

Minutes – General Meeting

Bowburn & Parkhill Community Partnership Charity Number 1112151

Tuesday 16 Sept 2008 From 6.30pm to 8.30pm

Present: K Barber, W Bates, M Bell, J Blackburn, J Blakey, K Calvert, S Colquhoun, R Cowen, P Dawe, N Dixon, A Gregory, B Gregory, J Geyer, K Haigh, R Jackson, G Kitson, R Millerchip, S Raine, A Richardson, Maggie Robinson, Maureen Robinson, S Robinson, J Shields, A Shutt, M Syer, S Thompson, R Walsh
In Attendance: P Brown, G Marsden, M Ridley, M Williams, G Woodcock

1. Apologies for absence: J Anson, K Griffiths, I Hunter-Smart, G Hutchinson, J Kushnirenko, V Richardson, S Walworth

2. Police Report: Cassop 0; Parkhill 0; Bowburn 4 Burglaries, 5 Thefts, 7 Criminal Damage.

3. Cape Factory Site Update – Geoff Woodcock, Operations Director Esh Group; Phil Brown Sirius Remediation.

It is week 12 out of 26 and the clearance of the contaminants is on time.

Removal of asbestos containing materials (ACMs) from the former 'tip' area has been completed.

All soil has been removed and thoroughly tested to confirm that it is clear.

Unexpected but large amounts of asbestos were safely removed from the factory tanks.

Other discrete areas of the site where known or suspected ACMs are present will be checked.

This has resulted in a significant reduction in the number of off-site wagon movements. Complaints against drivers travelling down Tail-upon-End Lane were taken seriously and the contractor was warned that he would lose the contract if it continued. As far as is known no further incidents have occurred.

The concrete is being cleaned, road brushed and swab tested in readiness for crushing.

Orchid seeds are being collected prior to checking the last area of known asbestos; then the slab will be lifted.

Concrete hard standing is to be cleared and readied for removal when the topsoil mounds are repositioned.

All standing water is drained and checked daily.

During all the above operational works on-going air monitoring of the site personnel and boundaries has continued.

As with the previous month, results confirm that all levels are well below the approved threshold values.

Trees have been removed on site as a precaution against the area containing any asbestos material. In this location, it was said, health and safety must outweigh environment. However it is hoped to keep seven trees in the landscaped area along the A177, if there is no risk of contamination.

A plan of the proposed housing development was shown and a housing association is in the process of being chosen as a partner to work alongside Dunelm Houses; There could be 250/280 residential units containing 30% Affordable Housing which may have to be for rent and possibly some Aged Miners bungalows. House prices are between £150 000 and £250 000. There would be an area of Open Space with some play equipment within the houses. 6 Acres of Employment Area are for Offices and Sheds including an extension of the Esh House car park.

Geoff and Phil were thanked for their presentation and members were most impressed by the work being done.

A discussion followed asking:

Q. Why a wagon was travelling to Durham and not right to Hartlepool at Shincliffe traffic lights?

A. It was probably going to another site.

Q. How is noise restricted when crushing takes place, and what are the work hours for crushing?

A. The machine used should not produce too much noise, but it can be re-sited away from residents if there are complaints. Crushing starts at the East of the site so gradually the noise will reduce as the work progresses westward. This is at least 200m from the nearest houses, and noise on another site had not been a problem.

The working hours are Monday to Friday 8.00am to 6.00pm, and work is unlikely to take place on Saturdays.

Q. How do you ensure the quality of the topsoil which is stockpiled?

A. When the housing layout is finalised the top soil will be moved in smaller heaps to the various build areas.

Q. Would it be possible to have a copy of the housing plan, and where is the protected centre lane for traffic on the A177?

A. A plan can be sent out. The protected centre lane will allow vehicles to cross the A177 into the site so that traffic can flow from Durham through Bowburn without restriction.

Q. Where is the sewerage being piped?

A. To the west. Northumbrian Water (NW) have a sewerage upgrade planned (for 2010). It is hoped that houses should be built by Summer/Autumn of 2009 and NW are allowing 50/60 houses to use the existing foul sewer. After that, temporary holding tanks would be used and the sewage tankered away.

Q. Have you allowed for the Western by Pass?

A. A 30 metre strip of land has been left for the Industrial Access Road running parallel to the railway line.

Q. How are the oil contaminants cleared?

A. There are hydrocarbons (oil) on the main slab but it is a straight forward process to clear it.

Q. What are the options for affordable housing?

A. The options are – to rent; shared equity; shared ownership - but at present mortgages are suffering and it is difficult to predict what will happen, and the social housing could be for rent only.

Q. Is it not wrong to assume that the Aged Miners' Homes are classed as affordable housing when they are for the 'old' and not 'young' people? Also private landlords can buy to rent.

