



# Broomhaugh & Riding Parish Council

Minutes of the Parish Council held in the Parish Hall, Millfield Road, on Monday 13<sup>th</sup> June 2022.

## Councillors present:

|                              |                        |
|------------------------------|------------------------|
| Cllr. Christine Howe (Chair) | Cllr. Jill Mills       |
| Cllr. Brian Singer           | Cllr. Stephen Lightley |
| Cllr. David Irwin            | Cllr. David McKenzie   |
| Cllr. Andy Dunhill           | Cllr. Pam Bridges      |

## In attendance:

County Councillor Anne Dale (until Minute 22/67)  
Mrs Catherine Harrison – Parish Clerk  
18 members of the public were present for all or part of the meeting.

Cllr. Howe opened the meeting at 8.05 pm.

## 22/61 Apologies for Absence

Cllr. Eileen Carew

## 22/62 Declaration of Interests

Cllr. Singer declared an interest in item 7(ii) – The Allotment Association lease, as he was Chair of the Association;

Cllrs. Irwin and Lightley declared an interest in item 6 – Application to install floodlights at the double tennis courts, as both were members of the tennis club;

Cllr. Dunhill declared an interest in item 9 – the sports club.

## 22/63 Approval of the minutes of the meeting of 9<sup>th</sup> May 2022

It was agreed that the minutes of the Council meeting were a true record and were duly signed off by Cllr. Howe (Proposed Cllr. Howe, seconded Cllr. McKenzie)

## 22/64 Matters Arising

### (i) Minute 22/48(i) – PC withdrawal as Custodian Trustee of the Millennium Hall

Cllr. McKenzie confirmed that the Village Hall Trust's Management Committee had agreed to use the PC's solicitor to make the necessary legal changes to remove the PC as Custodian Trustee of the Millennium Hall and to register the new charity as the owners of the land and building. As the PC's solicitor had specialist knowledge in this area, she would also be asked to deal with legal matters relating to the Parish Hall lease;

### (ii) Minute 22/48(ii) – Allotment Association Lease

Cllrs. Mills and Dunhill reported that the draft lease was under discussion with one or two minor issues to be resolved;

### (iii) Minute 22/52(d) – Yearly insurance.

It was noted that the insurance premium for 2022/23 was £2,138.23 (2<sup>nd</sup> year of 3-year agreement);

- (iv) *Minute 22/56(ii) – Bridge inspections.*  
The Clerk reported that BT Bell hoped to survey the bridges in mid-July subject to satisfactory weather conditions;
- (v) *Minute 22/56(iii) – Area by MUGA court.*  
The Clerk reported that Natural Ability, a charity supporting adults with disabilities, had completed the landscaping of the garden by the MUGA court and the area looked much tidier. Cllr. McKenzie confirmed that it was no longer possible for the Scouts to look after the garden so instead it was agreed that Natural Ability would be asked to maintain the area.

**ACTION: CLERK**

**22/65 County Councillor Report**

Cllr. Dale reported on the following issues:

- (i) *Manhole on A695* – Cllr. Dale reported that she continued to work with officers at the County Council and utility companies to establish who was responsible for the repairs to the manhole cover on the A695 by the turning to Wentworth Grange;
  - (ii) *Gully repairs* – Cllr. Dale reported that the County Council had undertaken repairs to the gullies in Church Lane having found out that the drainage pipes were broken which had caused the flooding. The area would be monitored after heavy rain to ensure that the problem had been resolved. The County Council had planned to do similar investigation work on two other areas in the village with drainage issues but both were on the main road but because of ongoing gas repairs which took priority, the work had been delayed;
  - (iii) *Northern Gas Networks*: Cllr. Dale shared everyone's frustration with the gas repair work being undertaken in the village and explained that the utility companies had a legal right to undertake repairs on the highway and very little could be done;
  - (iv) *Planter on grassed area by Riding Close/Dene Terrace*: A resident had suggested that a planter should be installed on the grassed area by Riding Close. Cllr. Dale thought it was a good idea and would ask for it to be considered formally at a future meeting;
  - (v) *Overgrown hedges*: Cllr. Dale asked the Clerk to contact her with a list of complaints relating to overgrown hedges. As they overhung public highways and footpaths it was a County Council matter rather than an issue for the parish council;
- ACTION: ADa/CLERK**
- (vi) *Speeding issues*: Cllr. Dale had received emails from residents concerned about speeding but noted that it would not be possible to monitor the speed of traffic through the village at the current time as the roadworks would distort the results (see Minute 22/74);
  - (vii) *Northumberland County Council*: In the pre-meeting questions, Cllr. Dale responded to a question relating to claims of unauthorised expenditure incurred by the County Council and she advised residents to read the statement on the Council's own website.

