

## STANHOPE PARISH COUNCIL

At a meeting of the Council held in Eastgate Village Hall, Eastgate on 1<sup>st</sup> March 2023 at 7pm.

### PRESENT:

Cllr Mrs D Sutcliff, Cllr Mrs S Smart, Cllr D Craig, Cllr L Blackett, Cllr Mrs C Burdis, Cllr E Buchanan,  
Cllr R Lawrie, Cllr M Brewin, Cllr Mrs S Thompson, Cllr P Turton, Cllr Mrs Hawkes

Cllr Miss J Carrick – Chairman

Susan Anderson – Clerk

Also Present- Gary Stringer and Dave Brignall – Northern Lithium

### 10744

#### Apologies for Absence

Cllr J Shuttleworth

### 10745

#### To Receive Any Declarations of Interest from Members

Cllr Craig declared an interest on item 8 Northern Lithium application and Cllr Mrs Savory on item 8 as she is on the planning committee

### 10746

#### Minutes of the meeting held on 1<sup>st</sup> February 2023

Minutes were moved as a true and correct record and were signed by the chairman.

### 10747

#### Planning Matters

DM/23/00138/FPA

Timber built single storey office building

Field Adjacent to

Burnfield Bungalow

Daddry Shield

DM/23/00235/VOC

Variation of condition 2 (approved plans) pursuant to planning permission DM/19/00202/FPA

Incorporation of renewable technology

White Kirkley Farm

Frosterley

The Senior Planning Officer dealing with DM/22/02269/FPA High House Chapel is no longer proposing the new car park to the eastern edge of the village. The other elements of the proposal remain the same and he has altered the description of the application accordingly to “The erection of a single storey Visitor Centre building and new Changing Places Facility, and the renovation of nettie”. The Parish Council needs to confirm that we are satisfied for the application to be

determined under delegated powers by 28<sup>th</sup> Feb 2023. Cllr Mrs Sutcliff and Cllr Mrs Thompson have concerns that an application of this nature can even be considered without parking provision. It begs the question that it must have been considered necessary to have included it in the first place. The thrust of the application is to generate more interest and, hence, more visitors and vehicles. Moreover, what modest parking was previously available at the rear of the museum will be lost to the café/visitor information centre. Where are these vehicles going to be parked? What about parking for visitors who are disabled? These concerns were sent the planning officer. The car park was approved so would benefit from dedicated parking provision. The planning officer will impose a condition to require the new car park to be available for use prior to the first use of the new visitor centre building. One of the trustees has sent an email which was sent to all of the councillors. The Ward Councillors for St Johns Chapel commented that there were no planning reasons to be able to speak at a committee meeting so an email was sent to the senior planning officer that the application should be decided by delegated powers.

DM/22/02878/MIN – Gary Stringer and Dave Brignall

Continued exploration to develop the abstraction and re-injection of groundwater for the extraction and processing of lithium at a pilot scale at Ludwell Farm, Eastgate for Northern Lithium. Amendments have been received relating to the above proposal. Comments already received will be taken into account by the Council when a decision is made. There is no intention of using HGVs to transport the water it will be by tractor and a standard agricultural bowser. There will be no more than six movements into the site and six movements out per day. The transportation of water will be periodic so that there will be days and weeks when no transport of water takes place. On average there will be transport of water 2 to 3 days per week, to a total of 35 working days per quarter. There will be restricted hours between 7am to 6pm Mondays to Fridays and not during weekends or public holidays. The transportation of water from the site will turn east (left) out of the site. Cllr Mrs Hawkes asked what benefits would it bring to Weardale as a community. The drillers have been spending money in the local pub for a year now and the raw materials go down to Teesside which keeps jobs going. Cllr Blackett mentioned the site at Cornwall and would they be collaborating with them. After Mr Stringer and Mr Brignall went to speak to the local residents most of the objection letters have been withdrawn due to the clarification of the movement of the water using a tractor.  
**Resolved:** The councillors decided to withdraw the objection on this application.

