

**GENERAL MEETING - Bowburn & Parkhill Community Partnership - Charity  
Number 1112151**

Tuesday 21 July 2015 from 6.30pm

**Present:** M Bell, J Blackburn, J Blakey, R Cowen, J Geyer, K Griffiths, K Haigh, G Kitson, C Parker, S Raine, M Ridley, M Stone, R Walworth, S Walworth

**1. Apologies:** W Bates, D Paget, F Salisbury, M Syer, M Williams

**In attendance:** Cllr M Plews

**2. Declarations of interest:** Declarations of interests would be made as required through this agenda.

**3(i). Police:** There was no report for this month.

**3(ii) PACT meetings 2015:** 2 September at 6pm in Bowburn Community Centre.

**3(iii) Neighbourhood Wardens:** The monthly report for the Durham City area is available – there were no references to the Bowburn/Parkhill area. Contact the wardens is 03000 261 000 and report environment offences online to DCC or to your local councillor Jan Blakey 03000 268685.

**4. Minutes:** General Meeting 16 June – The minutes were approved as a true record and agreed by members.

Matters arising Item 4 Bowling Green: Residents from Beaumont Close and Barrington Way had a site visit with members of the Partnership where they suggested that the northern hedge was removed and the railing was swung through 180° to form an L shaped levelled grassed area with the former tennis court; plus a group of boulders on an opening above this area. These ideas have been passed on to Nigel Dodds for the opinion of the council.

At this meeting it was agreed to suggest that the T-bar gate from the main entrance to the football ground off the C12a was moved to the junction for the car park to the football ground, allowing emergency traffic to access the play park but deterring traffic from the grassed area on the former tennis courts. **(Janet)**

**5. Annual General Meeting 19 May 2015:** Members have the opportunity to view the minutes on-line for provisional approval.

**6. Finances:** The accounts have been independently examined, and Mike will bring a summary of accounts to a future meeting.

**(Mike)**

Expenditure: Restricted funds: Correction £210 not £240 deposit on the slides for the Fun Day.

Unrestricted: Community Centre Room hire of £40.00

Fun Day Meeting: Next meeting is 28 July in the Community Centre at 6.30pm.

**(Martin)**

Raffle prize: G Kitson won the prize, kindly donated by S Raine. Next month M Ridley is to donate a prize.

Quiz: For Partnership's income please take part in 'Baking' at £1; closing date 15 August 2015.

7. Item for Any Other Business: Old Quarrington digester.

8. Current Masterplan:

8A. Regeneration Fund:

Agreed to get a quotation for nine planters, 3 two tier planters and 6 single tier planters – via Gillian Parvin. **(Janet)**

8B Reports:

8B(i) Planning:

County Durham Plan: The council has taken the Inspector's Report into the County Plan to a Judicial Review. The Secretary of State for Communities and Local Government (who is responsible for the Planning Inspectorate) has accepted that the Inspector may have acted in a way that was procedurally unfair and that the Report and a subsequent letter from the Inspector be quashed. 'Interested parties' have been contacted to sign an agreement that the Plan be quashed; the CPRE is a signatory. The Secretary of State has said that the Inspector may have erred procedurally, but he did not concede that any findings were irrational. If the Court agrees to quash the report and letter, the Council will withdraw the existing Plan and will prepare a new one on very similar lines but with some necessary amendments to reflect issues agreed at the Examination in Public (EIP) and any other issues that require amendment. A new EIP process will have to be gone through.

**Agreed** at this meeting it was felt that Bowburn must:

- Obtain from County a clear explanation of the number of houses for the Bowburn area bearing in mind the 470 houses in the existing Plan
- Challenge the misconception that Parkhill forms a cluster with Coxhoe
- Campaign for the relief road becomes a higher priority with the proposed housing development of Integra61 on Durham Green, a site that has already been mentioned by the Inspector in his Report. **(Richard)**

Parkhill planning application: Although the appeal has not been withdrawn, a second application has been submitted by Hallam Land to build up to 190 houses in Parkhill. Hallam Land continues to argue that Parkhill should form a cluster with Coxhoe, although it is unclear how their consultation was achieved. Hallam is also using the figure of 470 houses listed in the County Plan to justify their application.

