

Gainford & Langton

MINUTES OF PARISH COUNCIL MEETING

WEDNESDAY 5 JULY 2023

COUNCILLORS: Wilkinson, Platten & Hannan

Clerk: Martin Clark

Visitors: S. Pilkington (DCC Planning), County Cllr's Rawlinson & Richardson, Teesdale Mercury & 6 members of the public

Public Participation:

The Chair allowed questions/comments relating to St Peter's from those members of the public present.

Impact on the community of St Peters cannot be underestimated – the bad image it gives.

General concerns that the condition imposed on the developer following the to demolish to build a wall will just delay the things, and why it was imposed.

The Chair opened the meeting.

1. Acceptance, or otherwise of apologies

Cllr Jackson submitted her apologies.

Cllr Van Mourik attending New Councillor training.

Resolved – That the apologies be approved.

2. Declarations of Interest:

Members are asked to consider whether they might have a personal or a pecuniary interest in any matter included on the agenda for this meeting. If so, it is requested that any such interest be declared now. If subsequently during the consideration of any matter, it becomes apparent to any member that he/she does, indeed, have an interest, it should then be declared immediately.

Resolved – No personal or pecuniary declarations were made.

3. Minutes

The minutes of the Annual Council meeting held on 7 June 2023.

Resolved - That the minutes of the Annual Council Meeting of the 7 June 2023 be approved.

4. Clerks Report

A verbal update was given by the Clerk:

- External Audit submitted.
- Work on bonfire/fireworks – on agenda
- Dealing with various maintenance issues – on agenda
- Northumbrian in Bloom – on agenda
- Arranged tree inspection – on agenda.

Resolved – That the Clerk's Report be received and noted .

5. St Peter's – DM/21/01210/FPA – Demolition of building

The Chair welcomed Mr Pilkington to the meeting.

Mr Pilkington summarised the current situation with approval given to demolish the building and the reasons for the condition imposed, and subsequent appeal by Ruttle to condition 4 – *1.4m high brick wall erected along the entire Northern boundary of the site using reclaimed and cleaned bricks.*

- Planners are duty bound by legislation to weigh up the loss of the building against the wider public benefit (St Peter's considered a historic building in a conservation area).
- Sticking point with developer was agreement of a remediation strategy for the site post demolition. Could not reach agreement so a condition was imposed – did not want the building demolished and a pile of rubble left in its place.
- Developer has 3 months to demolish and then a further 5 months to subsequently remove the rubble and create the wall.
- The developer is appealing the wall condition which does not prevent demolition; they can get on with this while appeal is heard by Planning Inspectorate.
- We (DCC) are exploring the possibility of enforcing them to get on and demolish the building.
- Compulsory Purchase of the site is outside the planner's remit – reinforced by Cllr's Richardson and Rawlinson.
- The wall is not seen as precluding any future development.
- Members were concerned over the state of the building and the hazards to those that may choose to venture onto the site.
- It was agreed that a formal response would be issued from DCC on the issues and that of the building inspections that have taken place.

The Chair thanked Mr Pilkington for his attendance.

6. Finance

6.1 July reconciliation and invoices for approval (submitted).

Additional invoices for approval:

Cheeky Chops (Gainfest) £240.00

S. Bullivant (Gainfest) £100.00

CE & CM Walker (grass cuts) £648.00 (grass cuts)

Reference was made to the grass cuts on the 'island' – The Clerk informed members that he had requested the area not cut for a month to allow wild flowers to develop.

As the flowers had not established it was referred that the 'Island' be cut again as normal.

Resolved – That the July reconciliation and payments be approved.

7. Village Issues/Maintenance

(i) Coronation Tree/Cherry tree – village green

Received – report on the state of the trees and locations following concerns raised by a resident.

The smaller tree was seen as healthy and just in need of watering. The larger tree was diseased with Canker and was recommended to be removed.

(Tree inspection was carried out free of charge by Teesdale Heritage Trees www.thtrees.org.uk)

Reference was made to the request from a resident to relocate the recently planted Oak tree.

Resolved – (a) That the Oak tree remains in its current position as it is the most appropriate place on the green; and (b) That the further advice on the diseased Cherry tree is obtained before removal.

(ii) Northumbria in Bloom

Resolved – That ‘Blooming Gainford’ complete any application to enter Northumbria in Bloom with the parish council submitting it on their behalf and paying the entry fee.

(iii) Riverside litter issues

Following correspondence from the Riverside Trust concerning the volume of litter deposited in the area.

Awaiting a response on the issue of a larger bin for the riverside area. Agreement that additional litter removal would be considered.

Resolved – That the information be received and noted.

(iv) Various

Gate latch keeper on recreation field in need of replacing.

Cap covering the hole for the village green Christmas tree.

Balmer Hill – hedges in need of trimming.

Resolved – That the gate latch be purchased for the recreation field, a cap covering be explored for the village green Christmas tree hole, and to have the Balmer Hill hedge trimmed.

(v) Recreation Field sign

Resolved – Cllr Platten will look into standard lettering/fonts that would be used on any signage before going ahead with having one produced.

8. Bonfire/Firework event 2023

- The Clerk confirmed the 2023 display will be going ahead with the fireworks being ordered shortly.
- Those that are qualified to let the fireworks off have indicated this year could be their last.
- The need to have new people willing to be trained to Cat 3 standard is required.
- Training courses are available in September 2024.
- Succession planning needs to be looked into.
- Cllr Wilkinson will speak to a contact who may be able to put on local training.

Resolved – That the information be received and noted.

9. Correspondence

Submitted – Details of correspondence received.

CDALC	D-Day 80 th Anniversary
TAP	Board meeting
Resident	Queries various

Cllr Wilkinson referred to his correspondence on the draft Heads of Terms for GAP lease shared with members.

Resolved – (a) That the information be noted; (b) That the draft Heads of Terms be submitted to the Diocese for approval.

10. Planning

None.

11. Date & time of next meeting

Wednesday 13 September 2023, 7pm

Minutes 5 July 2023