DM/22/03647/VOC

Variation of condition 2 (approved plans) pursuant to planning permission DM/17/02738/FPA  
Installation of flue internally as opposed to externally  
Chapel House  
Bridge End  
Frosterley

DM/23/00356/FPA

Loose boxes for sheep and alpacas and additional storage. Change of use of land to graze horses (retrospective)  
Land to the West of  
Realm Cottage  
West Blackdene

DM/23/00371/FPA

Construct a small 6KW wind turbine on a 9m mast for domestic electrical supply  
Low Rigg House  
Hood Street  
St Johns Chapel

DM/23/00411/FPA

Conversion of Agricultural Barns to form 1no holiday rental and 1no new dwelling

Fairhills

Huntshildford

Cllr Miss Carrick mentioned retrospective planning and Cllr Mrs Savory mentioned that the planning department are cracking down on it and that some new builds are being demolished. If the Parish Council is not happy with any application, then we have to call it in. We have three minutes to speak in favour or against at a committee meeting.

### **PLANNING APPROVALS FOR MARCH MEETING**

DM/22/02141/FPA

Replacement of existing roof with reclaimed slate roof with repairs to chimney and proposed roof light to be installed to west elevation of roof.

Little Allercleugh

Ireshopeburn

DM/22/02338/VOC

Variation of condition 2 (approved plans) pursuant to permission DM/15/00486/FPA 4 dwellings

Land East of Langdale Grove

St Johns Chapel

DM/22/02523/VOC

Variation of condition 2 of planning permission DM/20/02203/FPA to amend the siting and reduce scale of single storey storage shed for use as feed store in connection with the land holding and storage and repair of machinery in relation to the land holding (amended description)

Land North West of 6

Newhouse

Ireshopeburn

DM/22/03053/FPA

Demolition of open fronted shed and construction of a dwellinghouse and change of use from commercial office to domestic garage (amended details previous planning consent

DM/22/00733/FPA)

Stockley burn Farm

Eastgarth

Frosterley

DM/22/00217/FPA

Detached garage and vehicular access

Coach House

Horsley Hall

Eastgate

DM/22/02261/FPA

Change of use from barn to holiday let accommodation and single storey extension to north elevation – retrospective

Island House

East Blackdene  
St Johns Chapel

DM/22/02363/FPA  
Two storey extension to rear and side with single storey infill to rear and detached garage  
Ashes Engine House  
Crawleyside

DM/22/02456/FPA  
Stone porch to replace the existing porch to the south  
Westerclose Dale Farm  
Sidehead  
Westgate

DM/22/02581/VOC  
Variation of condition 2 (approved plans) attached to planning consent ref DM/21/01357/FPA  
1 Cross Street  
Stanhope

DM/22/02612/FPA  
Two storey extension to lounge and first floor bedroom. Side extension to provide enlarged kitchen and utility with first floor bedroom above.  
Crowberry Farm  
Westgate

DM/22/02839/DRC  
Discharge of condition 6 of planning application DM/21/01825/VOC  
Land to the East of 5  
Weardale House  
Stanhope

DM/22/03107/FPA  
Change existing 2 x dutch canopies to 2 x full cassette electric awnings  
37 Front Street  
Stanhope

DM/22/03181/DRC & DM/22/03299/DRC  
Discharge of planning condition 4 (sample panel), pursuant to DM/19/02655/FPA  
Stotsfieldburn Farm  
Stotsfieldburn  
Rookhope

DM/22/03435/FPA  
Alterations to existing mast – replace 1 no. flat panel with 1 no Ghz dish (at 14m height) associated ancillary apparatus, cabling and CDU units and strengthening works to concrete base  
Telecommunications Mast  
Meadows Edge  
Stanhope

DM/22/02664/FPA

Resubmission of DM/21/03609/FPA for two storey extension to southern elevation and single storey extension to western elevation, with addition of non-opening first floor window to the western elevation and replacement of UPVC windows and wooden windows

Spring House

East Lane

Stanhope

DM/22/02965/FPA

Replace single storey with two storey rear extension, erection of garage to side and outbuilding including vehicular access and hardstanding

40 Ashcroft

Stanhope

DM/22/03442/TPO

Tree works

St Johns Chapel Cemetery

St Johns Church

### PLANNING REFUSAL FOR MARCH MEETING

DM/22/03179/PA

Prior approval for erection of a general-purpose agricultural building pursuant to DM/22/01936/PNA  
Fairhills

