

Lanchester Parish Council

Minutes of the Ordinary Meeting held at Lynwood House on Tuesday 10 April 2018 at 7.20pm

Present Cllr. O Johnson (Chair)

Cllr. J Considine, Cllr. S Walker, Cllr. D Friesner,
Cllr. A Cook, Cllr. D Smith, Cllr. T Jones, Cllr. B Gray

Apologies Apologies for absence were received as follows:

Cllr. A Gray - work commitments
Cllr. M Gray - family commitments
Cllr. K Harrison - work commitments
Cllr. I Tute - ill
Cllr K Leary - ill
Cllr. P Jackson - away
Cllr. M Walker - away

The above apologies were received and accepted

73/18 Declarations of Interest

There were no declarations of interest.

74/18 Public Participation

The policy was distributed for the benefit of the public present.

75/18 Minutes of the last meeting

Resolved that:

- (i) the minutes of the Ordinary Meeting held on 13 March 2018 be confirmed as a correct record and signed by the Chairperson and any recommendations contained therein be approved and accepted

76/18 Committees

Resolved that:

- (i) the minutes of the Planning Committee Meeting held on 8 March 2018 be confirmed as a correct record and signed by the Chairperson and any recommendations contained therein be approved and accepted

- (ii) the record of the Finance, Development & General Purposes Committee Meeting held on 28 March 2018 be confirmed as a correct record and signed by the Chairperson

77/18 Police Report

The Police report provided by PCSO Lisa Cullen-Jackson was read out which included the following incidents.

- Ornsby Hill House is a priority due to persons attending the derelict premises during the hours of darkness to gain access and cause damage
- Two local youths have been charged with the recent spate of vehicle damage on Burnhopeside Avenue

Resolved - that the report be received

78/18 Correspondence

- (i) **All Saints Catholic Primary School – Letter of thanks for donation**
Resolved - that the letter be received

- (ii) **Lanchester and Burnhope Parochial Church Council – letter of thanks for donation**
Resolved - that the letter be received

- (iii) **The Clerk Magazine – March 2018**
Resolved - that the magazine be received

79/18 Area Action Partnership (AAP) / Parish Councils Committee (PCC) (min 51/18)

Members were informed that the requested contribution from the Parish Council towards the children's summer activities is £300.00 per year. A financial contribution will also be made by the County Councillors and the Area Action Partnership.

Resolved - that a contribution of £300.00 per year for two years is made towards the scheme

Members were informed of the Mid Durham Environment Pot project for 2018/19. £10,000 has been allocated from the Area Action Partnership for the scheme which will be agreed by the Parish Council Committee and managed through the County Council. At a recent Parish Council Committee meeting the scheme was discussed and it was agreed that a project to address path encroachment/edging across the Mid Durham area should be progressed. Members discussed possible areas for consideration in Lanchester.

Resolved that:

- (i) The path between St Bedes School and the Lanchester Show show field be considered for the project
- (ii) Councillors forward any further suggested paths to the Clerk

Members were informed that the County Council is considering a scheme to address certain areas which are being used as unofficial lay-bys resulting in fly tipping incidents.

Resolved - that Councillors forward details of any areas to the Clerk

80/18 Neighbourhood Plan (min 52/18)

Mike Wardle had forwarded his apologies for being unable to attend the meeting.

Councillor Friesner provided an update to Members. The next working group meeting will take place on 19 April. The main purpose of the meeting will be to consider all feedback and comments from the Parish Council, our planning consultant and Durham County Council. In addition the mapping requirements and Local Green Spaces will be discussed.

The draft document is being progressed. There are a number of formal stages to undertake to arrive at the referendum point.

Resolved - that the information be received

81/18 Maintenance Report

Members considered report D which identified the maintenance work undertaken in the last three months

Resolved that:

- (i) the report be received
- (ii) thanks be passed to the Handyperson for the work undertaken

82/18 Plaque – Lady Diana Tree

Members were informed that the plaque next to the tree has gone missing.

Resolved - that prices and designs are obtained for a replacement plaque

83/18 Northumbrian Water Ltd – Sewer System

The Chair welcomed Steve Wharton and Claire Richardson from Northumbrian Water Ltd (NWL) to the meeting.

The sewer system in Lanchester and particularly on Ford Road was discussed. The Parish Council had previously forwarded a number of questions to NWL in preparation for the meeting.

Members were shown a map which identified the sewer system.

Members were informed of the following information:

Lanchester including Ford Road has both combined sewers which tend to be older and separate foul water sewers and surface water sewers which tend to be newer.

The culvert and water courses are not the responsibility of NWL.

NWL are not a statutory consultee on planning matters. The planning authority asks for comments from NWL who consider if the development presents a risk to assets and current customers. If there are any concerns then NWL may ask for conditions to be placed on any planning decision.

NWL engaged a consultant to consider the recent proposed development of 50 houses along Ford Road. Computer modelling with storm scenarios was undertaken to test the network. For this development it is only the domestic waste which will enter the network, the surface water will discharge into the burn. As NWL do not have responsibility for the watercourse the surface water is not a consideration for NWL. The domestic flow, even for 50 houses is relatively small. The modelling suggested that the domestic flows for this development could be accommodated within the NWL sewer network.

There have been instances of flooding near Ford Road. High surface water can exacerbate the problem. NWL class an external flooding event as being within the house curtilage and garden and an internal flooding event being within the house. NWL would aim to resolve small defects and blockages as soon as possible.

