

Nunthorpe Parish Council
Minutes of Meeting Held Wednesday 5th July 2017

PRESENT:

Ken Tomlinson (Chair), Charles Morrish, John Harrison, Stephen Thomason, David Leyland, Frank Robinson, Morgan McClintock.

IN ATTENDANCE:

Angela Livingstone (NPC Clerk), Ward Cllr Rathmell, Lesley Tomlinson - Community Council, Mieka Smiles - resident, Paul Clarke – Middlesbrough Council officer, Ward Cllr McGloin

Cllr Tomlinson welcomed and thanked all persons present for their attendance.

1.0 NUNTHORPE PARK/SOUTH MIDDLESBROUGH MASTERPLAN – P Clarke

Paul Clarke, Planning Services Manager from Middlesbrough Council had been invited to update the Parish Council.

1.1 Mr Clarke gave an overview of the timeline of the masterplan and the decision when looking at infrastructure to incorporate other areas of the town including Coulby Newham and Brookfield. He advised of areas identified to relieve pressure on the A19, Ladgate Lane and surrounding areas. Improvements were planned on Stainton Way. Work had been commissioned looking at green areas, school and roads which would deliver services to the new developments. An infrastructure delivery plan had been agreed which looked at costs and how much attributed to each development. Councillors challenged Mr Clarke regarding the number of homes being brought forward in neighbouring authorities. Mr Clarke advised that he was aware of the pressures around the vicinity.

1.2 Mr Clarke advised that a masterplan had been drafted looking at parks for the three areas and was awaiting internal feedback. This was not currently available to share until this was finalised. The Nunthorpe Park sole access point was via the Nunthorpe Bypass this would incorporate two large areas of open space, a recreation area which would straddle land owned by Middlesbrough Council and Lady Harrisons field, a wildlife area would also be created.

1.3 Homes which were adjacent to Guisborough Road would have frontage to reflect existing properties. Mr Clarke advised that additional provision of homes may include a small terrace of houses alike Nunthorpe Village, along with some larger properties all looking to ensure they reflect the vehicular character in Nunthorpe.

1.4 Councillors questioned the sense of providing homes in advance of providing the infrastructure required to service the areas. Councillors reiterated the necessity for improvements to the infrastructure as roads were already at saturation point prior to any additional homes being built in Nunthorpe, Guisborough, Stokesley and other surrounding areas. Mr Clarke informed that funding was being looked at to bring forward the required works. He advised these works were led by a different department within Middlesbrough Council. Mr Clarke confirmed that up to 6,000 homes were expected to be built in southern Middlesbrough and potentially roads would not be provided in advance of the homes. This was part of the reason that the areas were being looked at together instead of individually. Funding was the major issue. The government had announced three funds which could be bid for. He advised that the government's aim with the Bypass fund was to unlocking

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housing sites. He informed that he was unsure which road improvements would commence first as this would depend on the number of homes built in the different areas.

1.5 Mr Clarke informed that he hoped that the new Local Plan would be adopted in March 2019. This would throw up new issues and may dictate sooner develop of roads. He advised that the transformation plan for James Cook University Hospital may impact on the infrastructure needs.

1.6 Councillors questioned the requirement for a park and ride or a link road to be in place prior to development on the area between the bypass and Guisborough Road. Mr Clarke agreed this was a requirement and stated that this site was not yet being released.

1.7 Councillors questioned the 2013 commission which was joint with Redcar and Cleveland. Mr Clarke informed that the local plan was currently being reviewed and additional requirements would be added which will have a bearing on the requirements.

1.8 Cllr Leyland thanked Mr Clarke for listening to members of the Nunthorpe s106 steering group and requested that both the Clerk of the Parish Council and the steering group were informed of any developments. It was discussed that s106 funding was time limited.

1.9 Mr Clarke advised that the new Local Plan was unlikely to identify any additional areas in Nunthorpe and was awaiting evidence coming through.

