

General Meeting  
Bowburn & Parkhill Community Partnership: Charity Number 1112151

**Tuesday 16 December 2008**

From 6.30pm to 8.30pm

**Present:** M Bell, J Blackburn, J Blakey, S Colquhoun, R Cowen, J Dinning, N Dixon, K Griffiths, R Jackson, B Jennings, John Kane, Judith Kane, G Kitson, Maggie Robinson, J Shields, S Thompson, R Walsh (Chair), S Walworth, In Attendance:, P Adams, P Henderson, P Herbert, G Marsden, M Ridley, A White, M Williams

**1. Apologies for absence:** J Anson K Barber, W Bates, K Calvert, B Cockburn, P Dawe, A Gregory, B Gregory, K Haigh, Ian Hunter Smart, G Hutchinson, R Millerchip, G Parle, S Raine, V Richardson, A Richardson, Maureen Robinson, A Shutt, M Syer,

**2. Police Report:** None

**3. Presentation:**

Angus B White, Director of Naylor's Chartered Surveyors, and P Herbert Planning Officer Durham City Council 'Proposed Planning Application for "Durham Green" Business Park':

A White introduced himself and distributed an extract from the Local Plan, and an outline planning application for the Durham Green Business Park which demonstrates the capacity of the motorway junction to take the proposed development. It is conceived that a detailed planning application will be submitted as and when occupiers are identified for the site. The adjoining land to the Durham Green Business Park is reserved for the future development of a Rail Freight Terminal.

The site is split into office buildings; and industrial buildings which are to the south and should screen the treatment works. In front of Edna Street is a village green which links the village to the site and makes use of the footpaths into the site.

The site will be developed in 'parcels' driven by demand. The plans will be submitted in January which should mean outline planning application in April. The first priority is to construct the roads onto the site.

P Herbert introduced himself and explained that this is an allocated site for development within the Local Plan, and as a planning officer his work is to assess the scheme; and recommend the approval or refusal of the scheme to the City Council Members, after consulting with the relevant bodies.

From the meeting, concern was expressed that the dual carriageway within the site to the A688 is reduced to a single carriageway onto the proposed Western Spine Road.

AW: The plans are schematic to show that the site is capable of taking the development and the size of road could change in the future.

Member: Is there a hammerhead planned for the Road Rail Freight development?

AW: Only the half of the site in the Local Plan can be developed; the other half is in the Regional Plan and must include the Rail/Freight Terminal. Talks are ongoing with G Scott concerning this reserved land.

PH: There is a presumption in favour of the development of land allocated within the City of Durham Local Plan.

It was agreed to refer the final layout to this meeting as part of the consultation process following the receipt of a planning application

Member: Are there to be cycle tracks and a walk-to-work scheme on the site to alleviate the problem of a vast number of cars?

AW: There will be a bus service onto the site plus drop off points. There is a pedestrian link to the site from 'Wellsprings' in Durham Road West plus cycle ways. The parking spaces are allocated according to the City Plan.

Member: Does the route of the Western Spine Road go to the North Industrial Estate?

PH: It will be parallel to the railway lines then turn to go past the Industrial Estate, which is an advantage as it takes it away from the residential areas.

Member: When the plans come back could they indicate the line of the Western Spine Road?

PH: Yes, Highways should be able to do that. When the formal planning application is submitted in January the Partnership will be consulted.

Member: Could the Cape development be asked to construct a roundabout at the Jet Filling Station to further safeguard the Western Spine Road?

PH: No, this is not possible. The plans for 'Cape' went to appeal and no such condition was put on them. In the future it could become a Highways issue when considering traffic from 'Cape', 'Durham Green' and the housing developments.

Member: Why were trees felled within the Cape site?

PH: These trees were not among the proposed 7 trees to be retained.

Member: It seems a pity that these trees were felled especially when there is new planting indicated on the area of those felled trees.

As there were no more questions A White and P Herbert were thanked for their attendance at the meeting.

#### **4. Masterplan Updates – Community Development Officer and Project Leaders**

Highways: The police have been informed that motorbikes appear to be speeding on the Wheatley Hill link road. The County Council were complemented on the extensive tree planting along the link road, unfortunately some of these have been vandalised. There was concern that the former 'Cape' entrance may hinder the construction of the Western Spine Road, but a roundabout at the Jet garage may be a solution.

A member thanked all those involved in bringing about the dropped kerbs at the motorway roundabout.

Parkhill: The matter of the Community Centre at Parkhill is ongoing. There was a successful Children's Xmas party at the Kicking Cuddy.

