

**MINUTES**  
**Bowburn & Parkhill Community Partnership**  
**Charity Number 1112151**  
**GENERAL MEETING**  
**Tuesday 20 February 2006 from 6.30pm to 8.30pm**

**Present:** W Bates, M Bell, J Blackburn, J Blakey, K Calvert, S Colquhoun, R Cowen, P Dawe, M Dee, N Dixon, R Ferguson, K Haigh, R Jackson, R Millerchip, R Mulkerrin, S Raine, A Richardson (7.50), Maggie Robinson, Maureen Robinson, W Stainthorpe, M Syer, S Thompson, R Walsh, D Whittaker, A Wilson

**Attending:** F Brettwood (left 7.10), G Marsden, M Ridley, B Spears(left 7.10), J Tindale(left 8.10), M Williams (left 7.50).

**1. Apologies:** J Anson (JA), B Cockburn, K Griffiths, J Kane, P Nixon, A Shutt, P Sinclair, G Stoker, S Walworth

**2. Masterplan Update:** (Replacing police report)

Brian Spears, Chief Executive of Durham City Council, and Fiona Brettwood, Halsall Lloyd Partnership.

Brian explained that the proposed Tail-Up-on-End Lane site is a Departure from the Local Plan and the planning application must be determined by Government Office but he would like members to comment on the scheme. There had been very little negative feedback from the village to the idea of building on this site. Residents had only said that some green and play space should be kept, not all. Preliminary discussions with Government Office have been favourable, if it is for the future regeneration of the village; fits into the Masterplan; and provides future funding for Bowburn.

Fiona described the plan. Approximately half the site is a triangular 'village green'. This was not a play area as that would be in the Park. Suggestions were invited, however, on how the 'village green' should be laid out. It is a 'Secured by Design' site, as promoted by police, so that the area to the back of the houses is protected, which includes the new ones and those in Robert Terrace. Highways have given consent for the houses to face on to Tail-Up-on-End Lane as happens in Henry Avenue. There are 79 houses, similar to those now being built off Philip Avenue, being a mix of 2/3/4 bedroom designs which include 'three storey' houses using the roof space. All will have two parking spaces and a garage.

Draft plans are in the foyer of the Community Centre.

Question: Are there bungalows on the site?

Brian: It is a 'specific build site' therefore there will be no social homes. If needed they will go onto the other sites.

Question: Will there be new affordable homes?

Brian: The Council is still in consultation about what 'affordable' means. But one third of the new hoses will be affordable, that is by first-time buyers. 60-62% of houses built so far have been bought by first-time buyers. So we are providing affordable housing. There will be not be any social housing on the site, though. They will not be considered until the Government Office makes its decision. We would cluster the social housing on the other site (i.e. Prince Charles Avenue/Horton Crescent), to suit the needs of the village.

Question: Where is the regeneration? So far there are only houses and there are no 'social schemes' underway?

Brian: This takes time but discussion is taking place and the Park scheme is well underway, with funding from the Lawson Road development.

Question: How will traffic overloading on Tail-Up-on-End road be dealt with? At present there are only 7 accesses onto Henry Avenue. This development will add another 39. Every junction is now full. Bowburn is becoming the eastern access to Durham.

Brian: Planning approval would be needed. The County Council are quite happy with the proposals.

Question: What money comes from Phase Two, meaning the Philip Avenue site?

Brian: The money went to the Swimming Pool, but part of the funds from this Green Field site would go into the Flourishing Communities Fund. The values would have to come back to the village. This site would have to support regeneration because it is a green field site. Otherwise the government Office will not agree.

Question: Will shops be introduced into the area?

Brian: It is hoped to – have a supermarket (elsewhere in the village); tackle the issues around the Co-op and other retail outlets. Integrated retail (i.e. small shops within new housing developments) has been found not to work.

Question: Is this site allocated for anything else (i.e. in the Local Plan)?

Brian: No. It is an open space. Therefore a good argument is necessary about play areas elsewhere. It is very important to make that case.

Question: What guarantee is there for residents so that they do not suffer the many problems of living in a building site so soon after the completion of Centenary Park?

Brian: By moving to this site it would not have the problems of an infill site. The access will not be via Robert Terrace. One reason for developing this site first is to give residents a rest.

Question: There has been no response to a petition about concerns over parking on Robert Terrace; I am concerned at the loss of a play park at Henry Avenue; that works on the Wheatley Hill link Road could divert traffic through Shincliffe.

Brian: Residents can suggest ideas for the 'village green'. It could include some play equipment if that is what residents want. Highways (i.e. the County Council) will respond to roadworks. They approve of the parking arrangements. What has been done so far has been according to the planning application.

Question: Do planners take an increase in school places into consideration?