1.10 Mr Clarke informed in response to a question from a councillor that work was undertaken with other local authorities regarding the new developments in Guisborough and Stokesley. He added that each Local Authority had a responsibility for their housing requirements but there was a duty to cooperate. Councillors queried the need to provide the large number of new properties as Middlesbrough was a tiny authority and it was queried the amount of properties to the amount of space, which must exceed what was happening in places like North Yorkshire. It was felt that Middlesbrough would disproportionately contribute. Mr Clarke explained the local plan process guidance and the need to see if other Local Authorities would be able to accept any of the requirements. A figure of 15% was allocated for affordable housing. He informed that the Council had decided at the last Local Plan the need to support the growth of the town to stop outward migration which added to traffic issues. The Council were being left with a population reliant on the Council.

1.11 Councillors discussed the differences between Redcar and Cleveland which had larger areas of brownfield compared to Middlesbrough which had larger greenfield sites which were being taken for housing. Mr Clarke advised that he would love to regenerate areas such as Grove Hill and Gresham but was trying to meet different needs and demands.

1.12 Mr Clarke informed that based on data 80% moving into homes in Middlesbrough were from within Middlesbrough, 15-18% were coming from neighbouring councils.

1.13 Cllr Tomlinson stated that the Parish Council would like to have some input into future planning if possible and stated that early sight of any plans would be beneficial to highlight any local issues. Mr Clarke informed that he would be happy to attend and give further information.

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1.14 A resident stated that whilst she understood the need for executive homes and for keeping people in Middlesbrough, there was a tipping point whether people wanted to live in Middlesbrough due to the new issues caused with over development and lack of infrastructure. Mr Clarke stated that this was the reason there was the need to ensure that all three areas with new sites in Middlesbrough had the right green infrastructure in place and the correct design of homes. This was the reason that a 5-year land supply was approved to ensure that home builders did not come in and dictate their requirements and avoid s106 costs.

1.15 Mr Clarke informed in response to a question that there were 250 homes planned near the new Nunthorpe Park. These were identified on the plans previously shown.

1.16 Mr Clarke advised of issues with the catchment size with Nunthorpe Doctors and following the matter going to the Clinical Commissioning Group he had not heard any further information. The Council had been approached and had no problems, they were prepared to say it was a good facility and if the community wanted the facility they were happy.

1.17 Mr Clarke advised that any future plans for a park and ride facility would probably be located on the Redcar & Cleveland size of the railway.

1.18 Parish Councillors reiterated the usefulness of having early sight of any plans to allow some impact on the final programme.

Mr Clarke left the meeting together with Ward Cllr McGloin and Ms Smiles. Both ladies re-joined the meeting shortly afterwards.

2.0 APOLOGIES FOR ABSENCE:

All Parish Councillors were present at the meeting.

3.0 CLERKS REPORT ON CORRESPONDENCE:

3.1 The Clerk presented the correspondence/communication sent and received since the previous meeting:

Correspondence June 2017

- 6.6.17 ref 569 Planning Application 105 Cookgate
- 20.6.17 ref 570 Resident email re trees Mallowdale
- 20.6.17 ref 571 NALC newsletter
- 20.6.17 ref 572 Response from MC re polo field hedge, they are making contact with agent
- 20.6.17 ref 573 Email from Mrs Turner Chandlers re Parking proposal
- 20.6.17 ref 574 Email from S Ragg re Councillor training
- 20.6.17 ref 575 Email re CLCA meeting 6th July
- 20.6.17 ref 576 NALC newsletter
- 20.6.17 ref 577 planning application Searchlight Farm
- 20.6.17 ref 578 Email from Mrs Turner Chandlers Ridge Academy re school parking
- 20.6.17 ref 579 Hardwick in Partnership funding information
- 20.6.17 Email to MC J McQuade re noticeboard size

