

West Rainton & Leamside Parish Council

**Minutes of the Parish Council Meeting
held at 19:00**

On Thursday 19th September 2024

At St Mary's Church Meeting Room, West Rainton

Present: Councillors I Diggory (Chairperson), B Kellett, A Wallage,
M Boettcher, M Massey, A Langford, P Morson

NOTE:

The meeting was not audio or video recorded.

Due to the absence of the parish clerk due to his car not starting, Cllr Wallage volunteered to take the minutes.

1) Apologies for Absence

Apologies were received from Cllr Wood (another meeting) **Parish Council resolved** to approve this absence.

2) Declarations of interest

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

3) Public Participation

No members of the public were present.

4) Minutes of Previous Meeting

Parish Council resolved that the minutes of the Parish Council meeting held on 18 July 2024 be approved as a correct record.

Cllr Wallage advised that further to the consider of an application to buy land for a garden from DCC, that clarification had been sought from DCC regarding any proposed vehicle access rights from to/from this rear garden and the adjacent public green space/public footpath to the rear of the property.

5) Finance Report

PART A: FOR INFORMATION					
1. INCOME		Nil			
2. EXPENDITURE					
A) Expenditure previously agreed by Parish Council due this month					
ITEM	PAYEE	PURPOSE	Payment Method	AMOUNT (£)	
1	M Ramshaw	Parish Clerk Net Salary - September 24	BACS	482.55	
2	HM Revenue and Customs Only 465PD00171320	HMRC Liability - September 24	BACS	120.60	
3	Marmax Products Ltd	Furniture for Park development	BACS	4526.40	
4	Special Branch Tree Services NE Ltd	Cemetery maintenance - September 24	BACS	391.81	
5	Special Branch Tree Services NE Ltd	Village green maintenance - September 24	BACS	336.00	
6	EON	Electricity Supply - August & September	DD	60.00	
7	Lloyds Bank	Debit Card charge - August & September	DD	6.00	
TOTAL				5923.36	
B) Expenditure requiring approval - Expected Invoice Pending					
ITEM	PAYEE	PURPOSE	Payment Method	AMOUNT (£)	BUDGET PROVISION
8	Cummings & Pattison NE Ltd	Prep & painting of cemetery gates	BACS	204.00	Y
9	G Coates	Village Green/Heritage Garden maintenance	BACS	137.00	Y (Paid Aug)
10	Aglian Water		BACS	27.22	Y (Paid Aug)
11	ICCM	Membership	BACS	100.00	Y (Paid Aug)
TOTAL				264.22	
Total Expenditure A + B				6187.58	

Whilst considering the Finance Report, Cllr Wallage was able to advise that a site start date for the Outdoor Gym of the 23 Sept had been provided by DCC and consequently, plans for the installation of the Street Furniture element of the School Avenue Project, previously agreed, could now progress, hence the invoice from Marmax being included on the finance report.

Parish Council resolved to:

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

6) Planning Applications

The Chair referred members to the notification of receipt of two planning applications that had been circulated by Durham County Council.

There were no comments on application ref DM/24/02157/FPA, relating to the erection of fencing at a residential property

The second application ref DM/24/02156/FPA relating to the erection of 21 affordable dwellings on land to the South of 28 Station Road was discussed in some detail. This was the site that was originally intended for a community hub/retail units approved as part of the current development on Station Road. This area had not been sold to Bank Housing but retained by the original developer, Woodside Commercial Developments. (Applicant)

As there had been no commercial interest for the site, Parish Council was supportive that this application for further homes was solely related to affordable dwelling as follows:

- 8 - 2 bed bungalows
- 7 - 2 bed houses
- 6 - 3 bed houses.

The inclusion of bungalows was particularly welcomed.

Parish Council resolved that Cllr Diggory prepare a response in support of the application for submission to DCC by the Parish Clerk.

7) Co-option to Parish Councillor Vacancies

It was noted that no expressions of interest had been received for the remaining vacancy and the position is to be re-advertised with a closing date of 13th November 2024.

8) ST Mary's Clock Chiming System

Parish Council considered a quotation for work required to repair the chiming system and a request made by the PCC for Parish Council for a funding contribution. It was noted that the PCC had already secured £3,000 grant funding towards the total costs of £4716 including VAT, but £1000 of this from the AAP was subject to confirmation of the total funding being secured.

Parish Council resolved to approve the request to fund the balance of £1716

9) Annual Governance & Accountability Return 2023/24

Parish Council noted the outcome from the external audit and **resolved to approve the return.**

10) Cemetery – Review of Cemetery Fees

Cllr Wallage referred members to the report and proposed charging and fee structure previously circulated.

Following discussion, **Parish Council resolved to** approve the recommendations in the report and the proposed fee structure.

It was noted that as all main policy issues had now been reviewed, the draft Cemetery Rules and Regulations could now be finalised and brought to the next meeting for approval, consideration of communication and implementation date.

11) Electricity Supply

Parish Council considered a proposal received from EON for the Parish Council to enter into a fixed plan agreement when the current supply plan ends 2/11/24.

Parish Council resolved to approve entering into a 3 years fixed business plan at an annual estimated cost of £279.43.

12) Smaller Council Forum

Cllr Boettcher advised that there had been no forum meeting since the last Parish Council meeting

13) General Correspondence

Parish Council noted an email previously circulated from a resident regarding allegations about the Station Road Housing Development. Parish Council resolved no response or action necessary.

14) Date and time of next meeting

It was noted that the next meeting is Thursday 17th October at 7.00pm