Huntshieldford

St Johns Chapel

### 10748

#### Matters Arising

1. **DALES CENTRE** – A meeting took place on Tuesday 14<sup>th</sup> February 2023 at the Dales Centre, Stanhope with C Hurworth and her manager. The cost of the hire would be £27.00 an hour with a three-month trial. The layout cannot be the same as the meeting room so the tables have to stay as they are. Someone would be in the kitchen so there could be slight noise. This information was sent to all of the councillors so for the March meeting it will be held at Eastgate Village Hall. A discussion took place on holding the meetings at Eastgate and also to move around. Consideration into good parking and if speakers were asked to a meeting were discussed. Cllr Blakett proposed an amendment that the meetings should move around, Cllr Mrs Hawkes seconded it. A vote took place and 5 councillors voted to move around. A vote was taken to use Eastgate Village Hall until the AGM in May 2024, 5 councillors voted for this and one abstained. **Resolved:** The chair had the casting vote so it was decided to hold the meetings at Eastgate Village Hall.
2. **THE GREEN, FROSTERLEY** – As The Green is the Parish Councils would it be possible to look at replacing the planter that is falling to pieces. Cornerstone were very reasonable with the planter on Crawleside. Cllr Craig has some tubs that can be used.
3. **WESTGATE ALLOTMENTS** – When the mains water was turned back on there is a problem with the stop tap as there is now water leaking from the tap. This has been reported to Northumbrian Water. A technician went out and the leak was found to be ground water and not treated water from the mains network (via the stop tap).

4. **B6295 ROAD COWSHILL**- An investigation has been carried out and, on this occasion, DCC report is not considered to be hazardous or dangerous. A record of this will be kept for potential inclusion in a future schedule of work.
5. **ASHCROFT MUGA** – A zoom meeting will take place with Surfacing Standards to discuss the next steps.
6. **ROAD MARKINGS AT PARAGON STREET, STANHOPE** – DCC added this location to the lining programme that officers will look at when considering changing or implementing restrictions in the area. In the meantime, if vehicles are parked causing obstruction, they should be reported directly to Durham Constabulary. If the Police are satisfied obstruction is occurring it may be the case that positive enforcement action is required.
7. **OVERGROWN HEDGE, COWSHILL** – The matter has been resolved and our report has been closed.
8. **PHOTOGRAPHS OF COUNCILLORS FOR THE WEBSITE** – We will take the photos at the meeting but if they are not right then Northgate will arrange to take the photos.
9. **FOOTPATH NO.43 STANHOPE WARD** – We have received a notice regarding the Public Path Diversion and Definitive Map and Statement Modification Order which was made on 10<sup>th</sup> February 2023. The footpath is at Greenhead Cottage, Stanhope. Any representations to the Order should be sent before 17<sup>th</sup> March 2023 stating the grounds on which it is made.
10. **EASTGATE SPEEDING** – As yet the Police have not been in touch with Cllr Mrs Smart. There are wires across the road checking the speed.

**10749**

#### **Correspondence Received**

1. Cllr Craig contacted the clerk regarding the footpath at Westgate so this has been reported to the footpath officer.
2. An email has been received concerning some littering and dog fouling in Stanhope and around the riverside. The email has been sent to D Hunt.
3. An email has been sent regarding the state of driving when passing cyclists. The new Highway Code states that cyclists should be given at least 1.5m clearance when overtaking, 2m and travelling at 30+ mph. In the resident's experience this rarely happens. The email has been forwarded on to the Police. Cllr Craig mentioned it's not just passing cyclists its passing cattle. Some people just don't stop, one incident occurred and the police issued an anti-social driving order.
4. CDALC have sent information regarding any temporary road closure licences for any activities being planned for the Kings Coronation in May. The policy is now quick and easy to apply for a temporary road closure licence and will also be free. Residents should apply before 7<sup>th</sup> April. Also, information has been sent for applying for a Licence for bunting. The information is on the Parish Council website and has been sent to all of the councillors. Both County Councillors Cllr Shuttleworth and Cllr Mrs Savory have £300 to spend. They are purchasing the King Charles coins for all of the school children at Wolsingham Comprehensive School.
5. Mazars have been successful with their contract bid and will continue to be the external auditors for the next five years.
6. The collection of allotment rents will take place on Monday 6<sup>th</sup> March 2023.
7. CDALC have sent the Supplementary Planning Documents Consultation which commences on 24<sup>th</sup> Feb and closes on 11<sup>th</sup> April 2023.
8. S Lewis diary sheets have been sent to all of the councillors.
9. CDALC have sent information on the annual Big Spring Clean.