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20.6.17 ref 580 letter from police re terror attack
23.6.17 ref 581 grant request from 5th Nunthorpe Brownies for trip
23.6.17 ref 582 reminder re CLCA meeting 6th July
23.6.17 ref 583 PROW bridleway 47 – unsafe obstruction information
23.6.17 ref 584 NALC newsletter
23.6.17 Email to WC McGloin re Poole roundabout
27.6.17 ref 585 newsletter draft to Cllrs
28.6.17 ref 586 Webmail contact from resident re Chandlers Ridge
28.6.17 ref 587 Email from MC update register of interest form
28.6.17 ref 588 WW1 War memorial progress from Mr Mullen
28.6.17 ref 589 NALC newsletter
28.6.17 Email to Paul Clarke re meeting and response
28.6.17 ref 590 WW1 War memorial progress
02.7.17 ref 591 WW1 War memorial consultation
02.7.17 Email from St Bernadettes PTA re grant request form, forwarded as requested
03.7.17 ref 592 Email to planning portal re lack of correspondence 118 The Avenue planning app.
03.7.17 ref 593 Email to MC V Mendum & C Ordd re Poole roundabout footpath disability issues
03.7.17 ref 594 Draft letter to P Cllrs of letter to Tees Valley Mayor
03.7.17 ref 595 Email from Mrs Turner re Parking proposals letter being sent to residents
03.7.17 ref 597 Email to Mr Farnham MC with comments from Parish Council re parking proposals
04.7.17 ref 596 Grant request form from St Bernadettes PTA
05.7.17 ref 598 NALC newsletter
05.7.17 ref 599 Email from resident re owner of Nunthorpe Hall Farm and Blacksmith's Yard
05.7.17 ref 600 Email from resident re interest in becoming a parish councillor

3.2 Whernside resident query

The Clerk reminded that a response had not been sent to the resident who contacted the Parish Council. Cllr Leyland advised that he would progress this. **ACTION: Cllr Leyland**

3.3 Cllr Leyland informed that he would look further at the recent funding document received from NALC and would report at next meeting. **ACTION: Cllr Leyland**

3.4 The Clerk was asked to add an agenda item to the next meeting regarding the polytunnels at Searchlight Farm. **ACTION: Agenda**

3.5 Councillors noted that the hedge on Guisborough Road had been cut but the cut branches had been left on the verge. Additionally, the height of the Hedge had not been reduced. The Clerk was requested to contact Middlesbrough Council regarding this. **ACTION: Clerk**

3.6 A resident had made contact regarding support for Chandlers Ridge Academy. The Clerk was asked to make contact and advise the resident to speak with the school. A number of residents were involved in supporting the local schools. **ACTION: Clerk**

3.7 Contact had been made via the website regarding if Nunthorpe Village Hall Farm was for sale. The Clerk was asked to respond advising to speak with Middlesbrough Council. **ACTION: Clerk**

3.8 The Clerk advised any Councillors to advise if they wanted booking on training. **ACTION: Councillors**

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4.0 APPROVAL AND MATTERS ARISING – JUNE MEETING:

4.1 Cllr. Leyland proposed that the Minutes of the council meeting held on 7th June 2017 were a true and correct record seconded by Cllr. Morris

Members voted and agreed. The Chairman signed the minutes. Clerk to add to the Parish Council website and forward to Middlesbrough Council website. **ACTION: Clerk**

5.0 FINANCIAL REPORT:

The Clerk presented the monthly financial report, which all members agreed as correct.

5.1 Expenditure since last meeting:

Monies paid

	<u>amount</u>	<u>cheque no.</u>
Friends of Chandlers Ridge	350.00	001112
Room Hire June	13.00	001113
Parish Clerk June Wages	301.55	001114
Chandlers Ridge Academy – printing	100.00	001115
Unique leaflet distribution	132.00	001116

5.2 Grant requests

5.2.1 Friends of St. Bernadette's Primary School had requested a grant for a Summer Fayre. Councillors discussed concerns that grants would not be given for educational purposes but agreed the willingness to help funding PTAs with fayres which supports the community to raise money to enhance the experiences available in the school. Councillors were all in favour of approving the grant request. **ACTION: Clerk**

5.2.2 5th Nunthorpe Brownies had requested a grant of £200 to pay for transport for a trip to Flamingoland and get involved with the background support. Councillors approved the application. **ACTION: Clerk**

6.0 NEWSLETTER:

Cllr Tomlinson informed that due to a lack of time to produce a full newsletter the Clerk had produced a circular with the chairman's report on one side and the other side an advert for the Silverwood band event on 13th July. There had been a small piece in the Community Council newsletter. The Clerk had posted the information in the noticeboards and on the website, taken posters and tickets to local sellers and organised additional adverts in the Nunthorpe News magazine and on social media.

7.0 PROGRESS REPORT ON PROJECTS:

7.1 War Memorial

Mr Mullen continued progressing this matter.

