

# SADBERGE PARISH COUNCIL

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## Minutes of the meeting held at 6:30 p.m. on Tuesday 2<sup>nd</sup> February 2010 in Sadberge Village Hall

**Present:** Councillor Scaife [Chair]  
Councillors Best, Brown, Glew, Heywood and Schott

**In attendance:** Councillor Brian Jones Alastair Mackenzie – Clerk

### 1. Apologies

Apologies were accepted from Councillor Vickers, and the reason for his absence was approved.

### 2. Declarations of interest in items on the agenda

There were no declarations of interest.

### 3. Minutes of the last meeting

The minutes of the meeting on 12<sup>th</sup> January 2010 were agreed to be a true record of the meeting.

### 6. New telegraph pole on the village green

- 6.1 The Clerk reported that on Friday 22-Jan-2010 contractors working on behalf of BT installed a new telegraph pole on the slope at the northern edge of the main section of village green. The purpose of the new pole appears to be to avoid the main telephone wire to East Close going through the tree on the village green. Neither BT nor the contractor contacted the Parish Council to ask for permission to install the new telegraph pole, and there was no consultation with local residents. The Clerk has contacted BT Openreach asking them to explain why they have installed the new pole without asking for permission.
- 6.2 The Council agreed to allow members of the public to speak on this subject. The following points were made during the discussion.
- The new pole is an eyesore, and it is in a bad location.
  - The new telephone wire still goes through the branches of the tree. The contractor cut branches off the tree.
  - The tree blocks the light to at least one East View property during the summer.
- 6.3 It was agreed that Sadberge Parish Council strongly objects to the way that the new telegraph pole was installed without any consultation with the Council and local residents. The Council should have had an opportunity to suggest a location for the new pole.
- 6.4 The Clerk will continue to pursue this matter with BT. **ACTION:** A Mackenzie
- 6.5 The Clerk will inform Phil Haynes about the branches being cut from the tree. **ACTION:** A Mackenzie

### 4. Matters arising

- 4.1 The two parish councils now have access to the new storage facility on the bank at Middleton-One-Row. There is a need to agree the arrangements for using the storage facility. It was agreed that this should be done by a meeting between representatives of Sadberge Parish Council and Middleton St. George Parish Council. **ACTION:** Councillors Scaife and Schott / A Mackenzie
- The Clerk was authorised to spend up to £200 on purchasing a lockable metal cabinet for the storage of Council records (mainly in ring binders.) **ACTION:** A Mackenzie
- 4.2 The Clerk has still to arrange for various items of Council information to be added to the Sadberge web site. **ACTION:** A Mackenzie

- 4.3 Les Elders has paid for the 2009 Christmas tree. The Clerk will write a 'thank you' letter.  
**ACTION:** A Mackenzie
- 4.4 The map of the footpaths around Sadberge should be ready in about six weeks. Yvonne Ramage has been waiting for confirmation of the diversion of Footpath No. 10 before marking up the map. Local residents have raised concerns about the state of the footpaths and the lack of circular walks.  
Yvonne Ramage has checked the paths. She will contact one farmer who has ploughed right up to the edge of a field and will take action to re-instate path markers in a number of places.
- 4.5 The locations for the new trees on the village green near Tithe House have been agreed. Phil Haynes' advice is that the southern-most tree will be far enough from the village garden opposite the Buck Inn.  
Darlington Borough Council has pruned the trees at Stainton View, but one Norton Road resident is still concerned that the trees will block the light. The Clerk will ask Phil Haynes to contact the resident to discuss the issue.  
**ACTION:** A Mackenzie
- 4.6 The inaugural meeting for the 2010 Northumbria in Bloom competition will be held at Wynyard Hall at 10 a.m. on Monday 8-Mar-2010. Councillor Scaife and the Clerk will attend.  
**ACTION:** Councillor Scaife /  
A Mackenzie
- 4.7 The issue of traffic and parking on Chapel Row will be raised at the PACT meeting on 9-Feb-1010.
- 4.8 It turned out that the Clerk's Foundation Course on 13-Jan-2010 was for new clerks, so the Clerk did not attend it.
- 4.9 The Clerk went along to the Talking Together event on the subject of the Tees Valley Bus Network on Wednesday 20-Jan-2010. The proposed improvements to the bus network are not directly relevant to Sadberge, but it was a useful opportunity for the Clerk to talk to some Borough Council officers. (See item 11 below.)
- 4.10 It was agreed that Councillor Scaife and the Clerk will go to the Best of Darlington Awards ceremony on the evening of Friday 26-Feb-2010. Rich Hurst, Joan Vickers and Councillor Vickers will also be invited to attend.  
**ACTION:** A Mackenzie

