

**MINUTES OF THE MONTHLY MEETING OF CASSOP CUM QUARRINGTON  
PARISH COUNCIL HELD ON WEDNESDAY 16 OCTOBER 2019 IN BOWBURN  
COMMUNITY CENTRE AT 6.30pm**

**Present:** Councillors Blackburn, McKeon, Raine, Richardson, Ridley, Robinson, Salisbury and Syer.

(County Councillor Dunn was also in attendance).  
(Councillor Raine was in the Chair)

**83 APOLOGIES**

Councillors Morgan and Shutt and County Councillor Blakey.

**84 INTEGRA 61 DEVELOPMENT**

Henry Jones, Principal Planning Officer, Durham County Council was in attendance to discuss the building currently under construction at Integra 61.

The County Council had now received the formal discharge of conditions regarding materials for the building. These were panels in varying shades of grey and with a blue accent panel at the top of the building. There had been a similar building constructed at Darlington and Henry advised that he was due to visit that site the following day with a landscape architect to review the scheme and to assess how that would look on the Integra 61 site.

Parish councillors highlighted that the surroundings of the Darlington building were urban whilst Integra 61 had a rural setting. Previously there had been discussions about the horizontal outlook of the building and the developer had said that this would be taken into account. It was felt that the rear of the building should be green in colour in order to blend into the landscape. Councillor Ridley referred to the developments at Magna Park and Milton Keynes which had graduated horizontal colouring and were sympathetic to the surrounding environment.

The Integra 61 site was situated in a 'dip' in the land and was therefore looked down on by housing all around the site. It was felt that this made it an eyesore for a large number of residents.

The Parish Council were extremely disappointed that their views had not been considered by the developer and the community in Bowburn felt that the developers had promised something and then gone back on that promise. Councillor McKeon stated that it was important that Integra were aware of the strength of feeling on this issue as there would be other opportunities for developments in the future and it was critical that a precedent was not set for the site.

Henry acknowledged the strength of feeling from the Parish Council and explained that he placed a lot of trust in the landscape architect and would be guided by his

views on what would be the best way for the building to blend into the landscape. He commented that industrial units tended to be grey and agricultural sheds were more commonly green.

It was queried how high the fence and tree belt would be around the site; Henry was unsure of the species mix but the tree planting would all be native species. Councillor Raine asked about the possibility of wildflower verges and Henry said that he believed most of the green areas had already been approved but he would provide the approved drawings of the landscaping scheme.

The Parish Council thanked Henry for attending the meeting. Members had strong views on the development and wished to make clear their disappointment with the proposed colouring of the building to both Durham County Council and the developer. It was also highlighted that Design Codes were being introduced to the Neighbourhood Plan and these would seek to guide the look, feel, location and impact of development in the parish area.

**RESOLVED that** the concerns of the Parish Council in relation to the discharge of planning conditions be communicated in writing to the Planning Officer and James Taylor.

## 85 MINUTES OF THE MONTHLY MEETING HELD ON 18 SEPTEMBER 2019

The Chairman asked Members whether they were satisfied that the attached Minutes of the Monthly Meeting of the Parish Council held on 18 September 2019 should be agreed and signed as a true and accurate record.

**RESOLVED that** the Minutes of the Monthly Meeting of the Parish Council held on 18 September 2019 be agreed and signed as a true and accurate record.

## 86 PLANNING APPLICATIONS 2019

Applicant	Details	Resolved Action
DM/19/02248/FPA (Keepmoat Homes Ltd, Land to the North East of St Mary's Terrace, Coxhoe)	Re-plan of part of permission DM/15/01692/OUT (and reserved matters approval DM/17/01166/RM) comprising an addition of 21 units (Total of 211 dwelling)	Objection on grounds of over-development

## **87 CLERK'S REPORT**

### **(i) Parish Council Vacancies**

The vacancy in the East ward of the parish had been advertised and the Returning Officer of Durham County Council had confirmed that the Parish Council was now able to co-opt to the position.

A resident of Cassop had expressed an interest in the vacancy and the Parish Council agreed that the candidate should be invited to the next monthly meeting to tell Members why they believed they were suitable for the role and what skills and/or experience they would bring to the Parish Council.

**RESOLVED that** the individual who has expressed an interest in the vacancy in the East ward of the parish be invited to attend the next monthly meeting.

### **(ii) Request to Purchase Land – Ramsay Street**

The Parish Council had been approached by a resident of Ramsay Street regarding the possible purchase of a strip of allotment land which was adjacent to the garden of their property.

A local estate agent had valued the land at £500 and the Parish Council were of the view that the resident should be given the opportunity to purchase the land on the condition that all legal costs were met by the purchaser.

**RESOLVED that** the resident of Ramsay Street be advised that the Parish Council would be minded to sell the land for £500, subject to all legal costs being paid by the resident concerned.

### **(iii) Budget Monitoring – Quarterly Report**

The Budget Monitoring report for the second quarter of 2019/2020 was presented to the Parish Council for information.

It was highlighted that the Parish Council had previously agreed to fund the revenue costs of the new Christmas lights, estimated as £1,500 a year for the storage and installation of 15 light fixtures, and this had to be factored into the budget for 2019/2020.