**Agreed** to object on the grounds that Parkhill does not and never has formed a cluster with Coxhoe; a further increase in the number of school places related to the number of houses already granted planning permission in Bowburn is unsustainable with the current provision in the two primary schools in Bowburn. **(Richard)**

Land South of Bowburn, Integra61, consultation: There was general agreement for the employment aspect of the application, but an increase in the housing numbers for Bowburn without additional services in the village did not find favour, even though a

recommendation by the Inspector for the Durham Plan had been for 'up to 300 houses' on this site.

**Agreed** to comment on the following:

- The relief road becoming a priority and DCC to discuss with adjacent landowners to bring this about.
- The need for a comprehensive review of the provision for primary and secondary education.
- Works being built on a main sewer, plus an extra demand on the sewage system.
- A percentage of employment on the site to be earmarked for local residents.
- Environmental works to tidy up the area between Wellsprings and Ash Terrace which protects Footpath 10 and the parking area next to the track beside Wellsprings.
- The impact of other infrastructure including the medical centre.

**(Richard)**

Bowburn Medical Centre is to hold a consultation event in the Community Centre at 10am on 30 July.

Cooperage planning update: There were no objections to the change to render the back of the building.

(ii) Highways/Environment: Next meetings is Monday 7 September at 6pm in Bowburn Community Centre.

Footpath from Horton Crescent to McCormick Place – proposed closure: Owen Shaw, Rights of Way Officer, asked the Partnership to consider "how much difficulty or inconvenience this would have on the public who use it, if it were closed".

**Agreed** to wait for the results of the consultation of residents in that area.

**(Janet)**

Durham Road gas boxes:

Six landlords have been leafleted to examine and repair the gas boxes. To date there has been no response. **Janet**

Railings on MW approach: Brian Buckley, DCC, is pricing the railings on the C12a and the MW roundabout approaches in preparation for the Section 106 application.

Keepmoat is also being asked for a price, via Julia Anson and Gillian Parvin.

**(Janet)**

MW roundabout markings to Coxhoe: "Colin Mortimer, A-one+, apologises for the delay in responding. He informed that after some minor changes, a second survey has been commissioned; this is nearing completion and when released he will endeavour to advise of its outcome."

As of this meeting date I'm still awaiting a response.

**(Janet)**

Environmental improvement schemes: Land between Ash Terr and the Wellsprings Centre for improvement:

Owen Shaw, Rights of Way Officer, informed that "Cassop Public Footpath No.10 starts from the adopted highway next to 1 Edna Street. Should there be any landscaping works we would expect the line of this path to be unobstructed and have a minimum 1.8 m available width. It is also likely that the public have used the access track used by vehicles for alongside parking near Wellsprings so I would advise that this track is also available for the public as it has likely accrued public rights. In terms of works, should landscaping affect the gradient or change of surface of the footpath we would need to be consulted. Also, I looked on the Land Registry site and the land looks to be unregistered so I would suggest some work would need to be done on gaining permissions for works".

A member pointed out that proposed 'Citrus' design has a road planned over FP 10.  
**(Janet)**

*22 July Owen Shaw replied: 'Yes the scoping design has a potential emergency / pedestrian access point link to this piece of land. I think any design for this piece of land (the wasteland) should bear in mind how it relates to this possible development. Footpath 10 will require a diversion according to their current design. I have made some comments on this yesterday (21 July) which should be available on the council planning website page.'*

8Biii Parkhill: It was asked if new play equipment will be maintained by DCC so that Parkhill can go ahead and buy the piece of equipment they need for the park. Cllr Plews will contact Nigel Dodds.  
**(Cllr Plews)**

8Biv Community Centre:

Unfortunately County Durham Community Foundation rejected the application for the CCTV cameras, but monies have been raised from the bars so that the cameras will be installed.