Heritage Room: Tenders have been sought to decorate the room.

Community Centre: At a meeting on 24 November the group reduced the cost of the refurbishment project. The OMT Report was then amended and circulated to M Thompson on 28 November for discussion on 2 December. OMT deferred this report, pending a review of financial commitments made from the Bowburn Regeneration Pot. It was agreed to contact the City Council querying this decision. (Action Janet)

The roof of the Community Centre has been surveyed and the final electrical works are due to start this week.

Youth Centre: There will be a celebration of the young people's achievements on 17 December. The centre is closed next week.

Church: J Anson has met representatives from the Church to progress two funding applications. Once financial details and a copy of the constitution are obtained the application will be signed off and submitted in January. CRB checks are being completed.

Centenary – Bowburn School: There will be an update next term.

Unadopted Roads: J Anson has met representatives to discuss the project and an impending application to the Regeneration Pot which will be presented to the January meeting of the Partnership.

The Three Streets are making every effort to be the pilot for the Equity Share scheme and members of the group feel it is important that £77 500.00 is ringfenced as matched funding.

Park Project: The opening ceremony has now taken place; and thanks were extended to all those who attended to support this exciting adventure play project for the youth of Bowburn.

J Anson will organise photographs of the event and they will be circulated to the schools and groups in due course.

It was said that there was pressure to get funding for Phase 2 of the park and it will have to go to open tender.

A member was concerned that the park was inaccessible from the 'top end', but it was said that there is still work to do which includes the Trim Trail.

A member pointed out that when the Trim Trail is finished the bottom path in the park will be passable.

Environment and URR1: J Anson has been working with the group to progress the 8 environmental improvement schemes. She hopes to receive costs from the county Council the next week.

Discussions about the Co-op Scheme with T Harrison, County Council, indicate a start date of 9 February. A revised estimate of £68 000.00 for the works does not include the car park, but if funding permits the car park will be constructed.

Once the Co-op area is complete T Harrison will discuss the Romaine Square scheme with the Partnership, taking into account any remaining funding.

It was agreed to ask T Harrison if Bowburn could have further highways work done similar to Coxhoe. (Action Janet)

There was concern about the purpose of a tree survey in the historic wood between Hendersons and Esh House but the City Council do not think there will be a problem about the future existence of the trees but will keep the Partnership up dated.

The Ship Apprenticeship Scheme: J Anson has had a meeting with lecturers at New College about the apprentices who are all doing well, with some doing exceptionally well. Unfortunately one of the apprentices enrolled this year has been given notice, but has been given a place with a different company – Peter Stott Properties.

J Anson would like to thank everyone who returned her Community Partnership Pilot Evaluation Questionnaire, and there is still time to send in recently completed questionnaires.

As P Henderson had finished his report, members thanked him for his attendance, and he left the meeting.

## **5. Minutes of last General meeting and matters arising: 18 November 2008**

The minutes were taken as a true record by R Jackson and G Kitson, and the meeting agreed them unanimously.

## **6. Report - Trustees' meeting: 26 November 2008**

Representation on the Area Action Partnership board: It was agreed to make the County Council aware of the role of the B&PCP as a consultee; a body for channelling funds to projects within the Masterplan; and the significant number of members who attend the meetings.

It has been reported that there may be no money from the County Council to renew the metal fencing on the c12a. It was decided to ask G Wingrove for advice as to whether the fence met current safety standards.

There has been an application to vary the planning condition for the proposed supermarket on Ogden's site to allow a single firm to occupy all the premises. The interested party is not known.

The next Trustees' meeting is on Tuesday 13 January 2009.

## **7. Correspondence:**

> GONE explained that they do not have the power to investigate or intervene in the way in which local authorities make planning decisions and there is no evidence of a section 106 planning obligation in the case of Tail upon End Lane and GONE has no power to require such a condition – with reference to monies from Tail upon End Lane.

It was agreed to make every attempt to pursue the expected receipts from Tail upon End Lane. (Action Janet)

> Details of the Open Clasp drama tour for February and March were distributed.

## **8. Items of Any Other Business:**

(i) Criminal damage under the motorway bridge.

(ii) Dog fouling on Lansdowne Crescent and Crowtrees Lane.

(iii) R Cowen said the 'Winter Walk' would take place on Saturday 27 December at 9.00am from Rose Cottage in Old Quarrington.