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7.2 The Avenue play area/park

Ward Cllr McGloin informed of a site meeting with the parks department and area care. A tree surgeon was coming to look at the area. Following inspections, diseased oak trees would be removed. Shrubs would be taken out as police required, to make safer and more presentable. A smaller shrub area and new oak trees would be planted. Ward Cllr McGloin advised that she had spoken with residents who were experiencing antisocial behaviour. Following the issues highlighted she had spoken to some children who went to the residents and apologised for the noise. The Parks Dept. would look at the area after summer judging. Cllr Tomlinson asked that plans be shown prior to work commencing. Cllr Leyland stated that there were no problems with the trees and that the anti-social behaviour was the same as it had been for many years. All members agreed that there should be adequate consultation and proper feedback on proposals. Ward Cllr McGloin stated that residents directly adjacent were consulted just as the Parish Council had consulted on Mallowdale. She felt that this did not apply to all of Nunthorpe and that public consultation would be covered at the Community Council meeting together with notices being placed and the Parish Council consulted. She confirmed that all trees on The Avenue would be inspected by the Tree Surgeon.

7.3 Mallowdale Trees

Cllr Tomlinson stated that he believed that a plan could now be finalized following consultation with residents. He stated that the details had been displayed on minutes and in the noticeboard for the past few months. Approval had been gained from Middlesbrough Council. Ms Smiles stated that she had not received anything as a resident in Mallowdale but had read the information on the minutes. Cllr Leyland informed that only residents who would be having a tree placed outside of their property had been sent the plans. He added that if the initial ten trees were successful further consultations would take place. He stated that the works would be completed by a professional company who would look after the trees for the first year and then be adopted by Middlesbrough Council.

7.4 Noticeboard and two self watering planters – The Avenue

The Clerk advised that she was awaiting a response from Middlesbrough Council following sizes being sent. Cllr Leyland informed that he would inform of further details at the next meeting.

ACTION: Cllr Leyland

7.5 Website

Councillors agreed that the website was underused and despite requests for use there was a lack of information being made available to enter in the boards. Ms Smiles offered to help with the website and noticeboard which Councillors accepted. She stated that the website was good but felt that a decision was required on the aim of the site. It was agreed that Cllr Thomason, Cllr Leyland and Ms Smiles together with the Clerk discuss this matter over the summer break. Cllr Tomlinson commented that Ms Smiles had indicated via the Clerk that she was interested in becoming a Parish Councillor, he asked that Ms Smiles attend some meetings to see what work is completed by the Parish Council before making a commitment.

ACTION: Cllr Thomason, Cllr Leyland, Clerk

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7.6 Silverwood Band Summer Event -13th July at 7pm

The Clerk volunteered to purchase items for the event and councillors volunteered to help with moving tables and chairs.

8.0 NEIGHBOURHOOD PLAN / NDS ADDENDUM:

The Parish Council had agreed previously that the cost and commitment of preparing a Neighbourhood Plan was not something it wished to be involved with due to the successful Nunthorpe Design Statement document. Cllr Leyland agreed to complete an addendum and confirmed that he would progress this. Mr Clarke had referred to financial advantages with a plan but stated that the NDS was used by the council. **ACTION: Cllr Leyland**

9.0 PARKING PROPOSALS CHANDLERS RIDGE ACADEMY

Following meetings at Chandlers Ridge Primary school, Mr Farnham of Middlesbrough Council had produced a plan. The Parish Council had been unhappy with the proposals for yellow lines and had objected asking that current legislation be enforced. Ward Cllr Rathmell had spoken with Mr Farnham and adaptations had been discussed. He added that proper consultation would be undertaken by Middlesbrough Council. Ms Smiles confirmed that parents of children at Chandlers Ridge Primary Academy had received letters from the school regarding the proposed yellow lines. Ward Cllr McGloin talked of problems at the other local schools which Mr Farnham was looking at 'H' markings for.

10.0 POOLE ROUNDABOUT:

Middlesbrough Council had informed that the footpath at Poole roundabout was on a list of jobs but would await funds becoming available. There had been no response to the email from the Parish Council regarding disability rights. There had been a previous suggestion of the Ward Councillors applying for monies from the members small scheme fund. Cllr McClintock stated that the local councillors had not applied recently for any monies and urged that they did this.