A. There are 80 buildings classed as affordable, which is a high percentage. The buy to rent market has suffered financially and may not be as common in the future.

Q. Why aren't restrictive conditions put on the houses to discourage private landlords from buying to rent?

A. 80 houses have those rules but not the private housing so that it encourages sales and makes the site workable.

Q. Has sub-soil been mixed in with top soil?

A. There is very little sub-soil on site, but it has been left because it has high clay content. Also boggy clay areas will be covered with dolomite.

Finally Geoff explained that there was a budget for a piece of Art.

He asked members to think where they would like this putting – on the housing site itself or in the 'main' village so that it benefits Bowburn as a whole; and the appearance it should take.

It was agreed to bring this matter to the next Partnership meeting.

Once again members thanked Geoff and Phil for their thorough presentation before they left the meeting.

4. Masterplan Updates – Community Development Officer and Project Leaders

Highways: Works for the URRI scheme in Durham Road were due to be completed by early September.

Urgent discussions are being held between school transport and the County Council about the school bus for Parkhill.

One pier on the bridge over the A688 Link road at OQ was defective. The link road should open at the end of October beginning of November; The new bridleway stops at Heugh Hall Farm.

There are no bus lay-bys provided at Parkhill as part of the realignment associated with the link road.

A report has gone to DCC Cabinet concerning the protection of a corridor for Bowburn Industrial Estates Access Rd

There is a preliminary enquiry for a protected right turn into the Cape site, but this does not include any improvement for the Tail-upon-End Lane junction.

Possible new refuges towards the top and bottom of Durham Road are being investigated.

One of the possible candidates for Minibus Driver Training has ruled himself out; Another does not live in Bowburn and is not active in any local groups; This allows the two candidates proposed in the August meeting to go forward.

Members agreed that J Kushnirenco and M Ridley take the Minibus Driver Training course. (Action Janet)

It was agreed to send a letter of support to the local MP in support of the Freight Interchange.

The Old Quarrington boundary sign needs to be reinstalled which may have to go on the right hand side of the road for safety reasons.

There has been no response to Footpath 29. It was agreed to raise this matter again in October.

Residents need to be informed that there is to be a road closure in Horton Crescent.

Heritage Room: To date the grilles have not been fitted.

Community Centre: MR gave a safety update – the insurance company was informed of the concerns over the electrical faults in the building, but is continuing the cover as high risk areas are to be repaired and made safe.

Quotes for electrical specifications are being sought to prepare a grant for rewiring.

A member asked why an unnecessary feeling of panic was caused at the last meeting.

It was said that the report did make the building appear to be unsafe.

On Broadway, 10 October, 7.30pm, tickets £1.00 (Unwaged 50p). This is a fundraising charity concert. The groups involved are to share the work and proceeds. Each group provides prizes, savouries, and sells tickets for the event.

Youth Centre: None.

Church: Congratulations were given to the church project. The essential services need to be connected and the landscaping and car park need to be done, but the dedication went very well and Church Services are taking place.

Centenary - Bowburn School: The school has just had a successful Ofsted at the beginning of term so no update on the centenary arrangements as yet.

Parkhill: The two play areas are on course to open on Saturday 20 September at 11 am by the mayor.

The event is timed from 10.00am to 1.00pm and all are invited.

Unadopted Roads: Money may be coming from GONE. There is a meeting in October about funding.

Once this scheme is underway then it will go further in the county and possibly countrywide.

Park Project: The work is underway. There is a need for promotion and publicity. Cllr Mgt Robinson is to open the park as she was the first to donate to the scheme.

Environment: There have been no meetings since the report prioritising needs as the group did not feel that they were in a position to project manage the schemes. It was agreed that the trustees write an Action Plan for discussion at the next meeting.

5. Minutes of last General meeting and: 19 August 2008:

The minutes were taken as a true record by K Calvert and R Walsh, and the meeting agreed them unanimously. Matters arising: Planning conditions are being considered for the Anaerobic Digester at OQ Farm.

6. Report - Trustees' meeting: 26 August 2008:

It was agreed to ask the City Council to confirm that the same conditions are being imposed on the resubmitted planning application for the Tail-upon-End Lane development.

It was agreed to ask for the release of monies from the Regeneration Pot for the electrical work, boiler and any necessary essential work in the Community Centre which may be revealed as these works are being done.

It was agreed to write to J Topping of Durham FA to inform him that Bowburn Athletic FA were not entitled to half the equipment funded by the Community Chest and to ask for its return.

It was agreed to ask for the remaining balance in the Regeneration Pot

It was agreed to ask the City Council to honour the commitment to release money from Tail-upon-End site for projects in Bowburn, mentioning that it would be taken to GONE if there was not a satisfactory reply.

