

**MINUTES OF THE MONTHLY MEETING OF CASSOP CUM QUARRINGTON
PARISH COUNCIL HELD AT BOWBURN COMMUNITY CENTRE ON
WEDNESDAY 20 NOVEMBER 2024 AT 6.30pm**

Present: Councillors Bradley, Dolan, Henderson, Johnson, Morgan, Parker, Richardson, Ridley, Robinson, Shutt and Storey.

(Councillor Robinson in the Chair)

(County Councillors Anderson and Blakey were also in attendance).

76. APOLOGIES

Apologies for absence were received from Councillors Raine and Prince and County Councillor Hutchinson.

77. MINUTES

The Chair asked Members whether they were satisfied that the attached Minutes of the Meeting of the Parish Council held on 16 October 2024 should be agreed and signed as a true and accurate record.

RESOLVED that the Minutes of the Meeting of the Parish Council held on 16 October 2024 be agreed and signed as a true and accurate record.

78. JAMES TAYLOR, CITRUS GROUP

The Parish Council welcomed James Taylor to the meeting to provide an update on Integra 61 and a proposed new housing development in the area.

James reported that five sheds had been completed at the Integra site in October 2023. These had unfortunately been vacant for 12 months, largely as a result of market dynamics, however discussions were ongoing with two potential occupiers and it was hoped that there would be positive developments.

The Bellway housing development was progressing well and was not far away from the trigger for the commuted sum for school places. The plot opposite the Persimmon development (4a, 4b and 4c) was not progressing at the current time, however it was highlighted that only 300 sq. ft. remained to be brought forward to complete the site as a whole.

Footpath 10 had opened on a diverted route and work would begin on Footpath 1 as soon as the ground conditions improved. Benches had been installed providing views down the beck corridor.

James also reported that there had been the first incidence of targeted vandalism on the site with the wire fence having been deliberately cut on two occasions.

Work on the care home development should start next year and work was currently underway on some additional car parking and Tesla were installing their charging station.

James explained that the land to the rear of Durham Road West, a field behind the social club, had been acquired for a small residential housing scheme for around 20 properties. It was envisaged that a small local housebuilder would develop the site. The plan was for the majority of homes to be three-bedroom dwellings with four houses having four bedrooms. Two of the properties would be dormer bungalows and all would be constructed under current planning regulations with access being off Bowburn Way through the current infrastructure.

Councillor Morgan declared an interest due to the proximity of his home to the proposed development site. He went on to say that the development did not meet the aspirations of the parish plan and highlighted that it would be perfect for bungalows, particularly given its closeness to public transport links, a GP surgery and the new care home. Councillor Morgan felt that local residents would prefer to see a low-rise development which complied with the strategic objectives of the county plan.

James commented that generally a small site would be difficult to get off the ground no matter the housing mix, however it was felt that this land was large enough to appeal to the small housebuilder. Councillor Storey asked about the possibility of a housing association taking on the site and James said that it was intended for Citrus to obtain outline planning consent so could have a conversation with a registered provider. The first step was to demonstrate that a compliant scheme could be delivered on the site.

In relation to Footpath 10, Durham County Council had requested that the path be enhanced alongside the hedge and parallel to the sewerage works. This would be hugely disruptive to the landscaping and habitat which had already been established there and James had queried whether it was necessary when walkers could use the existing wide verge. It was suggested that the Vice-Chair and other interested parish councillors visit the area concerned and feed back to James.

Having thanked James for his attendance, it was: -

RESOLVED that the update be noted.

79. PLANNING APPLICATIONS

There were no new planning applications to consider.

It had been drawn to parish councillors' attention that a revised parking plan had been submitted for the planning application in respect of holiday lets at Bowburn

Methodist Church. This plan identified on-street parking for the use of visitors to the proposed holiday lets.

It was proposed that the Parish Council contact Durham County Council to reiterate their objection to the planning application and also highlighting that the parking shown on the plan could not be guaranteed; the layby outside the church was public highway and freely available for all and the side street alongside the library was not suitable due to the narrow width of the street.

It was also suggested that local residents should be encouraged to comment on the application if they had not done so already.

RESOLVED that the update be noted.