11.0 AVENUE SHOPS DEVELOPMENT:

A recent article in the Evening Gazette had suggested the possibility of a micro pub being situated at the Avenue shops. Councillors agreed the need to revitalize and develop the area but reminded of previous issues with traffic and anti-social behaviour. Ward Cllr McGloin informed that she had been in touch with the landlord and there was the intention to tidy the area. She reported that there were businesses to replace some which had closed. Councillors felt there was very slow progress and asked that a letter be sent to try to progress this. Ward Cllr Rathmell informed that due to the high cost of the rent and business rates the shops in the area failed to be viable. He stated that Middlesbrough Council could offer businesses a discount of 20-50% if they wanted to help the area to thrive. He added that he had sent a proposal regarding this to the Mayor. Councillors agreed this would be a good option without any cost. Cllr McClintock agreed to compose a letter regarding the lack of shops available. If there was no response this could be forwarded to the new MP and the

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new Tees Valley mayor. Ms Smiles added that if the area was not developed and the shopping area degenerated then the area could be looked at for housing.

ACTION: Cllr. McClintock

12.0 DEVELOPMENT WORKING PARTY:

12.1 Cllr Harrison discussed concerns regarding the large number of proposed new homes in the local authorities which would directly impact traffic in Nunthorpe.

12.2 Cllr Robinson informed that he had visited the Grey Towers Farm site and the site manager would not give any information. He stated that the homes were selling.

12.3 Cllr Tomlinson stated that Mr Clarke had mentioned the land in between Guisborough Road and the Bypass. He stated development was expected within 2-3 years and that it was unlikely that there would be any road improvements in that time scale. Cllr Leyland asked that the development party reflect on the presentation from Mr Clarke and send a letter explaining about saturated roads and how to resolve by building roads before homes.

12.4 Councillors agreed that the homes under construction at Grey Towers Farm were not being put up quickly and would like Middlesbrough Council to state that no more sites should be developed until the currently planned sites came to fruition. Cllr Thomason informed that the Parish Council had stated this when a response was sent to Middlesbrough Council earlier in the year with the thirteen questions. The issue of Nunthorpe laying between two councils had been reiterated to the new Tees Valley Mayor in the letter from the Parish Council which all Councillors agreed should be sent. Ward Cllr Rathmell informed that he was to meet with MP Simon Clarke to further discuss infrastructure.

ACTION: Clerk

13.0 PLANNING:

13.1 Review of previous applications: Applications were brought to the attention of Nunthorpe Parish Councillors for discussion/decision.

13.2 [Erection of polytunnel and shed building](#)

Searchlight Farm Stokesley Road Nunthorpe Middlesbrough TS7 0PB

Ref. No: 17/0355/FUL | Received: Thu 08 Jun 2017 | Validated: Thu 08 Jun 2017 | Status: Awaiting decision

Cllr Leyland stated that a landscape bund should be used to mitigate the effect on views of Roseberry Topping. Cllrs agreed this action and Cllr Leyland agreed to forward a letter to the Clerk.

ACTION: Cllr Leyland

13.3 [Single storey extension to rear and conversion of garage to a habitable room including alterations to front elevation](#)

118 The Avenue Nunthorpe Middlesbrough TS7 0AH

Ref. No: 17/0337/FUL | Received: Fri 02 Jun 2017 | Validated: Wed 07 Jun 2017 | Status: Awaiting decision

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The Clerk advised that she had informed Middlesbrough Council that the Parish Council had not received any information on this application but had seen this on the planning portal. Cllrs agreed that they did not like to see garages being changed to habitable areas and then cars being parked on roads, but acknowledged that the council would be happy as there were two parking places available. There were no objections.

13.4 [Single storey extension at front](#)

105 Cookgate Middlesbrough TS7 0RQ

Ref. No: 17/0311/FUL | Received: Thu 18 May 2017 | Validated: Fri 02 Jun 2017 | Status: Awaiting decision

Councillors agreed that this was a minor extension and similar to neighbouring properties. There were no objections.

**With no further business to discuss, the Chair closed the meeting at 9.10 pm
and thanked Members for their attendance.**