Fiona: Yes. It will be up to them, not the developers, to speak to the education authority.

Question: How high will the new houses be? Most of the houses in Philip Avenue are two/three feet higher than those around them, and the gardens were also raised.

Brian: I do not think the two-and-a-half storey houses will be much higher than two storey ones. That part of the design will be part of the planning process.

Question: Are there affordable houses on the site? Someone asked Haslam what the price of affordable houses would be and was told £80,000. Yet the cheapest at Philip Avenue is £129,000.

Brian: Some of the 2-bedroom houses are still at £111,000 and the average for 3-bedroom houses is £135,000. But more than 50% of these are going to first-time buyers. This could go up or down with the market. The cheapest, at £111,000, has just been sold at Ushaw Moor. Average prices would be £130,000 which, with experience, has been an affordable price for first time buyers.

Question: Do the developers know about the link road and therefore the possibility of traffic diverting through Bowburn during construction?

Brian: The County will know about that and take it into account, and make sure the developers respond to that.

Question: Are planners aware that the area is subject to flooding?

Fiona: Yes we are.

Brian: The flooding problem was raised early on – people didn't use the play area because of it. The engineers will sort that out.

Fiona: Planners required information on flooding, rainfall and wildlife.

Question: Is the plan on line?

Brian: No because the plan is not 'approved' as a planning application has not yet been submitted. At present we are just looking for comments before the formal planning application is completed. Some changes will be made at a meeting tomorrow

Question: What are the timescales?

Brian: A possible application by April/May to be determined in July/September and then it would go to the Government Office.

Question: When is the consultation?

Brian: It would be through the normal planning process.

Question: How much will the village get out of the site?

Brian: It is uncertain but a percentage has got to be ring-fenced to 'top up' the existing Regeneration Pot before Government Office signs off the plans. I expect the vast majority of the value will be spent in the village, though I cannot be held on that.

Members were asked to pass their comments about the Tail-Upon-End plan onto the secretary.

The chair thanked Brian and Fiona for coming along to this meeting.

### **3. Masterplan – John Tindale (Economic and Community Development Manager), and Project Leaders**

**(i) Highways** (On behalf of JK): Highways subgroup 5 February - the remit is to consider issues in the Masterplan relating to Highways plus traffic and transport. D Morgan gave an account of the progress of the A688 Wheatley Hill Link Road. The group put the proposal to this meeting that the Partnership should write to the MP to make representation to the Minister to approve the Link Road.

After some discussion members the proposal was agreed.

*(Janet)*

Maggie Robinson asked if the Partnership would agree to Parkhill writing to the MP. Again there were no objections. Indeed they were perfectly entitled to do so.

MW suggested the MEP be included in this proposal, again with no objections.

*(Janet)*

Highways also discussed possible solutions to constructing the Western Relief Road. One answer is to include the Relief Road in the negotiations for the businesses at the 'Durham Green Park', Ogden's, and Cape.

The group put the proposal to the meeting that the Partnership should write to the appeal board asking for Mr. Butters, for the Cape site, to take a more active role in supporting the construction of a Western Relief Road.

After some discussion the proposal was agreed.

*(Janet)*

Members suggested taking a similar approach with the other sites i.e. Ogden's and Durham Green Park.

The next meeting of the Highways group is 26 February in Lawson Road Communal Centre from 7pm.

**(ii) Environment** (MS): Members were given a table of possible schemes showing the estimated costs for some projects. If there is a blank space, figures are still being looked for. The scores show, 1=low priority/hard to achieve, to 3=high priority/easy to achieve. Projects which have been scored out will be omitted in future because they are

being/have been included in other schemes. Would members please pass on comments to the group about the table and other environmental schemes they would like added to the list.

(iii) Unadopted Roads (JA): 2 responses are outstanding in Grangepark and Lansdowne Crescent. County are satisfied that positive answers will be received, and have asked the CDO's to apply for the grant. After talks with RJ, the Development Office is seeking financial assistance from the Parish, City and County Councillors.

RJ asked if John thought any funding would be possible. John thought it could be difficult.

(iv) Park Project (JA): Bowburn Park Management Group, 29 January, agreed to relocate the toddler/junior play area to the previous, traditional area for such play equipment. This lessens the disturbance to residents who voiced concerns in December. They have received letters detailing the updated plans as have the residents in Beaumont Close who attended the meeting. Amended plans have been sent to residents of Broadmeadows who adjoin the Park boundary. The Parish Council have confirmed their support for the scheme and have agreed to allow resurfacing, CCTV, and lighting on footpaths maintained and owned by them.

Application: John felt that the City now had the final draft of the funding Application for the Park and would like to ask members for their agreement to this application.