People have a legal right to link into the existing public sewer network. NWL take development very seriously in terms of being able to cope with additional demands on its network.

NWL asked that residents are encouraged to report any flooding episodes so that records remain accurate and modelling effective.

A discussion took place on the information presented.

Members informed officers that there have been many instances of covers being lifted and raw sewage running along Ford Road and Ford Crescent. Members expressed concern regarding recent planning

approval for houses where the foul water sewage will run into the system on Ford Road which will only increase the existing problems.

Members asked why the use of combined sewers is not stopped. NWL acknowledged that separate sewers are preferred, however it would be a lengthy and costly task to split out the two sewers.

Members asked about the robustness of the computer modelling. NWL stated that a substantial amount of time and effort is used in verifying the computer modelling. All information, knowledge and past flooding instances are fed into the computer. Actual flow controls on the system monitor flows and provide real data.

Members asked that NWL take on board the concerns from the Parish Council and develop an action plan to alleviate some of the identified problems.

NWL agreed to investigate further the sewer problems on Ford Road and to ensure that modelling is correct. They also agreed to liaise with Durham County Council to discuss a joint study to investigate the issues.

The Chair thanked the Officers for attending the meeting.

84/18 Northern Powergrid Agreement for the Connection of Unmetered Customer Installations

Resolved - that the agreement is signed and returned to Northern Powergrid

85/18 Financial Regulations

Members considered and reviewed the policy.
Resolved - that the policy be approved

86/18 Public Filming, Recording or Reporting at Council or Committee Meetings Policy

Members considered and reviewed the policy.
Resolved - that the policy be approved

87/18 Standing Orders

Members were informed that revised model Standing Orders had recently been received from the National Association.

Resolved - that the revised Standing Orders are presented to a future meeting for consideration

- 88/18 Health & Safety Policy**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 89/18 Safeguarding Children and Vulnerable Adults Policy**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 90/18 Equal Opportunities Policy**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 91/18 Public Participation Policy**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 92/18 Training – Statement of Intent**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 93/18 Publication Scheme**
- Members considered and reviewed the policy.
Resolved - that the document be approved
- 94/18 Complaints Procedure**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 95/18 Grants Policy**
- Members considered and reviewed the policy.
Resolved - that the policy be approved
- 96/18 Community Engagement – Statement of Intent**
- Members considered and reviewed the policy.
Resolved - that the policy be approved

97/18 Local Government Pension Scheme Regulations – Employer Discretions

Members considered and reviewed the document.
Resolved - that the document be approved

98/18 Diversity Statement

Members considered and reviewed the document.
Resolved - that the document be approved

99/18 Planning

Councillor D Friesner took over as Chair for this item

Members considered the following planning application:

**Single storey side extension at 2 Ridgeway, Lanchester
DM/18/00806/FPA**

Councillors had concerns about the stated 'front' and 'side' elevations in the application and the impact of the proposed development.

Members of the public attended the meeting and spoke about the application.

Lanchester Parish Council would ask that Officers from the County Council undertake a site visit to ascertain the correct front and side elevation and would ask that a representative from the Parish Council is invited along.

Resolved - that Lanchester Parish Council objects to the proposed application for the following reasons:

- The Parish Council considers the proposed extension to be on the front elevation of the property as shown in the original plans of the building and not the side elevation as per the application form. The Parish Council considers that the front of the property looks out over the fields at Ridgeway.
- The proposed extension is not in keeping with other properties in Ridgeway
- The proposed extension intrudes past the current building line of properties in Ridgeway, it breaks the current building line.
- The proposed development will be obtrusive from Newbiggen Lane and the Ridgeway path
- The development will have an impact on one of the gateways to the village
- The proposed development will have a visual impact on the surrounding countryside and on the view which has been identified as a Heritage Asset in the Lanchester Community Heritage Audit

100/18 Financial Information

The Lead Officer presented report S.
A bank reconciliation was also distributed for consideration.
Resolved - that the report be received

101/18 Accounts for Payment

Resolved - that the following accounts be approved for payment:

S Laverick	Salary (March)	£1305.97
D Maddox	Salary (March)	£382.14
Durham County Council	Pension (March)	£405.84
HMRC	Tax & NI (Jan – March)	£1334.81
EP Primary School	Newsletter distribution	£100.00
RC Primary School	Newsletter distribution	£100.00
The Lanchester Partnership	Donation	£200.00
Lanchester Parochial Church Co.	Donation	£200.00
All Saints Parish Centre	Donation	£200.00
1 st Lanchester Guiding	Donation	£200.00
Great North Air Ambulance	Donation	£200.00
CCL Office Ltd	Stationery	£76.09
Planning Advice Plus	Neighbourhood Plan	£1024.35
CCL Office Ltd	Stationery	£180.42
Durham County Council	Christmas Light work	£1327.16
BT	Telephone	£96.31
S Laverick	Expenses	£70.52
BT	Broadband	£87.96

102/18 Chairperson's Announcements

There were no announcements

103/18 Questions from Members – Information only

There were no questions from Members

104/18 Date of next meeting

Resolved - that the next Ordinary Meeting of the Council will take place on Tuesday 8 May at Lynwood House following the Annual Meeting which will commence at 7.15pm

Meeting ended at 9.15pm