

**MINUTES OF THE DARRAS HALL ESTATE COMMITTEE  
MONTHLY GENERAL MEETING  
HELD ON MONDAY, 8 OCTOBER 2018  
AT 19:00 HOURS IN THE ESTATE OFFICE**

**Present:**

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

**1. Apologies for Absence:**

Apologies for absence were received from Mr A Gilchrist and Mr I White.

**2. Minutes of Previous Meeting:**

The Minutes of the previous meeting held on Monday 10 September 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:**

The financial report was circulated by Mrs Duffy.

Mrs Duffy has begun investigations into the splitting of money in accounts and has been informed that the current Building Society account needs to retain £100,000 balance. There will still be approximately £60,000 to invest. Mrs Duffy also said that the current account is now incurring fees as we have in excess of £100,000 turnover per annum. This is mainly due to the increase in planning application fees, together with inspection fees and searches. Due to these fees being incurred another current account will be opened to facilitate a split of monies.

The Capital and Resources Account does not have internet banking services at present, however, Mrs Duffy is currently organising this.

The overdue rent/service charge final reminders for 2 years have been distributed with a deadline of 5 November 2018 before Court action will be taken.

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

### **6.1 Sub-Committee Reports**

#### *6.1.1 Highways and Environmental*

Mr White was not present, however, he had forwarded an email from Mr King at Northumberland County Council stating that as far as he was aware all patching has been completed for the second round of jobs with a third round coming over the next few months. Middle Drive works are still on-going. The camera survey for Meadow Court is still progressing. The 20mph work programmed at the new Primary School is complete.

#### *6.1.2 Land and Property*

Mr Pile said that the Grasslands cut and collection has now taken place and he was very pleased with the work of the new contractor employed this year. Due to the cost being less than in previous years, Natural England still have money remaining in the budget so this can be utilised for tree maintenance.

Mr Pile referred to the problem encountered with disabled access at Dunsgreen entrance through to Meadow Court and Bridlepath. Mr Pile has received correspondence from Tim Fish at NCC regarding a meeting and, as he feels that the footpath in question is council adopted, then he will seek their assistance in removing the barriers in question.

The Bridlepath has a number of issues with regards to tree work and Mr Pile is in the process of compiling a list ready to be sent out to tender with 3 different tree surgeons.

### 7.1.3. Airport Representative

Mr Scott said:

- the Development Plan, which should go ahead in 2035, has not drawn much comment from anyone other than the Green Party.
- The level of business at the airport is back to where it was before the financial crash.
- No noise complaints from Darras Hall but Heddon & Clara Vale have formed a group regarding noise pollution.
- Woolsington are having terrible problems with taxis and cars parking there with litter becoming a real problem. The Airport are being asked for assistance to alleviate these issues.

### Galliford Try

Mrs Woodall said that despite further attempts to contact the above company she has still had no response. Attempts will continue.

### Increase in Inspection Fees

Mrs Woodall informed the Committee that it had been decided to retain our current inspector and the fees would be increased on all applications received after 5 November 2018.

### Remembrance Service

Mr Mate will be representing the Committee on 11 November 2018.

## Drawing Information/Documentation for New Builds

Following repeated complaints from residents regarding the parking of contractor's vehicles on roads and verges, to which the Committee have no jurisdiction, Mr Mate, with input from Mr Savin, is attempting to compile an information sheet which will be part of the consent requirement. This is mainly regarding a detailed site plan set up showing the space available for vehicle parking, site cabin, materials storage etc. This will include an inspection from our Inspector prior to foundations. Payment of a bond of £500 would be needed from the applicant and this would be repaid if the site was managed correctly.

Following a brief discussion it was decided that this may be difficult to implement, however, it was agreed that Mr Mate continue to develop this initiative as, if nothing else, it demonstrates to residents that we are attempting to address the problem.

### 104 Darras Road

Mrs Woodall has been in correspondence with the neighbour of the above property regarding the distance to boundary. As the Committee anticipate new amended plans for 104 Darras Road are about to be presented for consideration, they felt that when notifications have been distributed accordingly, the neighbour will have the opportunity to respond as they see fit.

### 18 Willow Place

A letter from the objector to the above planning proposal (which has previously been approved) had been received. Mr Mate read the contents to the Committee and it was decided that a detailed response would be made.

### Byelaw Amendment

A brief discussion took place in which Mr Mate suggested that there should be recourse for appeal to rescind planning approval should information supplied by applicants be discovered to be false. It was decided that the Byelaws should have an addendum regarding incorrect measurements and the process involved in rescinding former approvals.

### Footpath outside United Reformed Church and Primary School

Mrs Woodall said that Debrat have been contacted with regards to obtaining a quote for the above works.

### Seasonal Gathering

This will take place on Wednesday 19 December 2018 at 12.30pm at The Blackbird, Ponteland.

### Developments on New Sites

Mrs Hill referred the Committee to the development of 4 new builds at the rear of her property. Despite the fact that a topographical survey was received with this application, the developers have altered the gradient of the land which has, therefore, made the properties a lot higher than originally anticipated. Mr Savin said the only way to alleviate this issue would be to have a defined finished floor level.

The Committee agreed that they must be more mindful of new builds on undeveloped sites in the future.

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

Monday, 05 November 2018 at 19:00 hours in the Estate Office

**Meeting Closed: 21:00 hours**