

Belsay Parish Council

Minutes of the meeting held on Wednesday 12 March 2014 in the Sir Stephen Middleton Memorial Hall, Belsay First School at 7.00pm

Present : Councillor R. Batchelor (Chairman)
Councillors; D. Holmes, K. Metcalfe and K. Storey (Vice-Chairman),

In Attendance: I. Humphries – Clerk
M. Roe }
M. Murden } Residents
L. Chater }
C. Chater }
P. Worthing }
L. de Wesselow - Belsay Estate
R. Leiper - Black Heddon Farm
J. Leiper - Black Heddon Farm

54. Chairman's Opening Remarks

The Chairman welcomed everyone to the meeting and thanked the Vice Chairman for chairing the previous meeting in her absence.

55. Apologies for Absence

Apologies for absence were received from Councillor F. Neilson and Councillor R. Dodd - NCC

56. Minutes of Meeting held on 11th December 2012

The minutes of the meeting held on 8 January 2014 were confirmed as a correct record and signed by the Chairman.

57. Matters Arising from the Minutes

A note of thanks for the Grant Aid had been received from St Andrew's Church.

58. County Council Core Strategy –proposed development in Belsay

M. Roe speaking on behalf of other residents expressed concern at the item contained in the County Council's Core Strategy in relation to the land north of the village School. She enquired as to the Parish Council's knowledge of / involvement in the proposal submitted by Belsay Estates to provide new residential dwellings and a car park for the school.

The Chairman confirmed that the proposal and another for a site at "Belsay Corner" for commercial activity had been reported in outline at the previous meeting in January. The Parish Council would wait for the formal planning consultation process before commenting on the proposal.

Ms de Wesselow briefly outlined Belsay Estate's aims of using income from the housing element of the proposal to fund the school car park. She reiterated the Estate's commitment to keeping control of the development in order to produce a suitable development in keeping with the rest of the village.

In respect of the outline proposal for the "Belsay Corner" site, Ms de Wesselow confirmed that the site was for commercial rather than housing development

The Clerk clarified the Parish Council's role as a statutory consultee in the Planning Process and that its involvement would commence following the submission of an application upon which the Parish Council would be consulted.

The Chairman indicated that at the appropriate time the Parish Council would invite residents of the Parish and the applicants to a meeting / special meeting to discuss the planning application in order that the Parish Council may formulate its view that would then be submitted to the County Council's planning Committee for deliberation and decision.

59. Woodland Burial Ground

In responding to concerns of residents about development proposals for Belsay Estate, Ms de Wesselow outlined briefly plans being formulated for a Woodland Burial site within the Estate.

60. Black Heddon Farm

Messrs. R and J Leiper were present to explain two proposed developments on the Farm.

In respect of the erection of a wind turbine, it was noted that the Parish Council had not received a planning application from the County Council. However, having been advised of the details, the Parish Council agreed to raise no objection to the application should the consultation letter be forthcoming.

In respect of application 14/0052/FUL for the erection of an agricultural storage building, the Parish Council considered the plans as submitted and had no objection.

61. Woodhouse

Ms de Wesselow was present to explain the detail of Planning Application 14/00664/FUL for the conversion of existing listed house and adjacent buildings into 5 dwellings at Woodhouse, Belsay. It was noted that there was no early start date in mind and that if approved, work would commence later in the 5 year planning permission timescale.

Having considered the plans and detail of the proposed development, the Parish Council had no objection.

62. Clerk's Report

The Clerk advised Members of the protocols for public participation in meetings of the Council and undertook to bring a report to the next meeting setting out proposals on how the public could be successfully engaged without detriment to the running of the meeting or the decision making process of the Parish Council.

63. Financial Matters

Members approved the following payments relating to the Clerks salary and expenses paid annually –

- £960 – Clerk's salary
- £240 – HMRC
- £76.80 – Expenses

64. Correspondence

The Parish Council received the following items of correspondence –

- Draft Revised Town and Parish Council Charter – Engagement.
- iNorthumberland Update
- Kielder Adventure Lodges

In each case the information was noted with no action to be taken.

65. Planning Matters

Further to the Planning items considered earlier in the meeting during Public Participation, the following were considered –

- The application for change of use from agricultural land to residential curtilage and construction of 1 no. residential dwelling at East Newham Farm had been granted by the County Council.
- The Planning Enforcement Officer (NCC) had written to advise Members that following a further meeting with the owner of Bolam Lake House, it had become apparent that the Shed had indeed been erected larger than permitted as reported by the Parish Council. The Officer offered her apologies to the Parish Council and further advised that should retrospective planning permission not be sought and granted, enforcement action would be taken.

There being no further business, the Chairman closed the meeting at 8.55 pm

Chairman

Date