80. CLERK'S REPORT

(i) Council Tax Base 2025/2026

The Parish Clerk advised that Durham County Council had provided notification of the Council Tax Base for 2025/2026. An increase of 95.8 was proposed from the 2024/2025 base which would give a precept increase of £3,918.22 based on the current Band D tax rate of £40.90.

The precept request was to be submitted to Durham County Council by Friday 17 January 2025.

(ii) Parking Issues – Crowtrees Lane

A local resident had asked the Parish Council to consider requesting double yellow lines be installed on Crowtrees Lane, opposite Anderson's bakery. The resident had expressed concerns about cars being left on the road all day and blocking the pavement.

County Councillor Blakey advised that this matter had been raised before and last year the County Council had judged that there was not a problem. Residents had made complaints about the parking more recently and she would bring this to the County Council's attention again.

(iii) Cassop Community Centre

The Community Centre had expressed its thanks to the Parish Council for their generous grant and the new fridge freezer was now in situ in the newly refurbished community centre kitchen.

RESOLVED that: -

- (i) the notification of the Council Tax Base be noted;
- (ii) the parking issues on Crowtrees Lane be noted; and

(iii) the thanks of Cassop Community Centre be received and noted.

81. BOWBURN TRAIN STATION/LEAMSIDE LINE

There were no updates to report. It was suggested that the issue be revisited on a quarterly basis.

RESOLVED that the information be noted.

82. LOCAL YOUTH SERVICES

Parish Councillors received the Youth Services report for November 2024 and it was noted that the clubs were starting to get busier as the nights were drawing in.

Funding had been secured for a warm hub, running three nights a week for young people aged 16 plus. During half term there had been a trip to Flamingoland and a well-attended holiday club for younger children.

Councillor Storey reported that it was a similar picture at Cassop and the provision was more relevant in the darker nights.

RESOLVED that the update be noted.

83. LOCAL FOOTPATHS AND RIGHTS OF WAY

The Parish Council had received notification of a proposed diversion of Footpath 5 and had confirmed that there were no objections to the proposal.

RESOLVED that the information be noted.

84. ALLOTMENTS, GARAGES AND CEMETERY

There were no matters to report.

85. COUNTY COUNCILLORS' MONTHLY REPORTS

There were no matters to report.

86. ACCOUNTS (EXPENDITURE)

Name	Description	Other Details	Cheque No.	£ p
Gillian Kelly	Salary (paid net of tax)	1 – 30 November 2024	050500	998.52
	LG Pay Award	Backdated to 1 April 2024	“	370.79
“	Mileage/Parking Fees	34 miles @ 45p	“	15.30
“	Printing	Instant Ink Cartridges	“	5.49
“	OneDrive	Subscription	“	1.99
HM Revenue & Customs	Monthly Deductions (G Kelly) (November 2024)	Income Tax and NI Deduction	BACS	274.00
HM Revenue & Customs	Monthly Deductions (A Shutt) (October 2024)	Income Tax Deduction	BACS	41.20
HM Revenue & Customs	Employers NIC	Parish Clerk	BACS	84.36
HM Revenue & Customs	Employee NIC	Parish Clerk	BACS	25.70
Andrew Shutt*	Monthly Fee (October 2024)	Allotment Superintendent (gross)	050501	205.92
Bowburn Youth Project	Local Youth Services	Salary Costs etc. (October 2024)	050502	3672.55
Cassop Community Centre	Youth Provision	October 2024	050503	400.00
Bowburn Community Association	Remembrance Wreath	Royal British Legion	050504	25.00
Durham County Council	Lease of Land	Cassop Playing Field	BACS	1.50

*Cllr Shutt declared an interest in the item above.

RESOLVED that these items of expenditure be noted.

ACCOUNTS (INCOME)

11 OCTOBER 2024 – 14 NOVEMBER 2024

Name	Description	Details	£ p
HMRC	VAT Reclaim	2023/2024	5540.31

87. DATE OF NEXT MONTHLY MEETING

Agreed that the date of the next Monthly Meeting is to be Wednesday 18 December 2024 at Cassop Community Centre at 6.30pm.

I agree these to be a true record of the Meeting held on Wednesday 20 November 2024 at Bowburn Community Centre at 6.30pm.

.....Chairman..... Date