

COTHERSTONE PARISH COUNCIL

Minutes of the Parish Council meeting held in Cotherstone Village Hall on Wednesday 13 March 2019 at 7.00pm

In attendance:	Cllr John Birkett (Chair), Cllr Jenny Watson, Cllr Richard Green, Cllr Richard Hunter, Cllr Alan Thorn
Absent:	Cllr Tim Sabey
Public:	Three local electors
Clerk:	Judith Mashiter

1. Approval of apologies for absence

As Cllr Sabey had submitted apologies due to being away from Cotherstone, it was resolved that his absence be approved.

2. Resignation of Cllr Robin Quick

Councillors noted the resignation and that the notice of vacancy had been posted. Electors have until 27 March to call for the vacancy to be filled through an election; if no election is called, then the vacancy can be filled by co-option.

3. Declarations of interest

None

4. Requests for dispensations

No requests had been received.

5. Minutes

Draft minutes had been circulated. *It was resolved that the minutes of the Parish Council meeting held 13 February 2019 are an accurate record.*

6. Public participation

Three local electors were present and presented their concerns about planning application DM/19/00565/FPA:

- That the proposed annex will be visible from the road and path, contrary to the application statement
- That the render finish will not be in keeping with surrounding properties
- That the access marked on the plans, and trees marked on the plans are not accurate
- That previous planning applications at the site have been refused on access grounds, and granting permission will set a precedent for further dwellings and therefore increased traffic
- That conditions, for example relating to building materials, should be applied if permission is granted, in order to be sympathetic to the Conservation Area's objectives of conservation and enhancement.
- The applicant has not consulted with neighbours.
- That the premises are being used for business use
- That a large amount of rubbish is dumped in woodland, contrary to the 'sympathy with the environment' expressed in the application.

Cllr Hunter clarified that the Neighbourhood Plan was at its final draft stage and that Durham County Council are adamant that the defined settlement edges are sacrosanct.

7. Update on progress of actions and resolutions

An action log updated 6 March 2019 had been circulated. Following discussion:

- Following dialogue with Durham County Council planning officer, it was agreed that no further action at this point can be taken over concerns about DM/15/02914/FPA (Cart Barn).
- Clerk to chase Mike Murden of Durham County Council about the Teesdale Way footpath broken down fence.

8. Planning matters

A paper had been circulated.

- a. Planning application DM/19/00565/FPA (detached annex at Four Winds, DL12 0QW)

Following discussion, it was resolved that the Parish Council submit the following response to the planning authority:

- *That the whole of Four Winds lies outside the settlement edge boundary, as adopted by Durham County Council from the Teesdale District Plan.*
 - *That Four Winds lies within the Conservation Area surrounding the village.*
 - *That the proposed development represents over-development of the site.*
 - *That the curtilage of the property has encroached more and more into the Conservation Area following extensions approved in 1995 and 2003. Further encroachment will result from the current application and is further exacerbating 'creep' into the Conservation Area.*
 - *That in previous planning applications associated with this property, Durham County Council has raised various objections, albeit that these were subsequently discounted/not upheld by the South West Planning Committee and the Appeal process.*
 - *That the applicant is submitting the same Design and Access statement as with previous applications, despite the fact that since that time they have sold off one of the units of land to the west of the property as an approved building plot.*
 - *That the Parish Council does not recall that there has ever been permission granted for a change of use from agricultural land to garden/domestic use at this property.*
 - *That the proposed development will have a detrimental impact on the Cotherstone Conservation Area.*
 - *That Hallgarth Lane is considered unsuitable as a means of vehicular access by reason of restricted width turning space (reference 6/2012/0253/DM, 25 October 2012. No alterations to the access lane have been made since 2012.*
 - *That the proposal includes a render finish, whereas surrounding properties are stone.*
- b. An update on planning applications since February 2018 was received and noted.

