

Nunthorpe Parish Council
Minutes of Meeting Held Wednesday 7th November 2018

PRESENT:

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

IN ATTENDANCE:

Angela Livingstone (NPC Clerk), Mr P Clarke – Middlesbrough Council, Mr B Mullen, Lesley Tomlinson, Mr Walker & Mr Tovey (Ourgreenways & Community Council), Ward Cllr J Rathmell.

1.0 APOLOGIES FOR ABSENCE:

Mieka Smiles.

2.0 NUNTHORPE GRANGE:

2.1 The Chair introduced Mr Clarke and gave an overview of the project to date. The Chair stated that residents wanted the best possible outcome, he added that the site was a prime area, a jewel in the crown, with pylons having been stopped in Redcar & Cleveland to allow views of the hills.

2.2 Mr Clarke cautioned that he was only visiting the Parish Council to consult on the masterplan, not to discuss the road system or the principal. The importance of the masterplan was to help ensure the best possible outcome, the NPPF, National Planning Policy Framework gave weight to the design process. Mr Clarke informed that representations had been made by two housebuilders, Taylor Wimpy and Persimmon.

2.3 Mr Clarke stated that the intention was to drive down the design and maintain high quality. The vision of the site was set out, this was a modern more contemporary development, not repeating more established areas in Nunthorpe which were covered by the NDS, Nunthorpe Design Statement. Members were informed that a key aspect of the design was the open spaces. It was confirmed that the main access to the site was off the bypass from a new roundabout. This roundabout would also access the possible park and ride. Initial plans had been for only one access but this was a better design with two access roads, this included one from Stokesley Road.

2.4 Mr Clarke stated that there were 6.5 hectares of open space planned. Persimmon had stated 8.5 hectares on their representation. Mr Clarke informed of creating a linear park between housing and the bypass. There would be a feature on the entrance from Stokesley Road and other pocket parks. The design code sets out a number of requirements. Middlesbrough Council were encouraging the building of bungalows to meet needs of the aging population.

2.5 Mr Clarke looked through plans, these were available:

<https://middlesbrough.gov.uk/sites/.../Draft-Nunthorpe-Grange-masterplan-Aug18.pdf>

cross sections detailed some areas of high density development, these may be around pocket parks. Details of acceptable types of garages, windows and materials were specified. Mr Clarke stated that he would be happy to recommend refusal if plans did not meet the details given. He agreed with the Chair's comment that this area was a jewel in the council area and that there was a need to get the details correct. He added that he wanted to be able to put the development forward for both local and national awards.

2.6 Mr Clarke informed that Middlesbrough Council had an interest in the area as they were the majority landowner for the plot. He informed that there had been 190 representations

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made against the development. Many of the comments related to not wanting the development or to the traffic issues and were irrelevant. He stated that there would be an amendment made to the site with the addition of the doctor's surgery which had been agreed for the area. This still awaited confirmation.

2.7 It was questioned how much of the site would be open space, this was informed to be around 20%. A councillor stated he hoped that the development was not like those recent developments at Acklam Hall or Tennis World. Mr Clarke confirmed this was not to be the same design.

Mr Tovey came into the meeting.

2.8 Councillors stated that it was assumed that the £100,000 given to the community would not be included in the design or fees for this project. These funds had been given for the existing Nunthorpe area. Mr Clarke informed that the £100,000 would go into the development to create the open space. He believed that an additional £50,000 was being added to the monies from S106. Councillors argued the case that these monies were not to assist new proposals. It was already secured monies. Cllr Thomason stated that the areas provided on the plan showed more areas of landscaping around the development than park areas and could imagine signs being erected stating no ball games as on other grassed areas. All agreed that the monies were needed to provide a park as previously discussed. Mr Clarke stated that this was council money. There was a discussion regarding the exact wording from the S106 agreement and if this was still ringfenced for Nunthorpe. It was understood that this had been for sports and recreation. Mr Clarke advised that to create the open spaces shown this was in excess of £4 million. Cllr Tate questioned if there would be swings in the development, Mr Clarke advised that there was the potential for this, however the design was only indicative. It was agreed that this would be looked at outside of the meeting to see the wording for the funds, Mr Clarke informed that £100,000 was a small amount of money when looking at the development. Mr Mullen proposed that a letter be sent from the Parish Council to Planning Policy requesting a definitive line on what the monies were to be spent on. All councillors agreed this and asked Mr Mullen to draft a letter.

2.9 Cllr Leyland enquired if the Green Spaces, Public Spaces document would be adhered to. He suggested that Middlesbrough Council were questioned as to why the only mention was to Open Spaces. Mr Clarke informed that he would explore the matter.