**10750****Dales Centre Monthly Meeting**

Discussed under Matters Arising

**10751****County Councillor Update**

Cllr Mrs Savory mentioned that Beaty Bainbridge has passed away. The AGM will be held in May. There will be an increase in council tax of 4.99%. Money is going to be tight. The Boundary review is under review.

**10752****Finance**

1. The quote for the tree works at Westgate Allotments of £230 plus vat was sent to the councillors for approval at the March meeting. **Resolved:** Quote was agreed

**10753****AAP Report**

Meeting will be held on 2<sup>nd</sup> March 2023.

The WAAP does sterling work in the dale for groups and organisations. L Pearson is the rural advice worker and L Turnbull is Health and Well-being. Cllr Mrs Savory has a winter warmers project running where you can get a dinner and a desert these are free of charge and there is transport on. Cllr Mrs Hawkes mentioned the Community Engagement Report for the AAP's which looks at an area and builds on its strengths. The size of budgets will be looked at and staffing. Cllr Mrs Savory mentioned that out of the fourteen AAP's the Weardale AAP was the Rolls Royce.

**10754****CDALC Report**

Minutes will be circulated

**10755****Accounts for Payment**

<b>E-ON NEXT PLAYGROUND ASHCROFT PAID 19/02/2023</b>	<b>£41.65</b>
<b>DCC HIRE OF MEETING ROOM FOR FEBRUARY MEETING</b>	<b>£50.63</b>
<b>S ANDERSON SALARY</b>	<b>£861.04</b>
<b>HM REV</b>	<b>£14.22</b>
<b>S ANDERSON EXPENSES</b>	<b>£154.19</b>
<b>S ANDERSON HOME AS OFFICE</b>	<b>£35.00</b>
<b>OLIVERS TREE SERVICES LTD</b>	<b>£228.00</b>
<b>TOTAL</b>	<b>£1384.73</b>

**10756**

**New Matters for Discussion**

1. Cllr Mrs Savory mentioned that the Weardale Community Hospital has been closed for a new fire alarm system which is on track to be finished soon. The patients will be transported back.
2. Cllr Brewin mentioned the car park at Frosterley and that there are commercial vehicles parking in the car park. These are large and are taking up two spaces. **Resolved:** Cllr Mrs Savory will deal with this and will report back to the clerk.
3. Cllr Turton mentioned social media and that it has been six months since it was discussed. **Resolved:** This will be added onto the Agenda for April
4. Cllr Mrs Burdis mentioned that the Police have not been in touch with her regarding the shop thefts. **Resolved:** Clerk to contact the Police
5. Cllr Mrs Thompson would like to report the toilets at St Johns Chapel that they need a good clean. **Resolved:** Clerk to report to DCC
6. Apparently, some people are abusing the dog bag dispensers by taking handfuls of dog bags. This will be monitored. Cllr Craig mentioned that the community highways worker had done a good job in picking litter at Westgate but it's just as bad again.
7. Cllr Mrs Hawkes brought up the Civility and respect pledge and that training has only been done by herself, Cllr Miss Carrick and the clerk. **Resolved:** This to be put onto the April Agenda
8. Cllr Miss Carrick would like to report that the disabled sign near to the Co-op is leaning and needs straightening. Also, people are parking in the disabled bays. **Resolved:** Clerk to report to DCC.
9. The sign at the Grey Bull also needs attention and the Scamps Nursery sign has not been removed. **Resolved:** Clerk to report to DCC
10. Cllr Craig mentioned that quad bikes are being stolen again and that he had one stolen. The burglars are coming prepared as they had an angle grinder to cut any locks off.

**10757**

**Clerks Business**

Nothing to report

**Meeting closed at 8.40pm**

**Date of next meeting Wednesday 5<sup>th</sup> April 2023 at Eastgate Village Hall commencing at 7pm.**

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