Minutes of the Meeting of Chollerton Parish Council, Wednesday 22 July 2026, 7.00pm at Colwell Village Hall

Present: Cllr Andy Bennett (Chair), Cllr Ian Lancastle-Smith (Vice Chair), Cllr Bruce Lowdon, Cllr David Brown
In attendance: Mel Bramley, Parish Clerk/minute taker

1. Apologies for absence: Cllr Michael Smith, Cllr James McArdle, County Cllr Antonia Azocar-Nevin

2.Open forum (maximum 15 minutes) when members of the public may raise matters with the Council.
There were no members of the public present.

3.Declarations of interest from Members
Cllr Brown declared an interest in discussions relating to planning applications at Well House Farm, Colwell as he is a Colwell resident and had previously objected to the Poultry Farm application. The Chair noted that the PC's position on the application site was clear and already submitted, so Cllr Brown need not remove himself from any discussions.

4.To approve the minutes of the meeting held on 27th May 2026
These were approved.

(a) Matters arising from the above not addressed elsewhere on the agenda:

Update on standing orders:
The document has been amended and includes a clause (4.10) relating to reimbursement of travel expenses as agreed at the previous Parish Council meeting.
ACTION: The document has been circulated to Councillors. It was unanimously approved and will now be uploaded onto the PC website by the Clerk.

5. Correspondence
(a) Gunnerton Water Treatment Works, Stakeholder meeting, Northumbrian Water
A meeting is taking place online (Teams) organised by Northumbrian Water (NW) to discuss a major investment programme at Gunnerton Water Treatment Works. NW states that the project is needed, to improve the resilience, quality and security of drinking water supplies for local communities. The project will replace ageing infrastructure and provide modern treatment facilities to support future operational and regulatory requirements. The works will help strengthen the treatment process and site infrastructure, supporting reliable, high-quality drinking water services for customers in Gunnerton, Hexham, the Tyne Valley and surrounding communities.
The Clerk will attend this meeting and feed back to all Councillors. It was also noted that face to face community briefings will take place for members of the public over the next few months.
ACTION: The Clerk will ensure these briefings are advertised across the Parish.

(b) Quotations for repairs – Chishillways.
Two quotations have been received to carry out repairs to the “pocket park” fence and gates. Both quotations are in the region of £1200 and include repairs to/replacement of the gatepost and fencing area as well as a small gate to the back of the garage block.
ACTION: The Clerk will contact Heather Proudlock, Section 106 Manager at NCC to ask about the process for securing the funding for this work

(c) Site maintenance, David Awan, Contracts Manager Cussins (North East) Ltd
It was noted that following the Clerk contacting Cussins regarding the lack of upkeep in the surrounding area of Sycamore Place, David Awan had responded promptly, and the area had been cleaned and tidied.

6. County Councillor Report
Councillor Azocar-Nevin was currently on honeymoon and therefore no report was provided.
Cllr Lowdon asked if the Clerk could pursue details of the oil subsidy grants via NCC with Cllr Azocar-Nevin
ACTION: The Clerk will email Cllr Azocar-Nevin and feed back to Councillors.
Note: Cllr Azocar-Nevin's report was sent following the meeting and was circulated.

7. **Items for discussion**
(a) Website/email update
The new website is complete and live. Emails for the Chair and Clerk are now in operation, making us compliant with new regulations. This completes this process.

(b) Bus service – Gunnerton
Councillor Lowdon raised concerns regarding the ongoing works and subsequent road closure due to RJ Utility Services Ltd installing poly duct in the verge and carriageway. The Temporary Traffic Regulation Order stated that access would be maintained for residents and businesses where safe and possible to do so. The order dates run from 20/07/2026 - 04/09/2026.
Cllr Lowdon contacted Go Northeast raising concerns of the lack of full bus service. The 682 bus service will be terminating at Barrasford Park. Unfortunately for residents in the Gunnerton/Barrasford Park area, this will mean a substantial time without public transport. A service many people, including the elderly and more vulnerable groups of people rely on.
ACTION: The Clerk will contact Go Northeast and Hannah Graham, Strategic Transport Planner, asking what plans are in place to assist those residents who rely on public transport in this area.

(c) Report on visit to Barrasford Quarry and consideration of future liaison meetings with Tarmac representatives
The 2 hour meeting with some Councillors and the Site Manager, Chris Hunter, was very positive, with a full tour of the site and new processing facilities. The Clerk has expressed the Council's appreciation for the time Mr Hunter and his colleagues gave to us. Councillors noted that the lighting at the quarry was reduced and improved and a programme to replace all old style lighting with low level LED lights by the Autumn was underway. It was agreed that Cllr Lancastle-Smith would be the liaison person between the quarry and CPC for any future concerns or queries.

ACTION: The Clerk will email Chris Hunter and forward Cllr Lancastle-Smith's contact to him.

8. Financial Matters

(a) Bank reconciliation – Balance at 30/6/2026 £12,377.34

(b) List of payments since last meeting:
These were noted and agreed as stated on the agenda

(c) The following payments were approved
Parish Clerk salary Q1 £784.80
Parish Clerk reimbursement for gift for external auditor £15.00

Cllr Lancastle-Smith confirmed that progress was slow with regards to acknowledgement from Lloyds in approving him as 3rd full signatory on the bank account, along with the Chair and Parish Clerk. [Update: Following the meeting, some progress was made and Lloyds agreed to compensate £30 for the inconveniences caused.]
ACTION: The Clerk will continue to liaise with Cllr Lancastle-Smith on this issue.

9.Planning Applications

26/01566/FUL Colt Crag Farm Birtley Hexham Northumberland NE48 3JD. Rear extension – GRANTED 8/07/2026

26/02057/FUL Land South Of Low Farm Tone Lane Birtley Northumberland NE48 3JQ.Erection of a steel portal framed forestry workshop building – AWAITING DECISION

26/02132/FUL Wayside Cottage Gunnerton Hexham Northumberland NE48 4AU. Rear extension – AWAITING DECISION

26/01361/FUL Well House Farm, retrospective application to regularise incorrectly sited agricultural building, additional mixed commercial usage and installation of toilet block and sewage treatment plant together with alterations to the access and parking. AWAITING DECISION. [Update: THIS APPLICATION WAS REMOVED FROM THE PLANNING PORTAL ON 23.07.26]

25/03717/FULES Land West Of Well House Farm Colwell Northumberland NE464HX. Erection of poultry farm buildings. AWAITING DATE FOR NCC STRATEGIC PLANNING COMMITTEE MEETING.
It was noted that a further Health Impact Assessment (HIA) and Environment Statement have been submitted by the applicant. However, it was agreed that the new documents did not answer the Council's objections and the added detail actually revealed missing information regarding inclusion of all receptors, specifically the commercial units operating at the farm.

ACTION: It was agreed that a further objection would be submitted by CPC stating that the answers to the original objections had not been answered and that the HIA was incomplete in not including the commercial units under the retrospective application.

The Clerk stated that the latest information was that this application may go to strategic planning committee in October 2026.

10.Information Item
Cllr Lancastle-Smith stated that the community event which took place on 11 July in Barrasford Village Hall and on the Green had been a great success. Thanks were noted from the organisers for the £100 donation for rale prizes from the Parish Council. In total over £17,000 had been raised for the North East Air Ambulance.

11. Any Other Business
None

12.Date and Venue for next meeting
Wednesday 23rd September 2026, 7:00pm to 9:00pm, Gunnerton Church