2.10 It was questioned by Mr Tovey why Middlesbrough Council were not holding the developer to account for facilities promised at the Grey Towers Village Estate. The mechanism for ensuring this was completed was questioned and Mr Tovey agreed to raise the points with Mr Clarke by email. Mr Clarke stated that he was happy to go back to the developer if there were any matters to address.

2.11 Cllr McClintock questioned the lack of response to residents' representations. Mr Clarke clarified that responses would be sent regardless of if the matters raised were irrelevant. Cllr McClintock questioned policies mentioned in the document. Mr Clarke confirmed that there were some new policies within the Local Plan which superseded previous copies. Mr Clarke informed that the Local Plan would be formally going out for consultation on 9th November and that any further comments received would go to the inspector.

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2.12 Cllr McClintock questioned that details for the new Nunthorpe Grange development had stated the need for the introduction of a link road or a park and ride prior to the start of the development. He had then been informed that this would be dependent on Redcar & Cleveland Council. Mr Clarke confirmed that Middlesbrough Council were in discussions with them. It was challenged that Cllr Young had stated there had been no discussions with Redcar & Cleveland Council.

2.13 Mr Mullen stated that he had a number of questions which he would email to Mr Clarke. He questioned why the 2018 document showed a higher number of properties on site and what had prompted this. Mr Clarke informed of the intention to obtain more space between the homes with some areas of high density.

2.14 The Chair questioned the timescale for the development bearing in mind that the go ahead of the development was conditional on changes to the highway structure. Therefore delivering a park and ride or Longlands to town link road. Mr Clarke informed that he was unable to give a timescale and there were a number of issues still to resolve after a site was allocated. There would be a transport assessment which may identify additional mitigation. If the transport assessment identified impact, the scheme would be refused until issues were addressed.

2.15 The introduction of the doctor's surgery to the site was queried, Mr Clarke informed that the NHS had not previously engaged but the new proposals were being discussed and it was hoped that a design would be complimentary to the development. He reiterated that he understood concerns and would work to ensure that any application not meeting the high standards for the site was refused.

2.16 Cllr McClintock stated that he was exasperated by Middlesbrough Council's approach to consultation. He stated that the Local Plan documented no evidence of any impact from the consultation on the options paper. He added that despite the time taken by residents to formulate representations, responses were not received.

2.17 Mr Mullen stated that despite the lack of responses there was the obligation to send all of the representations to the inspector.

The Chair gave thanks to Mr Clarke for his attendance and Mr Clarke left the meeting.

2.18 Members again discussed the need to have the £100,000 differentiated and the issue on the transport needs addressed. Mr Tovey informed that he was meeting Northern Rail with Ben Houchen and Simon Clarke that week to discuss the park and ride. And would report back.

Cllrs thanks Cllr McClintock for his work on a report on Nunthorpe Grange.

3.0 CLERKS REPORT ON CORRESPONDENCE:

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

4.10.18 ref 1076 B Mullen evaluation 14 Stokesley Road

4.10.28 ref 1077 Email from Nunthorpe Community Council – Halloween event grant application