9. Neighbourhood Plan

Cllr Hunter reported that the 'finish line is in sight', following a re-write of the housing policy document in light of Durham County Council's advice about adherence to a very hard line of settlement boundaries. In theory the only development permitted will be in-fill, unless it has the backing of the community.

10. Review of Polling Districts and Polling Places

Details of the review had been circulated to councillors on 4 March. *It was resolved that Cotherstone Village Hall provided a central, accessible polling place and that the Parish Council should offer no comment on the review.*

11. North Riding of Yorkshire signs

It was resolved that, although fully supportive of the principle of installing historic North Ridings signs at all River Tees crossings, no representative will be sent to the proposed with the Yorkshire Ridings Society, as there is no direct application of this to the parish.

12. Railway Path between Cotherstone and Barnard Castle

It was resolved that no approach be made to Teesdale Action Partnership at this point concerning investment in the railway path between Barnard Castle and Cotherstone as the matter is land ownership surrounding the route is more complex than anticipated.

13. Tree Survey

Councillors expressed appreciation to Dave Martin of Trees for Cotherstone who had prepared a very useful survey of trees on Parish Council-owned land. Clerk to thank Dave for the good job.

Discussion about individual trees:

Trees 1 and 3 are not Parish Council responsibility, but council does have a duty of care to allotment holders, who might be affected by any problem with them. It was resolved that Clerk write to Denise Hodgson explaining why the council had carried out the survey and asking to meet to discuss possible work needed on trees 1 and 3.

Trees 9 and 10 are Parish Council responsibility but will not cause a problem if they do fall.

Tree 11 needs pruning (no action agreed) and tree 17 is just a stump covered in ivy.

Cllr Hunter will speak with Peter Ditchburn (English Nature experience) about dealing with Tree 14, a juniper.

All trees at Klondike allotments are assumed to be Parish Council and will be monitored.

Trees 22 to 27 on The Hagg scar need checking to ascertain whether they are actually on Parish Council land. Confirmed that trees 28-34 are definitely Parish Council responsibility. Clarity is needed on responsibility for trees on unregistered common land, eg. public right of way linking The Hagg to Teesdale Way.

It was resolved that Dave Martin's tree survey is developed, initially by establishing which trees are Parish Council responsibility and then preparing an action plan to deal with them.

14. Correspondence

A list of correspondence received had been circulated and was noted. Following discussion:

- (items 19) It was agreed not to organise a litter pick.
- (item 44) It was agreed not to include Mark McGovern in Cotherstone Neighbourhood Plan consultation list.

15. Cemetery matters

- Clerk reported that a handful of anomalies have come to light between the Exclusive Rights of Burial Grants and the Cemetery Plan, which she is looking to resolve.
- *It was resolved to approve an application for an additional inscription for John Joseph Addison (Jack) on the headstone for Lily Maud Addison, George Robinson Addison and Ena Addison (25E/F).*
- Arrangements for the interment in the Garden of Remembrance for Chris Lee were noted.
- Agreed that Cllr Hunter will look at the condition of the path, especially around the yew tree and where the old section meets the new section, possibly with a view to recommending that the path needs to be gently ramped over the yew tree roots.

16. Allotment matters

Clerk advised that there are currently 4 people on the allotments waiting list, including one new applicant, Frazer Davies, who wanted to keep 4-6 laying hens and possibly some ducks. *It was resolved that, if Mr Davies was willing to suitably fence off the empty space adjacent to Klondike plot 11, then he could use it for this purpose, paying the usual full plot rent.*

17. Finance

A paper had been circulated.

- It was resolved to receive a report of receipts and payments from 1 – 28 February and a bank reconciliation at 28 February.*
- It was resolved to authorise payments due as listed.*

18. Reports from councillors

- Dog fouling continues to be reported to councillors. Agreed that Clerk puts a poster in noticeboard.
- Noted that Cllr Sabey has offered to lead in the work promoting the Annual Parish Meeting. Cllr Green offered to help in any way. Cllr Watson suggested that coffee and biscuits be offered prior to the meeting.

Meeting closed: 8.55pm