After some detailed discussion concerning matched funding from external sources, commitment to long term maintenance, and securing a 25 year lease there were no objections to the Application for Funding being accepted, with certain conditions.

A letter will be sent to the City Council stating,

“At the general meeting of the Bowburn & Parkhill Community Partnership on 20 February 2007 the members were pleased to accept, subject to certain conditions, the Application for funding to regenerate the Recreation Area in Bowburn from the City Council in partnership with Bowburn Play Area Regeneration Committee (PARC).

The £720 000.00 from the Bowburn Regeneration Pot can be drawn upon with immediate effect, but the release of the full amount is subject to the following conditions:

- A full funding package being in place.
- An assured commitment is required from the council that there will be long term maintenance of the project and an indication of what that will amount to.
- A surety that the lease is extended to 25 years is necessary so that funding can be secured and that the land in the Park is protected as a play area.”

(v) Community Centre (JA): Draft refurbishment plans were presented to the Management Committee in January. The suggested amendments were noted and shown to the committee in February. Discussions regarding the consultation events will take place at the next meeting in March.

Draft Plans are on display in the foyer of the Community Centre for consultation.

(vi) Church (DW): The Bishop has accepted the plans for a new church at a cost of £700,000.00 and the Lottery Bid is ready. The Partnership will be asked for a letter of intent to use the Church Hall. The campanile, bell tower, must be kept, as it is regarded as a Landmark.

(vii) Parkhill (On behalf of P Sinclair): Draft costings and plans for the park scheme will be taken to the Management Committee on 27 February for discussion and progressing the way forward.

AR said that the consultation was done and PS has the questionnaires. The police will be at the February meeting. A member asked if it was possible to see the plans. JT said they would be put on display in the Community Centre.

(viii) Youth (JA): Draft plans were presented to the Management Committee and young people in February. Suggestions and questions can be put to S Hawley over the next few weeks. Informal workshops with the young people and City Officers will be ongoing once the draft plan is agreed in principle.

(ix) Heritage Room (MB): An Awards for All application is being prepared for equipment.

(x) Centenary (J Blackburn): Medals and History Booklets were distributed to Year 0. If any children have been omitted let Janet know. Centenary pencils were given to the Infant & Junior Schools. Members were asked to support a Christmas Dance with the Bush Big Band. Prices would have to be increased because tickets were subsidised last year, and a small contribution may have to be made from the profits made by the Centenary Group.

#### **4. Minutes of last meeting and matters arising 16 January 2007:**

The minutes were accepted as a true record by K Calvert and Maggie Robinson. There were no matters arising.

#### **5. Minutes and Matters Arising from last Trustees' meeting 23 January 2007:**

Mr. D Bottoms reported on the LSP saying that residents can join specific groups so that they have a voice.

K Wanlee can be contacted for further information.

Discussion took place on changing the criteria for the Park Application to pass on to the City Development Officers.

#### **6. Correspondence:**

>Letter from AfA confirming that the Centenary Grant file is now closed.

>Letter from Parish Clerk clarifying the Parish Council's position regarding the 'Joint Funding with the Parish Council'. It gave a resume of the October '06 meeting when a vote for a Joint Scheme was not carried. However the clerk felt that initial costs could still be shared by the Parish and wrote to the Partnership about this. At the December meeting the matter was raised again because there was confusion about members' intentions after their earlier resolution. After some discussion it was accepted that the joint participation should not go ahead. The clerk apologised for the mix up about the implementation of Parish Council members' wishes on this matter.

>Letter to Parish Clerk thanking him for his explanation of the 'Shared Funding for community Notice Boards' and informing him that as the matter was closed the Partnership will make enquiries about acquiring the Notice Boards.

>Email informing of the Durham Necklace Park. Check [www.mapping-the-necklace.org.uk](http://www.mapping-the-necklace.org.uk) to find out more.

>Letter from T Coult explaining that the large scale clearance and habitat creation are finished in the LNR. Future works will be small scale clearance of gorse as the Environment Department are obliged to do.

>Letter from T Coult explaining the term 'ride'. Technically a ride is a cleared linear route, but in the LNR it is a 'small scale clearing of patches of scrub' to avoid a monoculture of hawthorn or gorse.

>Letter from J Halford tendering her resignation from the Trustees and Partnership because of personal and work commitments. She sent her apologies, and said she had enjoyed being involved in the Bowburn Partnership.

>Letter from A Wilson informing of a complaint he had received about the dog fouling on the football pitches. The club is considering its future in Bowburn, and may have to contact the media if the issue is not sorted.