4.10.18 information to Nunthorpe CC re obtaining free bread buns for events

8.10.18 email to A Wadsworth confirming work required at War Memorial

8.10.18 ref 1078 invite from St Marys Church to Remembrance event

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- 8.10.18 ref 1079 MC weekly planning application
- 8.10.18 ref 1080 MC standards committee agenda
- 8.10.18 ref 1081 website contact from resident re Councillor role, response sent
- 9.10.18 ref 1082 B Mullen report on bridleway and footpath proposals
- 9.10.18 ref 1083 email from Matters in Marton copy of complaint re Cllr Young
- 9.10.18 email from Planning policy re Nunthorpe Grange consultation, reply to them and P Clarke with copy of letter sent previously, acknowledgement received
- 9.10.18 ref 1084 MC planning application 14 Stokesley Road
- 9.10.18 email to B Mullen confirming acceptance of evaluation method in place
- 10.10.18 ref 1085 B Mullen evaluation 4 Croft Drive
- 11.10.18ref 973 email W Langley & MC mayor re lack of response re email landscaping at Avenue play area
- 11.10.18email D Young re wreath for Remembrance service
- 11.10.18ref 1086 MC weekly planning applications
- 11.10.18 comments from D Leyland re 1084 and comments to forward to councillors
- 11.10.18ref 1087 copy of stage 2 complaint info from Matters in Marton
- 14.10.18 response from W Langley re 973 The Avenue play area
- 16.10.18 ref 1088 info from Matters in Marton re presenting petition at full council meeting
- 16.10.18 ref 1089 email from MC R Farnham re Guisborough Road closure 29/10/18 for 5 days
- 16.10.18 ref 1090 email from MC consultation event De Brus park
- 16.10.18 email to MC P Clarke re attending Nunthorpe PC meeting and questions re consultation responses
- 17.10.18ref 1091 police newsletter
- 18.10.18ref 1092 B Mullen email info re proposed council cemetery in Nunthorpe
- 18.10.18 ref 1093 NALC newsletter
- 18.10.18ref 1094 MC planning application 43 Kilvington Grove
- 22.10.18ref 1095 MC weekly planning applications
- 25.10.18ref 1096 MC planning application 15 Mickleby Close
- 25.10.18 ref 1097 MC weekly planning applications
- 30.10.18 ref 1096A B Mullen evaluation 15 Mickleby Close
- 30.10.18 ref 1098 NALC newsletter
- 30.10.18 email P Clarke & MC Mayor re lack of response to invite to meeting and Nunthorpe Grange
- 31.10.18ref 1099 MC planning application 14 Stokesley Road & 1099A B Mullen evaluation
- 31.10.18ref 1100 Nunthorpe CC final firework plan
- 31.10.18ref 1101 Hardwick in Partnership funding bulletin
- 31.10.18 email P Clarke & Mayor re lack of response to meeting invite
- 31.10.18 email MC P Chapman and Mayor re lack of response 1061 Avenue Park meeting
- 1.11.18 request from Cllr McGloin for grant application form, details forwarded
- 1.11.18 email to Galliford Try requesting cost for Christmas light erection
- 1.11.18 ref 1061 response from MC P Chapman re The Avenue park
- 1.11.18 ref 1102 MC weekly planning applications
- 1.11.18 ref 1103 B Mullen planning evaluation 9 Castle Wynd
- 1.11.18 ref 1104 B Mullen planning evaluation 3 Levington Wynd
- 1.11.18 ref 1105 email from Cllr Rathmell advising that Parish Councillors email addresses bounced back, reply sent
- 2.11.18 email copy of agenda to resident interested in councillor role
- 6.11.18 email to R Farnham enquiring if any update on Dixons Bank highway proposals
- 6.11.18 email from Nunthorpe News regarding incorrect information on calendar and reply
- 6.11.18 ref 1078A St Marys Church remembrance timetable
- 6.11.18 ref 1104A copy of CC objection statement re 3 Levington Wynd
- 6.11.18 ref 1106 email from MC P Clarke re Nunthorpe Grange, reply sent

3.2 Mr Mullen had provided a report on bridleway and footpath proposals. A funding bulletin had been received from NALC. A resident had stated an interest in becoming a Parish Councillor and the Clerk had sent an agenda together with details of the role, however he had not attended the meeting.

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3.3 The Chair informed that he intended to attend the remembrance Sunday event at the War Memorial as invited by St Marys Church as a representative of the Parish Council. He invited all members to attend.

Cllr Rathmell entered the meeting.

4.0 APPROVAL AND MATTERS ARISING – OCTOBER MEETING:

4.1 The Chair gave his thanks to Cllr McClintock for chairing the previous meeting in his absence. Cllr. Tate proposed that the minutes of the Council meeting held on 3rd October 2018 were a true and correct record, seconded by Cllr. Morrish. Members voted and agreed. The Chair signed the minutes. Clerk to add to the Parish Council website.

ACTION: Clerk

5.0 FINANCIAL REPORT/GRANT REQUESTS/BUDGET:

The Clerk presented the monthly financial report, which members approved.

5.1 Expenditure since last meeting:

<u>Cheques paid</u>		<u>cheque no.</u>
Royal British Legion donation	£75.00	001176
Chuhan & Singh Accountancy fee	£54.00	001177
Parish Clerk salary	£307.57	direct
Room hire November	£13.00	001178
Community Council Halloween event grant	£100.00	001179
The Earth stone and lime company	£1860.00	001180
Galliford Try Christmas lights	£165.96	001181

5.2 Christmas lights – The Clerk advised that she had spoken with Galliford Try who had confirmed the cost for the erection of the lights, this was the same as the previous year. Councillors agreed to this payment.

5.3 Grant requests - The Clerk confirmed the final information for the Halloween event had been received, a payment of £100 had been agreed at the previous meeting. She had received a request for a grant application form from Ward Cllr McGloin and emailed this, but had not received anything back.

