

West Rainton & Leamside Parish Council

Minutes of the Parish Council Meeting held

at 19:00 on 16th February 2023

At St Mary's Church Meeting Room, West Rainton

Present: Councillors I Diggory, B Kellett, P Morson, K Wood & A Wallage
(Chairperson)

In Attendance:

One member of the public (part of meeting)

2 x Representatives from the Banks Group (part of meeting)

M Ramshaw (Parish Clerk)

NOTE The meeting was not audio or video recorded.

1) Apologies

Apologies were received from Cllrs Boettcher and Massey who are both on holiday. **Parish Council resolved** to approve these absences.

2) Declarations of interest

It was agreed that declarations of interest would be dealt with as and when the need arose.

3) Public Participation

The member of public in attendance discussed the amount of rubbish that seems to be accumulating in both West Rainton and Leamside as well as ongoing debris from building works on Hall Lane left on adjacent land. Cllrs Kellett and Wallage advised that the issues had already been reported and referred to the Neighbourhood Wardens.

Anti-social behaviour around the village was also discussed. Parish Council noted the concerns and Cllr Wallage agreed to contact the Neighbourhood Wardens to discuss the issues raised.

4) Minutes

Parish Council resolved that the minutes of the Parish Council meeting held on 19th January 2023 be approved as a correct record.

5) Banks Group – Station Road Housing Development

Two representatives from the Banks Group were in attendance and gave a presentation on the company and an update on their ownership of the Housing

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element of the Station Road Development which they purchased in December 2022. They are to build the houses to the specification set out in the approved planning application. Some survey work has already commenced and details of the timescales for the commencement of other works through to completion were provided. It is anticipated that building work will commence September/October 2023 with the first properties available for sale from Spring 2024.

Banks Group were unable to purchase the commercial hub element of the approved development. This remains with the original owner.

Banks advised that the public footpath that passes through the site has been temporarily closed for health & Safety reasons, due to some damage caused during survey/testing work. This is being addressed.

Parish Council thanked Banks for getting in touch, their presentation and the opportunity to raise any queries.

A number of issues were raised about the development that Banks agreed to investigate. These are summarised as follows:

1. The potential opportunity to provide additional parking to reduce on-street street parking on Station Road that overflows on to the grass verges.
2. The potential to flare the western most highway access to make access in and out easier in view of the issues of on street parking opposite
3. Update on plans for the Commercial/Community Hub: Banks is to ask Woodside Homes to come and speak to the Parish Council separately on this part of the development.
4. Footpath Damage: Banks confirmed their intention to stone up the entrance and the footpath in part to make good. The suggestion made that smaller stones may be easier to walk over will be considered.

A copy of the presentation is to be forwarded for circulation. Contact details for any further queries or raising any issues as the development progresses are; westrainton@banksgroup.co.uk or 01913786100. Information is also available on the website www.banksgroup.co.uk.

6) Parish Councillor Vacancies

The Parish Clerk advised that there had been no applicants for the current vacancy. The period of notice of election has also passed for the second vacancy and electoral services have advised that this vacancy can now be filled under the co-option process. The Parish Clerk suggested a new deadline date of 8/3/2023 for applications. **Parish Council resolved** to approve the next deadline for applications.

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7) Finance Report

PART A: FOR INFORMATION			£		
1. INCOME		Memorial Leaf (SB)	£150.00		
		Burial (Re-open DD)	£167.00		
		Burial (Re-open SL)	£167.00		
2. EXPENDITURE					
A) Expenditure previously agreed by Parish Council due this month					
ITEM	PAYEE	PURPOSE	AMOUN T (£)	CHEQUE NO.	
1	M Ramshaw	Parish Clerk Net Salary - February 23	441.19	303352	
2	HM Revenue and Customs Only 465PD00171320	HMRC Liability - February 23	110.40	303353	
3	Society of Local Council Clerks	SLCC Membership renewal	112.00	303350	
4	Special Branch Tree Services	Cemetery Grounds Maintenance Jan 2023	373.16	303356	
		TOTAL	1036.75		
B) Expenditure requiring approval					
ITEM	PAYEE	PURPOSE	AMOUN T (£)	BUDGET PROVISION	CHEQUE NO.
5	M Ramshaw	Reimbursement 4 x 1st class stamps	3.80	Y	303354
6	Odlings Ltd.	Supply of memorial leaf	85.20	Y	303355
7	Anglian Water Business (National) Ltd	Cemetery water supply 2/11/22- 1/2/23	17.61	Y	303351
		TOTAL	106.61		
Total Expenditure A + B			1143.36		

Parish Council resolved to:

1. Note income and expenditure reported for information in Part A
2. Approve expenditure listed in Part B

8) Planning Applications

The Parish Clerk advised that no applications had been received for the Parish in the weekly updates.

Parish Council discussed a recent response to the Football Centre application that had been uploaded to the planning portal by DCC Highways and circulated in advance of the meeting. Parish Council were concerned at the response and **resolved to** submit a further letter of objection to DCC.

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9Funding Application

Parish Council considered an application for grant funding from the Village Partnership for a new project to help support residents during the current cost of living crisis. Parish Council **resolved to approve** the application for £300.00.

10) Insurance Renewal

The Parish Clerk advised members that the 3 year fixed insurance agreement was about to expire and a new quotation had been received to include the memorial tree and additional street furniture. Parish Council **resolved to approve** the quotation for a new 3 year agreement.

11) Cemetery Pricing Review

The Parish Clerk referred members to the previously circulated report on the annual review of pricing for the cemetery. Parish Council **resolved to approve** the recommendations of an 11% increase on cemetery fees and the memorial tree leaf fee, wef 1/4/23.

12) Arden House

Members noted the update report from Cllr Diggory that had been circulated. Some discussions took place regarding the potential for Arden House to be reopened as a community facility if the community hub element of the building could be leased to a suitable community organisation with a business case to manage and run it going forward.

Cllr Diggory is to have a further meeting with Andrew Savage from Believe Housing to obtain further details of what a potential lease would involve.

13) School Avenue Park Project

Cllr Wallage advised members that Project is now with DCC to take forward. All information has been provided.

14)Coronation Weekend 6-8 May 2023

Parish Council discussed potential options for supporting community celebrations of the King's Coronation.

Parish Council **resolved to approve** putting up the union jack and the red/white/blue bunting purchased last year and the purchase of some additional official Coronation bunting for around the planters. Parish Council also agreed to support the school in some way if they are celebrating the event. Cllr Wallage to discuss with head teacher and report back.

15) Maintenance of Village Green around the War Memorial

Cllr Wallage advised that the vicar, residing at the vicarage adjacent to the war memorial, had an arrangement with Gary Coates to maintain the grass area in

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front of the vicarage and around the War Memorial. This land is registered Village Green and therefore, together with the war memorial itself, is the responsibility of the Parish Council. The Vicar has now moved out. Cllr Wallage advised that the regular grass cutting and planting of bedding plants along the wall either side of the War memorial by Gary had much improved the area.

Parish Council was asked to consider asking Gary to continue with this annual maintenance work on behalf of the Parish Council. Parish Council **resolved to approve** the proposal.

16) West Rainton & Leamside Village Partnership update

No meeting has taken place.

17) Smaller Councils Forum Update

No update.

18) General Correspondence

No correspondence had been received.

19) Date and Time of Next Meeting

Parish Council noted the date and time of next meeting: Thursday 16th March 2023 at 19:00 in St Marys Church Meeting Room.

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