**22/66 22/01737/FUL – Application to install floodlights at the double tennis courts, Millfield Road**

Cllr. Howe reported that the planning sub-group had held a meeting on Friday 10<sup>th</sup> June and reviewed all the information received by the parish clerk on the subject of floodlights, together with all the comments raised online. The sub-group proposed that the parish council should submit the following statement in response to the planning application:

*“As a consultee to the planning system, we are allowed to support, object or comment on any applications within the parish. We have decided on this occasion to recommend commenting on the grounds that we feel that we have a chance to make more effective the concerns of the village in this way and that the environment assessment is an inadequate basis for a decision.*

*The subject is a very emotive one, and is a divisive issue in the village and whilst the draft neighbourhood plan wishes to support sports and the health and wellbeing of our parishioners, there is a conflict with the natural environment subgroup wishing to make this area a Local Green Space - this is a reflection that the area is seen as a special place within the village.*

*Our concerns to the planners will be relegated to planning issues, as these are the only ones the officers will take into account, and can be summarised as follows:*

- *We feel the minimal survey with a 1 day site visit to be inadequate and would ask for a full environment impact statement to properly assess the effects on wildlife within the area*
- *We feel the lighting photographs within the submission (taken from the manufacturer of the lighting's brochure) to be potentially misleading; photographs from installed systems show a much brighter version. Additionally, we would like to see confirmation that the system doesn't affect the dark skies initiative in this area of minimal street lighting*
- *The tennis club has no specific car park and opportunities for parking nearby are limited; the PC would like reassurances from the club that there will be no parking on the road adjacent to the club entrance*
- *The council would like to see the application considered at Planning Committee level for full participation by the public*

*And should the application receive permission, we would like to see the following conditions applied:*

- *No additional lighting i.e. no uplighters, included within the installation, together with confirmation it conforms to the 'dark skies initiative'*
- *No installation without the benefit of a full environmental impact statement*
- *Artificial light only to be switched on 1 hour before dusk, i.e. no morning play; and switched off at 8pm*
- *Screening to be included on all sides of the courts in order to minimise the effect on residents and wildlife*
- *No parking on the road outside the tennis club entrance*
- *Approval to be given for 1 year only, in order to assess the impact on residents"*

Cllr. Lightley suggested some additions to the statement:

- That the statement should indicate how many residents had written to the parish council and the level of concern within the village. He highlighted section 14.27 of the Local Plan that suggested the close involvement of parish councils where the decisions concerned the provision, maintenance and improvement of open spaces and facilities that affected their areas;
- He also noted policies QOP1 & 2 within the Local Plan which required that a "*development does not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings*" and argued that this proposal could potentially harm nearby residents. He therefore asked that these policies were highlighted in the statement;
- As membership of the Tennis Club was unclear, Cllr. Lightley felt that it was important to establish how many residents might take advantage of playing under floodlights and argued that this could be as few as 12 which he felt should be highlighted to the planners. In counter-arguments, some councillors felt that this was not a planning matter;
- Finally, rather than submitting a comment Cllr. Lightley asked that the statement be changed to a formal objection.

It was agreed that councillors should vote on Cllr. Lightley's suggestions (NB. Cllr. Howe did not vote on any of the motions in case she was required to give a casting vote):

| Proposal   | For                       | Against   | Abstain   |
|--|---------------------------|-----------|-----------|
| 1: to submit the statement as a comment rather an objection            | 5<br>(DM, BS, JM, PB, AD) | 1<br>(SL) | 1<br>(DI) |
| 2. to include details of the number of letters received on this matter | 6                         | 1         | 0         |
| 3. to include reference to Local Plan Policies QOP1 and 2              | 7                         | 0         | 0         |
| 4. to ask that membership details be established                       | 3                         | 4         | 0         |

In summary, it was agreed that the statement should be submitted as a comment rather than an objection; that the statement should include details of how many residents had contacted the parish council and make mention of planning policies QOP1 and 2. The statement should not query the membership of the Club as this was not considered a planning matter. A revised statement including the above amendments would be drafted and circulated to councillors for final approval.

**ACTION: CH/CLERK**

## 22/67 Neighbourhood Plan

Cllr. Howe reported that some preliminary feedback had been received from the County Council on the draft plan and an issue had arisen concerning the suggestion to remove land from the Green Belt.