5.4 Budget – Budget figures provided by the Clerk showed the actual spend for the previous year, the anticipated spend for this year and a budget spend figure for the next year. Figures showed that if the projects discussed went ahead the parish council would have a deficit figure. The Chair stated the need to delete some of the items planned before the next meeting when the Clerk would need to send a precept request to Middlesbrough Council. The figure requested would need to have the details to show the need for the monies. Monies were required in the account to cover any election costs if more than 11 councillors applied for positions. The Clerk had recorded this at £3500 when she had been told previously that a figure would not be calculatable unless this occurred, Mr Mullen stated that he had recently been informed that the cost was correct at £5,000. Cllr Leyland stated the need to increase the precept, this had stood at too low a figure for a number of years and he suggested an increase to £10,500. It was agreed that councillors should look at the costs pro-

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vided and send any list of possible projects for the following year to the Clerk to compile and a decision could be made at the December meeting. **ACTION: Cllrs/Agenda**
Cllr Harrison left the meeting.

6.0 TRAFFIC INFRASTRUCTURE – DIXONS BANK/STANTON WAY HIGHWAY PROPOSALS:

6.1 The Clerk advised that she had spoken with Rob Farnham from Middlesbrough Council earlier that day, there had been no response to an email sent. He informed that he was no longer the officer dealing with the project, but he understood that this was going to tender this week. There was an anticipated start of early in the new year and a completion date of the end of August.

6.2 Mr Walker advised that the Ourgreenways group had recently met with Mayor Budd and the Chief Executive. During the meeting it was clear that neither knew the details of the Arup reports, an analysis of which was given and various points and suggestions discussed. Mr Tovey informed of meetings of the Ourgreenways groups across South Middlesbrough. Information was discussed that consultation was inadequate. Middlesbrough Council officers had been meeting the previous day to discuss the details and a response was awaited. Mr Tovey and Mr Walker felt that they had been listened to and it had been understood that they were an active group.

6.3 Ward Cllr Rathmell was asked to progress this on behalf of residents and feedback progress.

6.4 Cllr Leyland stated that he would write a letter to request information on landscaping proposals and site plans. It was felt that this was accepting the scheme was going ahead and was not agreed.

6.5 Mr Walker informed that his complaints were going through a process and he may need to look at the Local Ombudsmen route. It was agreed that there was no reason for this to be delayed.

6.6 Cllr McClintock stated that when he joined the Parish Council, he had been told of a recent meeting with the Mayor to improve relations. He questioned if it was time for a follow up. It was discussed that the Dixons Bank scheme and consultation process could be discussed. The Clerk cautioned that if this meeting was advertised more widely than a normal Parish Council meeting, this would not allow any proper discussion. It was agreed that this would not be widely advertised if he attended. Councillors voted with a majority in favour of the invite. The Clerk agreed to extend the invitation. **ACTION: Clerk**

7.0 TRAFFIC INFRASTRUCTURE – NUNTHORPE ROADS:

Cllr Thomason asked if the Parish Council could be more involved with the Speedwatch initiative. Mr Mullen informed that he had been informed that currently there was not enough funding to take this forward. Ward Cllr Rathmell advised of a new community policing team, he was trying to organise a meeting with the local community groups and the policing team and would advise when this was organised.

8.0 TREES IN NUNTHORPE

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Cllr Leyland informed that he had been in contact with Peter Chapman from Middlesbrough Council and with his approval he had planted 12 trees. He informed that it was easy to obtain approval to plant in long verges. Cllr Leyland had been tasked with writing to Middlesbrough Council regarding the matter of them cutting down trees when the Parish Council were planting them and the increasing applications to fell trees. Mr Mullen agreed to work with Cllr Leyland and send a letter for approval. **ACTION: Cllr Leyland/Mr Mullen**

9.0 PROGRESS REPORT ON PROJECTS:

9.1 War Memorial

The Chair stated that he understood that work was progressing. Cllr Leyland confirmed that the works were progressing well. There had been a concern regarding the hedge but this was being resolved and further works would continue in December. He added that he had attended the memorial with his wife to tidy rubbish. Mr Mullen confirmed that the stonework had been reinforced and the paving straightened, whilst happy with the work there were a couple of areas that Mr Mullen was going to question. Cllr Leyland confirmed that tree planting would commence in December, he enquired regarding payment and it was agreed that he would liaise with the Clerk. The Chair stated that the displays organised by Mrs Thompson and her knitters had been amazing. Cllr Leyland asked that a letter be sent with thanks from the Parish Council. **ACTION: Clerk**

9.2 The Avenue play area/Slide

A list of questions regarding maintenance had been sent and the answers seemed satisfactory.

