

**MINUTES OF THE DARRAS HALL ESTATE COMMITTEE
MONTHLY GENERAL MEETING
HELD ON MONDAY, 14 MAY 2018
AT 19:00 HOURS IN THE ESTATE OFFICE**

Present:

Mr A Mate (Chairman)	Mr A Pile
Mr D Brown	Mr J Scott
Mr A Gilchrist	Mrs C Thompson
Mrs S Hill	Mr M Welford
Mrs S Jaidka	Mr I White
Mr A Malhotra	Mr G Wright

1. Apologies for Absence:

Apologies for absence were received from Mr S Savin and Mr A Tucker.

2. Minutes of Previous Meeting:

The Minutes of the previous meeting held on Monday 16 April 2018 were signed as correct.

3. Matters Arising from Minutes of Previous Meeting:

There were no matters arising.

4. Planning Applications:

Please refer to Plans minutes.

5. Financial Report:

Mrs Duffy presented the Financial Report and informed the Committee that the rents were coming in well. The split of Newcastle Building Society money can take place after 1 June 2018 and due to workload she has still been unable to obtain rates for a suitable account. This will be completed in the near future.

Mrs Duffy asked Mr Mate to update the Committee on the position with regards to new legislation on GDPR as he had taken advice from our website provider. Mr Mate said that the only information we hold on behalf of residents is their name and address on our database (which is required for administration

purposes), and this computer is password protected, as are the others. We also have locking cupboards in the office. The only concern that the Committee had was with regards to email addresses which have been supplied for registration via our website. Following a brief discussion it was agreed that a message be posted on our website informing residents that we will no longer be accepting email addresses and any previously received will be destroyed forthwith. Mr Malhotra also offered the support of a member of his staff who is GDPR trained, who can clarify matters in more detail.

Mrs Duffy brought the attention of the Committee to a resident living on Darras Road who, as a matter of principle, will not be paying his rent due to the despicably untidy garden next door to him at 158 Darras Road. This property has had numerous letters sent to the owner in the past but to no avail. However, the overhanging hedge from this garden also affects sight lines from Moor Lane and the Committee decided to write to the owner again. They will also bring this matter to the attention of Northumberland County Council. Mrs Duffy was instructed to inform the resident that unfortunately it is not within our remit to enforce action to be taken at this garden and he must pay the rent charge which is legally enforceable.

6. Letters Received and Any Other Business:

91 Western Way

Mr Tucker is liaising with Andrew Morgan regarding the demarcation of estate owned land on a plan and a licence being produced for the owner of the above property. To be finalised.

53 Edge Hill

Mrs Woodall updated the Committee that a meeting had been held with the owners and they have taken on board the suggestions regarding retaining the hedge and rearrangement of plots. This application will be on next month's agenda.

Search Fees

There will be an increase in price to £50 for searches. This will take effect on 1st June 2018 and a notice has been placed on the website.

Number 9 Broadway

Mr Scott had been asked by a resident about the alcohol licence at the above premises. There was concern that as no public houses were allowed on the Estate, this could be classed as such if no food was being purchased. Following

a brief discussion it was agreed that Mr Mate would approach the owner of the Bistro and ask exactly what type of licence she holds.

Galliford Try – Bridlepath works

Mrs Woodall had received an email from the Project Manager confirming that the site car park is well underway and once complete this should alleviate any localised indiscriminate parking issues around the new school. He is also in the process of ascertaining contact details for the Committee to use for the repair of the footpath in the car park. Mr Pile would like to check what the intentions are of the contractors with regards to the footpath leading into the school from the Estate car park as levels appear to be changing. Once this information is to hand we can complete any necessary repairs/alterations.

83 Runnymede Road

A resident had emailed the office with regards to various issues that have already been covered and decided by the Committee. The Committee felt that with regards to the hedge leading up the side of the site to his property, this is an issue which needs to be raised between himself and the owner of 83 Runnymede Road. The Byelaws have a guide height of 2 metres but this is not enforceable.

6.1 Sub-Committee Reports

6.1.1 Highways and Environmental

Mr White updated the Committee as follows:-

The original repair and patching program has been completed, but the inspections within the area are continuing with quite a few areas of potholes marked up already, and there should be a further program of dressing and patching in the summer. Mr Mate and himself are meeting Glen Sanderson, the Environment and Local Services Cabinet member, along with Martin King also from Northumberland County Council, on the 1st June after which they are hopeful to provide residents with more specific plans.

Phase 3 of the re-surfacing of Middle Drive, which should have taken place last year, was deferred until after the School project, but the funding available has been retained to then incorporate work within Phase 4 plans.

With regards to the new Darras Hall Primary School, it has been confirmed that a plan has been submitted and approved by NCC and Ponteland Town Council, to implement a mandatory 20 mph speed limit around the school, i.e. Broadway and Middle Drive.

Mr White also reported that he had been to a meeting with the Footpath Group and Tim Fish from Northumberland County Council had raised the issue of some bollards being removed near Eastern Way to improve disabled access.

Mr White mentioned a letter of complaint from a resident on Woodside regarding contractor's vehicles parking indiscriminately and damage being caused to footpaths. As already stated the car park at the school is nearing completion which should alleviate some parking issues. With regards to footpath damage, the Committee still feel strongly that the onus lies with the contractors to reinstate any damage caused. Mr Mate raised the issue of a bond being obtained from applicants. He felt that this needs to be further researched and advice obtained from Andrew Morgan to find a way forward with some type of legal document.

6.1.2 Land and Property

Mr Pile reported that he and Mr White had completed their walk of the Bridlepath and found it to be in quite good order. With regards to the bollard removal on the Eastern Way entrance, it was decided that this was not necessary. The Committee have never had any complaints about disabled or pushchair access and they do not want any encroachment onto the Bridlepath from undesirable modes of transport. Mr Welford felt that we have provisions in place for disabled persons that meet the standards required.

7.1.3. Airport Representative

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

Monday, 11 June 2018 at 19:00 hours in the Estate Office

Meeting Closed: 21:00 hours