Apparently, there was no provision for a review of the Green Belt boundary within the neighbourhood planning process and the recently adopted Local Plan stated that the Green Belt in Northumberland was to be protected. As there were no brownfield sites within the parish, further housing could not be achieved without changes to the Green Belt and the Steering Group awaited further advice from the planning consultant who was in discussions with the NP team at the County Council.

In anticipation of this matter being resolved, councillors unanimously agreed that the planning consultant's updated fee schedule should be approved and that a further grant application should be made.

**ACTION: CH**

#### 22/68 **Climate Change**

*EV Charging Points:* The Clerk reported that Cllr. Dale had been notified by the County Council that they were preparing a bid for funding to help with on-street EV charging and that the following hierarchy would be considered when selecting a location:

1. Sites which served on-street parking but would also be attractive to visitors during the day
2. Sites which would serve on-street parking only
3. Sites which would serve visitors only.

It was agreed that the Clerk should write to Cllr. Dale suggesting that EV charging points be installed on the unused land on Whiteside Bank adjacent to the A695 and in the Old Playground.

**ACTION: CLERK**

#### 22/69 **Sports Club**

It was noted that no further meetings had been held with the Sports Club as the requested information concerning running costs had yet to be provided. It was agreed that a request for a further meeting should be made. The Clerk was also asked to contact the current trustees to update them about the lease.

**ACTION: CLERK**

#### 22/70 **Queen's Platinum Jubilee Events**

The Clerk reported on the successful events held over the jubilee weekend. All had been well attended and enjoyed greatly by the many participants – the jubilee picnic and sports day had attracted approximately 250 people. The Clerk and all the volunteers were thanked for their efforts.

Approximately £235 had been raised at the sports day and it was hoped that this could be used to create a lasting memorial to the jubilee. A suggestion had been made to replace the planters at either end of the village and the Clerk was asked to look into the cost. Cllr. McKenzie suggested that the Parish Hall could be renamed as a tribute to the Queen and he agreed to discuss this with the Village Hall Trust's Management Committee.

Many of the families who took part in the sports day were keen that the village should organise a similar event each year and it was agreed that the Clerk should write to the various groups and seek their views on staging a similar event in the future.

**ACTION: CLERK**

#### 22/71 **Finance**

(a) *Monthly accounts:*

(i) *Payments/Receipts*

The following payments were authorised (Proposed Cllr. Howe, seconded Cllr. Lightley):

|   |                            |
|---|----------------------------|
| Gallagher insurance – yearly insurance                            | £2,138.23                  |
| JT Dove – materials for area by MUGA court                        | £179.82 (inc. VAT £29.97)  |
| Down to Earth – plants for planters                               | £91.34                     |
| L Shepherd – donations towards Jubilee events held at VHT         | £100.00                    |
| St James PCC – room hire costs                                    | £30.00                     |
| BT Bell – visit and report on stability of slope along March Burn | £801.00 (inc. VAT £133.50) |
| First aid training – C Harrison & E Carew                         | £100.00                    |

|   |                         |
|---|-------------------------|
| NEST Pension – May pension  | £24.92                  |
| Vincenzo Manfredi – cost of ice creams for jubilee event  | £200.00                 |
| Neetfleet – strimming of vegetation along Main Road   | £30.00                  |
| RM VHT – Room hire  | £76.00                  |
| RM VHT – Yearly grant   | £2,500.00               |
| Transfer to Bridges Fund  | £2,500.00               |
| Catherine Harrison – reimbursement of expenses (Zoom subscription £14.39, Card £3.48, Plants for edible garden £7.00) | £24.87 (inc. VAT £2.40) |
| Neetfleet – monthly handyman payment for May  | £240.00                 |

The following receipts were noted:

|  |         |
|--|---------|
| NCC – Jubilee grant                              | £500.00 |
| Broomhaugh PTA – donation to Jubilee fund        | £25.00  |
| Outdoor Pre-school – donation to Jubilee Fund    | £25.00  |
| C Harijan – donation to Jubilee Fund             | £10.00  |
| Tuesday drop-in group – donation to Jubilee Fund | £40.00  |

*(ii) Budget reports*

The budget reports were received and approved (Proposed Cllr. Howe, seconded Cllr. Lightley). It was noted that the jubilee expenses had been set against the Miscellaneous budget category. In fact, the jubilee events had raised funds and all expenses had been covered by fundraising and grants. No other issues were identified.