>Notice to meet your local beat officers and service providers on 4 April in Bowburn Community Centre to discuss crime, disorder, and the issues that affect the quality of life in your area

**7. Items of Any Other Business:** Register title of issue for item 12. No items to discuss.

#### **8. Treasurer's Report:**

The Centenary Fund will be absorbed into the General Fund giving a total of £1559.34 to carry forward to the February statement. The annual financial return has been made to the Charity Board; still awaiting a reply.

#### **9. Community Chest:**

There was one application from the DJ Evans Youth Club. J Blackburn, P Dawe, and M Syer, declared an interest. As a result N Dixon and R Walsh had verified the application along with J Tindale. The funding for £3037.33 is to equip a computer room for use in a homework club, and during normal sessions.

A member asked how much the Youth Club had already applied for. JB explained it was nothing because the first application had been withdrawn (See January minutes Items 3 and 8).

Another member asked if insurance had been applied for. MS said the application was to replace equipment. Insurance was already in place.

As there were no objections the application for funding was granted.

#### **10. Reports and matters arising:**

Regeneration Working Group/Walkabout (18 January) several items have already been reported on in the meeting. There is little news on the apprenticeship scheme except that earlier publicity is needed for next year.

The Masterplan document is not finished, but must be completed for the Tail-upon-End application. Fiona has made it clear that the Masterplan is 'her' document so when a member of the Regeneration Working Group asked for the Partnership to take ownership of it, MS had stressed that it did not necessarily endorse all its contents. MS had, however, said that the Partnership gave it broad support in principle and this was accepted. PD passed on residents complaints.

J Blakey accompanied MS on the Walkabout with Sgt Turner and a Haslam representative to pass on security issues. Notices for the site Notice Board should be taken to the showroom.

Parish Council (17 January) had the same police report as for the Partnership meeting on 16 Jan.

The proposed works in the Park went to consultation and the allotment owners agreed to the footpath and lights which will be maintained by the City & County Councils.

Winners and runners-up of the Beautiful Bowburn Competition will receive plaques and certificates shortly. Miner's Coal Tub will be in place in March, a Memorial Service will be held later, date and time to be arranged. Arrangements have been made for a Parish Clerk from another area to cover P Thorpe if necessary. Hanging baskets will be put up this year and extra flower tubs. Sponsors would be most welcome.

The 07/08 budget includes Landscape work on the garage site and Bow/Burn Streets.

Unsafe gravestones have to be made sound at a cost of £500, if the owners are not found.

An application has been made for a grant to upgrade some footpaths, stiles, and notice poles

It was agreed unanimously not to increase the tax this year so there will be no increase from the Parish for 07/08.

Noticeboard: Dealt with under Correspondence.

Quarry Liaison Committee (9 January) were shown a computer generated programme of Cold Knuckle Quarry. The news was not good for walkers and riders as there is planning permission to take out the bridle path. It will be diverted then replaced when the work is finished.

A member asked how close the work was to the graveyard, but was told that area was safe.

If members wanted the presentation it can be brought to the meeting. This was agreed at an early start time.

LSP: J Blakey and RM attended meetings to forward the Local Strategic Partnership on issues such as Mental Health, Children and Young People's welfare, Cultural Diversity and Education; exchanged ideas with other voluntary groups. LSP integrates planning between government, industry, voluntary groups and the wider community which will be a required framework for local government in the future.

12 Villages/SRB6 Representative: Quarrington Hill 8 March Calligraphy Course, Dry Stone Walling March and tidy up of QH graveyard; Brandon has put in a bid for the Sensory Trail; Ushaw Moor and Brandon meet to discuss their banners; West Rainton awaits funding for doors. The 12 Villages final report will be launched on 23 March in County Hall and funding ends on 31 March.

#### **11. Group Noticeboard:**

Banner: The next meeting is 12 March.

BVC: Articles can still be sent in for the next edition, due in March.

Football teams: Under 8's in Premier League next season. Under 8's girls beat Consett 6-0. There is now coaching for 4 year olds.

The Cooperage team have not played many games due to the state of the pitch. Even though the pub is closed the team continues to play under the Cooperage name until it opens again, hopefully in the near future.

History: The group had a very interesting visit to the University Library and viewed documents, maps, and tithe papers etc.

Website: Over last year there were 2000 visits per month and an average of 1500 for January/February 07. Membership of the message board has doubled. The new sub-domain of [www.christtheking.bowburn.net](http://www.christtheking.bowburn.net) has been added news of services and events. Contact [george@thestokers.net](mailto:george@thestokers.net) if you have any ideas for improvement.

**12. Any Other Business:** None

**13. Date and Time of Meetings:**

General Meetings are held on the third Tuesday of each month

**Next general meeting is 20 March 2007 at 6.00pm, beginning with a presentation about the quarry.**

Dates of meetings in 2007: 17 Apr, 15 May, 19 Jun, 17 Jul.