There has not been a reply from A Harkness concerning Footpath.29 being correctly registered on the digital footpath map.

7. Correspondence:

> Parkhill: Invitation for all to the official Opening Ceremony of the Park Hill Play Areas on 20 September at 11am.

> City of Durham: Procedures and processes in relation to the Bowburn Community Centre to allocate £500 000 from the Regeneration pot.

> Love Your Community: A new website which gives details of events and groups in Bowburn.

> Events for adults with learning disabilities and their friends.

> Roberta Blackman Wood: Thanks for support for the Tursdale Freight Depot.

8. Items of Any Other Business: (i) Bus shelter (ii) Fundraising

9. Treasurer's Report:

After payments to the PARC and for Room Hire, £8672.85 remains in the funds; Made up of Restricted funds - £6008.29 and Unrestricted funds - £2664.56.

It was explained that the excess of £5.35 in the Community Chest was paid to the Noticeboard grant to make up the total of £5000.00

Quiz – "Seaside Items" available at £1.00 for fundraising

The raffle for fundraising was won by Richard Cowen. With thanks to J Blakey for donating the prize.

10. Community Chest:

(1) Bowburn Toddler Group – JA had no problem in allowing the funding for equipment costing £877.00. The grant went through with no objections from members.

(2) Bowburn Community Association. JB, PD, and MS declared an interest.

R Walsh and R Millerchip presented the application on behalf of Bowburn Community Association which requested funding for (i) Emergency electrical works costing £940.00, (ii) Commissioning an electrical consultant to produce specifications for a complete rewiring of the building costing £352.00.

Funding of £940.00 for the electrical works was granted without objection.

RW had concerns if the contractor ABFM would be carrying out both the specification and the rewiring works.

MR explained that this is one of three specifications; the other two being provided by the City of Durham Council and they will not be from ABFM.

Funding of £352.00 was granted without any objection.

11. Reports and matters arising:

Regeneration Working Group/Walkabout – plus questions for next meeting.

JB explained that a Walkabout had been arranged but PD and Cllr MR could not be contacted. However it could not take place because they could not get on the site for heavy plant machinery.

The question of top soil on the Tail-upon-End site is to be taken to the next Regeneration Working Group.

Prince Charles/Horton Crescent: See above.

Tail-upon-End Lane Site: It was asked if it could be established if the development is going ahead especially as planning permission runs out after three years.

Parish Council: It was confirmed that asbestos was dumped in Tursdale which was removed by the City Council. The Parish Council will bear the cost if it cannot be retrieved.

At the Flooding meeting on 1 September it was said that no work can take place on clearing the beck and its banks until the winter when the water voles can be managed, as they are a legally protected species.

Picnic tables and benches are to be placed in the Doorstep Green, Tursdale and Cassop.

The quote for work on Footpaths 36/37 was £20-25 000 which is half the annual budget, and is unlikely to be done.

It was asked if the Parish Council would enquire why local businesses are selling up and help if possible.

Regional Spatial Strategy (RSS): Letter of support for the Turisdale freight depot has been sent to the MP who will also be asked what final allocation of housing is in the final RSS.

Noticeboard: The application is to be considered by officers under delegated powers.

Quarry Liaison Committee: The next meeting has been postponed to 4 November.

LSP: The door-knocking exercise to gain evidence for a Community Safety questionnaire in Ushaw Moor is proving worthwhile. The mental health sub group is planning an audit of provision in the Durham City and Chester-le-Street. Details of the Policy Group Updates were distributed.

12 Villages Representative: The AGM is in October at Bearpark.

12. Group Noticeboard: Please contact the representatives after the meeting if you have any questions.

Banner (Mike Syer): The Heritage Open Day was an unqualified success with 300 attending. There were 44 Banners on display, mostly over 50 years old and described "As good as seen in London". Thanks go to the Mining Museum members who searched out the banners to bring them to the event.

BVC (Maureen Robinson): The September/October Issue of the Interchange will be out at the end of the month.

Football Teams (J Kushnirenco, G Parle, G Hutchinson, A Wilson)

Crowtrees FC did not play because of bad weather.

The U16's have gained their first point.

History (Mal Bell): The group held an interesting slide show by Bill Swinburn, and held a very good talk about Archaeology.

Website (George Stoker): The website is getting more and more popular.

Attention was drawn to a new website, www.robby-jones.co.uk, which gives Robbie's progress and forthcoming fundraising events.

13. Any Other Business:

(i) There was a request for an enclosed bus shelter at Bowburn Hall Drive to protect both schoolchildren and adults in this exposed location.

(ii) It was agreed to allow groups to display items for fundraising at the time of a Partnership meeting.

14. Date and Time of Meetings: General Meetings are held on the third Tuesday of each month.

Next meeting is on 21 October 2008 at 6.30pm