**22/72 General Village Maintenance**

- (i) *Handyman:* The Clerk reported that the handyman had strimmed and swept footpaths, replanted the planters with summer flowers and had stained a number of seats. He had also cut down weed growth along the main road.

The Clerk was asked to again remind him to remove the buried wire in the Spinney;

**ACTION: CLERK**

- (ii) *Tree Survey:* The Clerk reported that the survey report was due imminently and she would share it with councillors as soon as it was received. She had noticed that a number of ash trees beside the play park had very poor leaf coverage this year and it was likely that they would shortly need to be removed;
- (iii) *Repairs to gullies:* As reported by Cllr. Dale, it appeared that the County Council were making long term repairs to some of the gullies in Church Lane and on the A695 by the bus stop at Broomhaugh and on the hill above the junction to Sandy Bank;
- (iv) *Play Park:* It was agreed that once the yearly inspection report had been received, a meeting would be held to agree which play items needed to be updated.

**ACTION: CLERK/CH**

**22/73 Planning**

*(a) Planning applications*

- (i) It was reported that the following planning applications were under consideration by the County Council:

- 22/01723/FUL & 22/01724/LBC - Demolition of C20th corrugated cattle shed, construction of 1.5 storey extension on footprint of previous North wing building, extension of cart shed unit with two low lying contemporary additions and introduction of new entrance to walled garden to improve layout of grouping, safety of entrance, and to take pressure off listed structures. Riding Farm. PC – support development;
- 22/01737/FUL – Installation of floodlights, double tennis courts. See Minute 22/66;
- 22/02039/FUL – 3 Oaklands. Extensions and internal alterations including loft conversion. PC - currently under review.

- (ii) It was reported that the following planning application had been approved by the County Council:
  - 22/01117/FUL – Grove Field, Sandy Bank. Installation of 2m gates;
- (iii) It was reported that the following planning application had been withdrawn:
  - 21/04518/FUL – High Shilford Cottage. Two storey rear extension.

#### 22/74 Correspondence

Various items of correspondence were noted:

- *Speeding at west end of village and overtaking*: This correspondence had been referred to Cllr. Dale but councillors agreed to consider suggesting solid white lines be installed to stop vehicles overtaking when leaving the village and the Clerk was asked to find out if this could be included in the Local Transport Plan which was to be considered at the July meeting;
 

**ACTION: CLERK**
- *Giant Hogweed* – this query had been referred to the Tyne Rivers Trust which dealt with invasive species on the Styford Estate;
- *Tennis floodlights* – considered under Minute 22/66;
- *Gas repairs* – referred to Cllr. Dale;
- *Belmont, Field Bungalows, Broomhaugh* – planning application. Councillors noted the comments raised by the residents but did not wish to change their response to the planning application.

#### 22/75 Minor Matters

- (i) *Provision of defibrillators*. In the pre-meeting discussion, two residents representing the Sandy Bank Residents' Association had requested that the parish council consider installing a defibrillator on Sandy Bank and gave a case for why it would be useful. Councillors noted their comments and agreed that it might be helpful but also felt that a similar argument could be used by other residents who lived a similar distance from the defibrillator. It was agreed that a full review of defibrillator provision within the parish was necessary before any decision could be taken and councillors would include the Sandy Bank Residents' Association in future discussions;
 

**ACTION: CLERK**
- (ii) *Parking issues – Old Playground*. Cllr. McKenzie reported that there continued to be inconsiderate parking in the Old Playground which at times blocked the road and made it difficult for homeowners to access their properties. He suggested marking out an area where cars should not park. It was thought that some nearby residents would be opposed to painting and marking out areas of the playground but it was agreed that the Clerk should contact the residents and seek their views;
 

**ACTION: CLERK**
- (iii) *Himalayan Balsam*. It was noted that the Tyne Rivers Trust's volunteers would be holding a Balsam Bashing day on Wednesday 6<sup>th</sup> July.
- (iv) *Newsletter*. It was agreed that the yearly newsletter would again contain an update about the neighbourhood plan. The Clerk proposed to start working on this year's edition shortly.
- (v) *Northumberland in Bloom*. The Clerk reported that Northumberland in Bloom were looking for more villages or community groups to take part and she suggested that the VHT might wish to nominate the Garden Invaders for their work in looking after the Mill Race Gardens. Cllr. McKenzie suggested the Clerk contact the secretary of the VHT.

**ACTION: CLERK**

#### 22/76 Date of Future Meeting

It was agreed that the next meeting of the Council should be held on Monday 11<sup>th</sup> July (Venue to be confirmed).

Meeting closed at 9.26 pm