9.3 Halloween/Fireworks/carols event

The Chair stated that the Halloween event had been wonderful, and the fireworks event was a fantastic event too, he stated thanks to all involved with these events. It was confirmed that the carol event organised by the Community Council would be held at the Avenue shops on the 20th December at 6.30pm.

9.4 Christmas events

The costs for the erection of the lights had been agreed earlier in the meeting. Cllr Tate informed that he was helping a neighbour who was organising an event offering free Christmas lunches on 1st December from 12noon-2pm in St Marys Church Hall. The Vicar had been involved in selecting who to invite. Invites had been sent to Nunthorpe Grange.

10.0 COMMUNICATION – WEBSITE/MEDIA/NEWSLETTERS:

10.1 Councillors agreed that a newsletter was required. Cllr Tate stated that he was happy to organise a draft of this. The Chair stated that the Parish Council had been involved in a number of items which should be acknowledged on the newsletter. **ACTION: Cllr Tate**

10.2 An additional administrator for the Facebook site was discussed. The Clerk informed that Cllrs Smiles and Thomason were administrators. All agreed the need to further develop the social media sites. It was acknowledged that the Nunthorpe Working Together site attracted many viewers, with around 1200 attendees at the Fireworks event following advertising on the site. The Chair questioned if the Parish Council should pay someone to ensure this was updated. Finances were currently an issue to be resolved before this could be looked at. It was agreed that even if someone was involved to populate the site this

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would still require content being sent. Cllr Tomlinson agree to speak with Cllr Smiles to see if she could do more on the site and a request was made for councillors to provide information.

ACTION: All Councillors

11.0 PLANNING:

11.1 Review of applications: Applications were brought to the attention of Nunthorpe Parish Councillors for discussion/decision. Councillors agreed that the trees on 11.1.1 should be removed. Councillors stated concerns regarding the Levington Wynd application 11.1.2 for a balcony which it was agreed that an objection be sent regarding. The Chair informed that he had visited the none tree applications and had concerns regarding the Kilvington application 11.1.8. Mr Mullen stated that he would check this as he had not seen this application.

ACTION: Clerk

11.1.1 [Removal of 3 No conifer tree](#) 121A Guisborough Road - Ref. No: 18/0703/TPO –

11.1.2 [Single storey extension to side and single and two storey rear extension and canopy](#) 3 Levington Wynd - Ref. No: 18/0695/FUL

11.1.3 [Single storey extension to side and rear](#) 9 Castle Wynd - Ref. No: 18/0694/FUL

11.1.4 [Installation of roof terrace to front and side](#) 15 Mickleby Close - Ref. No: 18/0685/FUL

11.1.5 [Removal of 1No Norway Maple, 1No Western Red Cedar and 1No Lawson Cypress trees and pruning of 2No Ash trees](#) Treetops Croft Drive - Ref. No: 18/0662/TPO

11.1.6 [Non material amendment on application 18/0254/FUL for installation of roof lanterns](#) 35 Marton Moor Road - Ref. No: 18/0661/AMD

11.1.7 [Felling of 1No Beech tree](#) 4 Westwood Avenue - Ref. No: 18/0648/TPO

11.1.8 [Two storey extension to rear.](#) 43 Kilvington Grove - Ref. No: 18/0473/FUL

12.0 WARD COUNCILLOR/ COMMUNITY COUNCIL / PARISH COUNCIL

12.1 Ward Councillor Rathmell informed that he had organised a dropped kerb which had been a requirement for a resident. There had been a number of community council events and he had been dealing with remembrance events and setting out displays. Councillors were informed that there had been some involvement with the GP surgery regarding the location of the new surgery. When questioned it was agreed that the Parish Council should be involved and the Clerk was asked to add to the agenda. Potholes had been repaired in Runnymede.

ACTION: Agenda

12.2 Ward Councillor McGloin had informed that she had made a bid for play equipment. Cllr Tate stated that he had been in touch with Cllr McGloin for a number of months regarding this and councillors agreed the need to request confirmation of where this equipment was to be located.

ACTION: Clerk

13.0 MATTERS FOR REPORTING OR INCLUSION ON NEXT AGENDA

Nothing discussed.

14.0 DATE OF NEXT MEETING - 5th December 2018. Councillors agreed that the January meeting should be held on Wednesday 9th January not 2nd January.

With no further business to discuss, the Chair closed the meeting at 9.10 pm