Members had also been asked to consider the ongoing funding of planters and salt bins which were to be installed in the parish area. The proposals were for 19 planters at £30 each and four hanging baskets at £30 each. 12 salt bins were to be installed and would cost £29 per annum.\*

Councillors felt that there had been some significant requests for in-year funding and it would be useful to have a meeting of the Finance and Forward Planning Sub-Committee to review the current budget position and begin planning for 2020/2021. It was noted that there were Section 106 monies available for the parish area which

might be able to fund play provision and Members agreed to have a separate discussion on this at the next monthly meeting.

**RESOLVED that: -**

- (i) the quarterly budget monitoring report be noted;
- (ii) the Parish Council agree in principle to fund the ongoing costs of new planters, hanging baskets and salt bins;
- (iii) a meeting of the Finance and Forward Planning Sub-Committee be arranged for Wednesday 13 November 2019 at 6.30pm; and
- (iv) a discussion be held on the use of Section 106 monies at the next monthly meeting.

*\* Councillor McKeon declared an interest in the item as the planters, hanging baskets and salt bins were to be purchased through the county councillor budgets.*

**88 PROPOSED FOOTPATH FROM HILLTOP VIEW TO A177**

Members were reminded that the planning permission for the Hill Top View development had included provision for a footpath from the South West corner of the estate to the main A177 road.

This footpath had not been completed and Councillor Raine suggested that this might be an opportune time, given the work that was taking place at the A177, to consult with residents about whether they would like the footpath to be constructed.

It was proposed that a survey be issued to residents and this would be followed up by a visit from Councillors Raine and Blackburn to assess the views of the people living in Hill Top View.

**RESOLVED that** a consultation be issued to the residents of Hill Top View to ascertain their views regarding the proposed footpath.

**89 A NEW ARTWORK FOR BOWBURN**

The Section 106 application was due to be considered by the Panel in November. Councillor McKeon advised that she had been asked to provide comments on the application and had responded positively.

**RESOLVED that** the update be noted.

**90 LOCAL YOUTH SERVICES**

The Youth Services report for October 2019 had been submitted to the Parish Council.

**RESOLVED that** the Local Youth Services progress report be noted.

## **91 NEIGHBOURHOOD PLAN**

Councillor Salisbury reported that the fourth version of the Environment chapter of the plan had just been 'health checked' and there were two main unresolved issues; the justification of detail and targets and the lack of a viability assessment on the costs for developers and house builders. It had been advised to change some of the language to be more advisory in order to receive the approval of the county council and examiner.

Shaun Hanson would try to rewrite the chapter and incorporate this into the overall plan by 20 November and it was possible that the original timescales may still be achieved.

Members had previously been made aware of the availability of additional funding for Design Codes in the Neighbourhood Plan and that this was related to guidance on location, impact and aesthetics of both housing and commercial development. Shaun had been tasked with incorporating the Design Codes into the plan. An application had been made for £8,000 of funding and the outcome of the application was awaited.

**RESOLVED that** the update be noted.

## **92 LOCAL FOOTPATHS AND RIGHTS OF WAY**

Councillor Syer reported that the strimming programme was now complete. There had been a slight overspend due to additional paths requiring cuts which had not been in the original plan.

**RESOLVED that** the update be noted.

## **93 ALLOTMENTS, GARAGES AND CEMETERY**

There was nothing to report.

## **94 COUNTY COUNCILLORS' REPORTS**

Councillor McKeon reported that new bollards were to be installed on the green next to the shop. There had been an issue with rats in Steavenson Street and the County Council had covered a drain and were charging the property owner for the work.

Liaison was ongoing with vehicle owners regarding footpath resurfacing and the works would be governed by weather and time.

**RESOLVED** that the update be noted.

## 95 GENERAL CORRESPONDENCE RECEIVED (SURFACE MAIL)

Correspondence Received	Details of Information

## 96 ACCOUNTS (EXPENDITURE)

Name	Description	Other Details	Cheque No.	£ p
Gillian Kelly	Salary (paid net of tax)	1 – 31 October 2019	050013	574.94
“	Mileage/Parking Fees	68 miles @ 65.0p	“	44.20
“	Stamps	10 @ 70p	“	7.00
HM Revenue & Customs	Monthly Deductions (G Kelly) (October 2019)	Income Tax Deduction	050015 (part)	143.80
HM Revenue & Customs	Monthly Deductions (A Shutt) (September 2019)	Income Tax Deduction – Allot Superintendent	050015 (part)	24.80
A Shutt *	Monthly Fee (September 2019)	Allotment Superintendent (after tax)	050014	98.35
D J Evans Youth Club	Local Youth Services	Salary Costs etc. (September 2019)	050016	3,302.04
Thinford Nurseries	Seasonal Services	Watering	050017	1,014.00
Andrew Shutt *	Fencing Materials	Allotment Fence Repair	050018	107.50
Andrew Shutt *	Bowburn Cemetery	Strimming	050019	120.00
BVC**	Interchange	Newsletter 44	050020	240.00

\*Councillor Shutt declared an Interest in the item shown above.

\*\* Councillors Blackburn, McKeon and Syer declared an interest in the item shown above.

## ACCOUNTS (INCOME)

**11 September 2019 to 8 October 2019**

Name	Description	Details	£ p
Scott Memorials	Cemetery Fees	First Inscription	10.00

**RESOLVED** that these items of income and expenditure be approved.

## 97 DATE OF NEXT MONTHLY MEETING

Agreed that the date of the next Monthly Meeting is to be Wednesday 20 November 2019 in Bowburn Community Centre at 6.30pm.

I agree these to be a true record of the Monthly Meeting held on Wednesday 16 October 2019 at Bowburn Community Centre.

.....Chairman..... Date