Travellers encamped on the back car park cost the Centre £365 to remove and an additional sum will have to be paid for a Height Bar on the gate to control traffic entering the car parks.

8Bv Youth Club: A programme of activities is planned during the summer holidays.

8Bvi Coal column: Assuming The Esh Group have planning permission for the houses and offices on the Bowburn site an application will be considered for the coal column.  
**(Janet)**

8Bvii General housing: Railings – see Item 8B(ii)

8Bviii Education: See Item 8Bii

**8C Area Plans**: 8Ci Masterplan: Suggest ideas which could be incorporated into a future Neighbourhood Plan.

**9. Correspondence**: None this month

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

10(i) East Durham Rural Corridor AAP Board Meeting: 29 July in Quarrington Hill Centre

10(ii) a) Report of Cassop-cum-Quarrington Parish Council Meeting 24 June & 15 July 2015

**June:** Tony Devos, Limestone Landscapes Project, gave a presentation on a proposed Village Atlas for Cassop cum Quarrington Parish. 6 have already been produced in the LL area, and it is proposed to produce a further 10, including Cassop-cum-Quarrington. to help understand local geology, ecology, history, archaeology etc. Though interested, Councillors explained Cassop-cum-Quarrington funding is fully allocated up to March 2016. Mr Devos said he would seek funding from other bodies if possible.

Members discussed correspondence from N Lichfield about plans by the Citrus Group for land South of Bowburn. Members had been invited to a briefing on July 15th, ie same day as next Parish meeting, which would allow no time for discussion. Agreed to request a meeting of Neighbourhood Plan Steering Committee with N Lichfield before July 15th, so a report could be prepared before the next Parish meeting.

**July:** A second application by Hallam Land management had been received for 190 houses on land NE of St Mary's Terrace Coxhoe, despite the first application having been rejected and subject to an appeal; it was agreed to send a letter of objection, as per the first application - with slight alterations as the new application was slightly different.

A second Councillor had resigned from the Parish due to pressure of work & family issues. This vacancy would be advertised in the Parish according to electoral rules, and both vacancies filled when the outcome of both were known (ie, if an election was to be held)

Neighbourhood Plan Steering Committee reported on progress and asked for permission to employ Chris Anderson, planning consultant, for one day per month, to help with preparation of the plan. This was agreed as the funding agreed for the neighbourhood plan in the annual budget would cover his fees.

Next meeting Parish Council meeting **19 August** at 7pm in Cassop Community Centre

Litter-pick Saturday 1 August: Meet in Bowburn Community Centre car park at 9.30am.

10(iii) Quarry Liaison – The next meeting is in September.

It was mentioned that the top bridle path had been closed earlier today in accordance with the relevant order.

## **11. Group Noticeboard:**

(i)Banner: The Eve of Gala concert was a great success. Bowburn came out to support the Gala parade from Cavell Drive. Bowburn and TurSDale banners were taken to the Gala, and the Town Hall where Dennis Morgan gave an informative talk. The Bowburn banner was also taken to Sherburn House Hospital.

(ii) BVC Interchange: It was noted that the Interchange continues to be of a high standard. Please send articles, photographs anything of interest to the village to Mike. The next Quiz Night will be in September.

(iii) Credit Union Bank: The bank is open on Fridays from 11 am to 12 noon in the Community Centre.

iv) Football: No news this month

(v) History:

Monthly meetings have been disbanded, but the Resources Room is open every Wednesday from 1pm until 4pm.

**12. AOB**: The digester at Old Quarrington Farm is under construction

**13. Date and Time of Next Meeting**:

**General Meeting 18 August 2015 at 6.30pm in Bowburn Community Centre**