markets itself as builders of affordable homes, but then states that it has agreed to purchase the site from NCC on the basis that NO affordable housing is provided for. The document states that Help to Buy is available on all these homes, giving buyers a 20% discount. The average selling price is quoted as £122,700. The proposed building would be 8 x 2 bed starter homes, 8 x 3 bed semis, and 8 x 3 bed detached houses, all for sale. These appear to be targeted at young families, stating that there are three good schools within reach.

Responses from the Parish Council:

- A need for bungalows for the elderly
- Homes at affordable rents through a registered social landlord
- No amenity land – the village would lose its one open space – require compensation to purchase other land
- This needs to be a development which the village needs. If houses remain unsold, NCC can nominate people on the social housing list from out of the area - the benefit would then be only for the NCC and the Developer
- The site is boggy at the bottom of the field – there is no soakaway and surface water has to go into the sewer.
- The access is bad, and the developer appears to have purchased the access to the private road to Tweed View.
- This is a greenfield site, whereas Gleesons are saying it is a brownfield site

- Two many houses on this site
- Why no pre-application?
- Would there be a time limit on the development?
- Need more time to consider this application – Chairman to write to planning officer
- Public meeting to be called – Friday, 17th November, at 6.00pm at the Village Hall, and flyers to be delivered through doors in the Parish
- Chris Dodds of Gleesons to be asked to come at 7.00pm to answer questions

Points made by Cllr. Lawrie:

- 20,000 new houses required in Northumberland
- Houses cheaper than most – Gleesons can arrange mortgages
- NCC is pushing for social housing – 8 out of the 24 aimed at social housing
- Reduction in number of houses would put the prices up
- Objections cost many thousands of pounds, and the application could still go ahead

If Mr. Dodds is able to attend the open meeting, he will be asked specific questions publically by the PC, which is here to represent the community. Questions from the floor will then be invited.

6. Minutes of the meeting held on 14th September 2017:

Due to the long discussion on the above planning application, there was no time to go through the draft minutes. These will be presented at the next meeting.

7. Matters arising from the minutes – deferred until the next meeting.

8. Financial Report:

The clerk presented a statement of account up to 9th November 2017. This showed a credit balance of £2,758.57.

9. Festive Lighting:

An email from Mark Kane received 9th November stated that Cornhill should be ready for the switch-on in early December. The NCC team had been on site the day before to finalise LED poles with festive boxes.

Barbara had walked round the village today and reported that most of the trenches had been filled in, but roughly. Where new LED poles had to be put in place, the old/obsolete poles remain, so two in one spot looks cluttered. One of the new LED poles has no light fitting, but a box, and the eighth box has not been fitted anywhere.

NCC had submitted its invoice in the sum of £3,141.12, but this included the eighth box. Since this is not due for payment until 25th November, it was agreed to wait and find out what has happened to the eighth box.

Donations towards the lights to date amounted to £4,485.59 leaving a balance of £1,344.47 from which the cost of the motifs and electricity would need to be paid.

10. War Memorial Lighting:

This has kindly been sponsored by Mr. Eric Grounds. Solar-powered lights have been placed amongst two small flower beds, kindly planted by the Chairman.

11. Traffic calming/Coldstream HGV Project:

The results of the speed survey had been received, but it was reported by NCC Highways that these did not meet the criteria required by the Northumbria Safety Roads initiative for consideration of additional enforcement measures. The average recorded speeds had been registered at 31mph for westbound vehicles and 29.8mph for eastbound vehicles.

The PC pointed out that because the speed strip had been placed opposite to the village shop, and that for part of the time there had been traffic lights nearby, these speeds were not representative of the speeds through the village generally. Tina will pursue the matter with Highways and the Police.

An email from Gerald Tait informed that Coldstream Community Trust is carrying out a survey which is showing an incidence of a 44ton lorry every 3-4 minutes during the working day. In view of this, a Master Plan shows 20 initiatives by the Coldstream community from which probably and possible results are expected.

The Parish Council was asked for its support, and this was unanimously agreed.

12. Play Area:

Mick had carried out his monthly inspections and noted that the new football net had fresh holes in the bottom. Having examined these, he thought the damage was accidentally caused by the mower during grass cutting and he was able to mend the holes.

Since the climbing frame has been closed for some time and repairs would be too expensive to be worthwhile, the question of buying new will be discussed at the next meeting.

13. Land behind Tweed Meadows:

This area of land is on the market for a very large sum with a view to selling either for grazing or for housing development. It had been ascertained that the field is apparently poor quality agricultural land, and has drainage problems. The stream has to be kept clear, as it can be an overflow from the sewage system, and if the River Tweed floods, it backs up. The selling agent states that “the land is subject to uplift agreements with previous owners, should planning permission for development be obtained”. This is understood to mean that if a buyer develops the site in future, the current vendor receives a share in any “uplift” in the value. It was also pointed out that the access is subject to restrictions through Tweed Meadows, and the other gate is too close to the roundabout for volumes of incoming and outgoing traffic. There is also apparently a covenant on the land.

Due to lack of time, the meeting was closed at this point. Agenda items not discussed will be added to the next meeting on Thursday, 11th January 2018, at 6.00pm in the Village Hall.

Signed.....

Date.....