

**MINUTES OF THE DARRAS HALL ESTATE COMMITTEE
MONTHLY GENERAL MEETING
HELD ON MONDAY, 08 MAY 2017
AT 19:00 HOURS IN THE ESTATE OFFICE**

Present:

Mrs C Thompson (Vice Chairman)	
Mr D Brown	Mr A Pile
Mr A Gilchrist	Mr J Scott
Mrs S Hill	Mr A Tucker
Mr S Hughes	Mr M Welford
Mrs S Jaidka	Mr G Wright

1. **Apologies for Absence:**

Apologies for absence were received from Mr A Mate, Mr J Myers and Mr Scott Savin.

2. **Minutes of Previous Meeting:**

The Minutes of the previous meeting held on Monday 3 April 2017 were signed as correct.

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

47 Woodside

Following Mr Mate's failed attempts to reach a suitable compromise between the applicant and the affected party, Mrs Woodall had instructed the applicant to submit amended plans in the usual manner which would be considered by the Committee.

33 Middle Drive

Mrs Woodall provided an update on the above property. It has been discovered that Environmental Health at Northumberland County Council will be able to enforce a Community Protection Order if they receive complaints from residents regarding the dangerous state of this property. Complaints should be addressed to Liam Howley 01670 623718 or email liam.howley@northumberland.gov.uk.

Britain in Bloom and Gardening Competition

New management is in charge at Dobbies Garden Centre and we are awaiting confirmation of their involvement in the above.

Design Booklet

A discussion took place regarding the viability and necessity for such a document to be provided by the Estate Committee to potential purchasers/developers. It was decided unanimously that it was not. However, it was felt that instructions should be available both in the office as a paper handout, and on our website, which would give clarity regarding planning procedures. It was agreed that Mr Welford and Mr Savin would create a 'best practice' list of criteria in a simple format.

4. **Planning Applications:**

Please refer to Plans minutes. It was pointed out by Mr Gilchrist that plans should be submitted in PDF format in order that they can be conveyed onto a screen for easier viewing by the Committee.

5. **Financial Report by Treasurer:**

Mrs Duffy circulated the Financial Report for the Committee's perusal. There are now 960 outstanding rents and there has been a huge increase in payments made via internet banking and the website.

6. **Letters Received and Any Other Business:**

Darras Hall First School

Mr Welford stated a declaration of interest and did not participate in the consideration of this matter.

Following provisional consent being granted for the above, Mrs Thompson reiterated the criteria listed and the necessity for amended plans to be submitted. These plans had just been received prior to this meeting and they need to be checked. The Committee felt it imperative that all green areas should remain for the use of sport and recreational purposes under the Sport for England directive.

Ponteland Neighbourhood Plan

Mrs Woodall informed the Committee that we have 5 weeks to respond. Mr Tucker offered to prepare a draft response which could then be forwarded to the Committee for formal approval.

83 Runnymede Road

Mrs Hill stated a declaration of interest and did not participate in the consideration of the application.

Following the Committee's decision to be minded to grant covenant consent for the above application on 10 October 2016, Mrs Thompson reminded the Committee of the stipulations and conditions laid out in this decision. As correspondence had been received from both Mr Smith, the applicant's representative, and Dr McLeod of 85 Runnymede Road, the Committee were mindful that this application must reach a conclusion.

A discussion took place and it was agreed by the Committee that the information provided in the application stated that the site was 0.256 of an acre, therefore, fulfilling the minimum requirement of a quarter acre plot. If Dr McLeod disputed this information, then it would be his responsibility to provide proof that measurements given were inaccurate. However, a desktop study based on evidence supplied by Dr McLeod himself, showed that the plot was indeed 0.256 of an acre, therefore, the question of the Committee exercising discretion was not relevant. This measurement had also been confirmed by the Inspectorate at Northumberland County Council prior to their approval being granted.

The Committee had received written confirmation from Mr Smith that he was unaware of any ongoing legal dialogue or correspondence between Mr Lee and any of his neighbours or their representatives in relation to 83 Runnymede Road. To their knowledge, there are no open items.

The Committee agreed that no Breach of Covenant has been, or will be, recorded against 85 Runnymede Road regarding this matter.

Mrs Thompson pointed out that the Committee had made every endeavour to mediate between both parties. It was felt upon completion of the plot being maintained in an orderly and satisfactory manner in keeping with a front garden expected on Darras Hall, letter of covenant consent with conditions (as

previously stated and agreed by the applicant) would be issued, together with duly stamped plans.

7. **Any Other Business:**

7.1 **Sub-Committee Reports**

7.1.1 *Highways and Environmental*

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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, 05 June 2017 at 19:00 hours.

Meeting Closed: 21:20 Hours.