(iv) Minibus Driver Training

## **9. Treasurer's Report and Fundraising:**

Income in November the main payments were made for the Xmas event, Community Chest, and Noticeboards. £5365.86 remains in the funds; Made up of Restricted funds - £2583.95 and Unrestricted funds - £2781.91.

Quiz: "Common Phrases, Names and Titles" where the answer has three words with 'The' as the middle word. The closing date is 13 February 2009.

Xmas Dance. Unfortunately the numbers attending were down this year and the event had to be heavily subsidised. It is possible that this will be the last Xmas Dance unless external funding can be found to cover the costs.

## **10. Community Chest:**

Bowburn Methodist Church requested funding of £785.00 to replace the only original door, which is rotten, with a brick base and a new window at a cost of £785.00.

Funding of £785.00 was granted without objection.

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

### Regeneration Working Group/Walkabout:

After an accident in Horton Crescent the street light has been repaired. Work has been taking place on the site until 6.00pm. Philip Avenue has not been repaired and there are still complaints about flooding problems.

A discussion took place on the problems caused by the severe weather conditions when minor roads and paths in the area have been treacherous and little grit was available. It was agreed to report the difficulties to the County Council. (Janet)

It was said that the blocked drain in the colliery streets has been reported.

Prince Charles/Horton Crescent: See above.

Tail-upon-End Lane Site: See Item 7.

### Cape Site:

The former factory's floor slab is being lifted, inspected and crushed; the site compound has been moved to near the entrance; stockpiles of materials have been stored or cleared in accordance with the local agencies; a peat horizon has been located which will inform the placement of future foundations; air monitoring is within safe levels.

Vehicle Access: It was hoped to re-locate the entrance to the housing estate off a spur road from a roundabout at the Jet Filling station so that it would enable the construction of the Western Spine Road, but at this present time it is not possible as G Woodcock 'cannot move away from the current planning permission ... which was thoroughly debated at a Public Enquiry'.

Art work: An article in the 'Interchange' asks people to write in with suggestions for an art piece and where it should be placed.

It was said that the self-build plots are on sale on the Cape site and perhaps queries should be made about the outlines planning application.

Geoff Woodcock has been booked, provisionally, to speak at the February Partnership meeting when questions can be asked.

Parish Council: There has been no meeting since the last report.

It was again asked if the Parish were able to help the small businesses in the village.

A member of the Parish Council would take this to the meeting on Wednesday 17 December.

Regional Spatial Strategy (RSS): There are no developments. All the strategies are to merge.

Noticeboard: The boards should be ready for installation in the very near future.

Quarry Liaison Committee: At the meeting on 12 December proposals were discussed and the 'top' route will not be opened. There will be a public display of the information at Quarrington Hill community centre on 8 January between 10.00am and 8.00pm.

It was agreed to ask the quarry for a presentation to the Partnership.

(Action Janet)

LSP: There was concern about the future of the LSP when the Area Action Partnerships take over.

12 Villages Representative: No report as the representative was not at the last meeting.

Unitary Council – Area Action Partnership: Cassop cum Quarrington Parish voted to be in the East Durham Rural Corridor. Further consultation is ongoing and questionnaires are available – to be returned to County by 5 January.

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

Banner (Mike Syer): No meeting

BVC (Maureen Robinson): The latest paper should be delivered to you soon.

Dance -12 December: (Janet Blackburn) Many thanks to those who supported the Dance. All those who were there enjoyed the evening dancing and listening to the Bush Big Band.

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

Bowburn Youth teams have had mixed results; 3 teams practice in the Youth Club; There has been a Xmas party in Crowtrees Club.

No games have been played by The Cooperage team because the weather has been too bad. The missed games will be played in the New Year.

History (Mal Bell): M Syer gave the first part of a presentation on Quarrington Big Houses and its Occupants, which was very enjoyable. J Barber brought a display of paintings with a mining theme.

Website (George Stoker): No Update

### **13. Any Other Business:**

It was agreed to ask the City Council to clean the underneath of the motorway bridge, and to ask the police to patrol this area.

(Action Janet)

There was a complaint about the dog mess on the pavement from Lansdowne Crescent to the Infants School.

One applicant hopes to complete the Minibus training in February.

Raffles: The B&PCP prize was unclaimed. The Three Streets Xmas Hamper – First prize was won by G Kitson.

As there was no other business the chair closed the meeting with wishes for a Merry Christmas and a Happy New Year to all the members.

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

**Next meeting is on 20 January 2009 at 6.30pm**

Date of future meetings in 2009: 17 Feb, 17 Mar, 21 Apr, 19 May, 16 Jun