

**MINUTES OF THE DARRAS HALL ESTATE COMMITTEE  
MONTHLY GENERAL MEETING  
HELD ON MONDAY, 03 APRIL 2017  
AT 19:00 HOURS IN THE ESTATE OFFICE**

**Present:**

Mr A Mate (Chairman)	Mr S Savin
Mrs S Hill	Mr J Scott
Mr S Hughes	Mrs C Thompson
Mr J Myers	Mr G Wright

1. **Apologies for Absence:**

Apologies for absence were received from Mr D Brown, Mr A Gilchrist, Mrs S Jaidka, Mr A Tucker and Mr M Welford

2. **Minutes of Previous Meeting:**

The Minutes of the previous meeting held on Monday 06 March 2017 were signed as correct.

3. **Matters Arising from Minutes of Previous Meeting:**

There were no matters arising from the minutes of the previous meeting.

4. **Planning Applications:**

Please refer to Plans minutes.

5. **Financial Report by Treasurer:**

There was no financial report for perusal due to a software problem on the computer, however, Mrs Duffy commented that the annual rent charges were being paid in abundance.

6. **Letters Received:**

83 Runnymede Road

Correspondence is still on-going with this matter.

### Land to the rear of Beech Court

Further correspondence has been received regarding possible access via Beech Court to develop land to the rear. A reply will be sent informing the developer that we cannot assist and no entry will be gained through Estate boundaries.

## 7. **Any Other Business:**

### 47 Woodside

This application was rejected at the last meeting. Mr Mate has since had a meeting with both the owners of 45 and 47 Woodside with a view to reaching a suitable compromise. He also reported that he has had a meeting with their architect and is presently awaiting his amended drawings for consideration.

### Building Site Concerns

At the AGM many residents expressed concern regarding problems constantly being encountered on sites where building works were ongoing. Such matters included persistent bonfires, obstructive parking of contractors vehicles which should actually be parked on site, damage to verges, drainage issues and, in some cases, the pollution of freshwater streams. The Committee felt that, whilst most concerns were not within our remit, we should put pressure on Enforcement Officers at NCC to assist with blatant disregard of rules.

Mr Myers also suggested a Frequently Asked Questions section be included on our website. This would give details of the department or individual at Northumberland County Council, together with relevant telephone number which would assist residents with commonly encountered problems.

### 33 Middle Drive

Ongoing concerns have been received regarding the poor state of repair of the above vacant dwelling including reports from Northumbria Police. Despite attempts to contact the owner, we have received no response. The Committee agreed that a legal letter needs to be sent to the current owner reminding them of their obligation to keep the site in an orderly, safe and secure manner.

### Britain in Bloom

At the AGM, Alma Dunigan asked if the Darras Hall Estate Committee would make a contribution to the upcoming Britain in Bloom. Mr Mate pointed out that fortunately Dobbies Garden Centre have agreed to sponsor a garden competition on the Estate and this could also include a promotion of the Britain in Bloom competition.

### Dog Fouling on Estate

Mr Mate suggested that, following complaints regarding the above, the latest law regarding dog fouling and carrying of disposal bags should be shown on the website. The Committee also suggested that waste disposal bag stations could be sited along the Bridlepath. This matter will be pursued with a view to costing and/or sponsorship, if required.

### Building Design Code Booklet

Mr Savin suggested that, in a way of assisting prospective purchasers and owners, looking to carry out structural alterations to their properties, that a design code booklet be compiled, available for download via our website. This guide would hopefully reduce any ambiguities encountered within our current Byelaws and visual examples could be shown throughout. Following a discussion, the Committee asked Mr Savin to compile a list of criteria that would be covered within this design code booklet for further consideration at the next meeting.

Mr Savin also felt that the Committee should have a drainage strategy in place when applications are submitted. Excavation works can affect the water table as well as large areas of hard landscaping. This would need some professional input and the Committee suggested that we obtain some quotations with a view to including this inspection within our current new build system and major structural alterations.

7.1 **Sub-Committee Reports**

7.1.1 *Highways and Environmental*

Nothing to report

7.1.2. *Land and Property*

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7.1.3 *Airport Representative*

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8. **Date & Time of Next Meeting:**

Monday, 08 May 2017 at 19:00 hours.

**Meeting Closed: 21:00 Hours.**