## 5. Playing field north of St. Andrew's Park

- 5.1 Dave McGaughey had sent the Clerk a diagram showing Reiver Homes' proposal for a disabled access ramp on the right hand side (i.e. north-east side) of the main ramp down to the playing field north of St. Andrew's Park. This would involve removing two trees.  
Dave pointed out that Gordon Pybus's original suggestion was that the disabled access ramp could be put the left side of the main ramp, and that this would avoid the need to remove trees. He will contact Reiver Homes to suggest that the design is amended accordingly.
- 5.2 The Parish Council thanked Dave McGaughey for his efforts on this issue.
- 5.3 It was agreed that the disabled access ramp should be located to the left side of the main ramp. The Clerk will communicate this to Dave McGaughey.  
**ACTION:** A Mackenzie

## 7. Darlington Local Development Framework

- 7.1 The Clerk had submitted the Parish Council's comments on the Statement of Community Involvement.  
The Clerk and some of the Parish Councillors had also submitted individual comments asking developers to be advised to contact "any parish council whose parish is likely to experience a significant impact from the proposed development" rather than just "any parish council whose parish includes or is next to the site".
- 7.2 The Clerk gave an overview of the Core Strategy: Revised Preferred Options document that has been issued for consultation.  
The Parish Council agreed the following comments:-
- The majority of the Core Strategy: Revised Preferred Options document is very good. In most cases, there is a thorough analysis of the issues and the preferred options are well-

thought-out and clearly explained. This is particularly true of the sections on "A Vibrant Town Centre and Accessible Local Shops and Services" and "Quality Housing for All". However, Section 3.3 on Promoting Renewable Energy is very poor and contains significant errors.

- Page 21. The Parish Council agrees that support should be provided to maintain, expand and enhance facilities and networks for public transport, walking and cycling. In particular, there should be safe, off-road footpath / cycle path / bridleway links (i) between neighbouring villages and (ii) between the villages and Darlington.
- Page 24. The Parish Council notes that new limits to development (also known as 'village envelopes') will be identified in the forthcoming Accommodation Growth DPD. In line with the Sadberge Parish Plan, the Parish Council believes that the current development limits for Sadberge should be retained.
- Page 26. The Parish Council agrees that outside the limits to development of the main urban area and the villages, development should be limited to that required to meet identified needs.
- Development should only be permitted if the transport infrastructure is capable of handling the traffic that will be generated by that development.
- Section 3.3 – Promoting Renewable Energy – appears to be based on *the Decentralised Renewable and Low Carbon Energy Study* carried out by Entec. This study was very superficial and contains a number of serious errors, which have also been included in the Core Strategy: Revised Preferred Options document.
- Page 34. Section 3.3.5. The Regional Spatial Strategy (RSS) does not identify the north eastern part of the Borough as part of an area of least constraint.
- Page 34. Figure 3.1 misrepresents the 'least impact' area defined in the Arup report on *Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain*. The area shown in figure 3.1 is Arup's 'study area'. Note that Sadberge is included in Arup's study area, but is not included in Arup's least impact area.
- Page 34. Section 3.3.5 states that Arup report says that the area of least constraint "has the potential for more than one development of approximately 4-6 medium to small-scale turbines". This is a misquote. In fact, the Arup report says that the least impact area could accommodate 9 - 15 additional wind turbines in medium-small to small clusters (i.e. 4 - 6 turbines per cluster).
- Page 35. Section 3.3.6 and figure 3.2. The specification of three 'potential areas of least constraint' is based on (i) the misrepresentation of Arup's least impact area and (ii) a very superficial analysis of the issues and options. In particular, the analysis does not take account of visual impact (individual or cumulative) or the potential effect on air traffic control radar.
- Page 35. Section 3.3.6 states that the three areas of least constraint could potentially generate over 100MW installed capacity. This appears to be based on the 'technical potential' given in the Entec report. The 'technical potential' figure is effectively meaningless, as it ignores important practical constraints on numbers of wind turbines. It should be noted that, according to Entec's figures, achieving the 423 GWh per annum would require 70 - 80 'larger' wind turbines plus 162 - 356 'smaller' turbines – a total of 232 - 436 commercial-scale wind turbines. This is clearly impractical. There is therefore no realistic assessment of the of the potential for wind power generation within the Borough of Darlington.
- In the Entec report, the section on micro-renewables mentions ground source heat pumps, but fails to mention air source heat pumps, which are likely to be more appropriate for the urban part of Darlington.
- Also in the Entec report, the statement that "*CO<sub>2</sub> savings associated with GSHP are not considered as electricity usage is increased by use of this technology*" shows a fundamental lack of understanding of heat pumps.

7.3 Councillor Scaife and the Clerk will meet the relevant Planning Officers to discuss these issues.

7.4 The Parish Council also agreed that the communication to Darlington Borough Council should make reference to (b) the Sadberge Parish Plan, (b) the Parish Council's comments on the

original version of the Preferred Options document, and (c) the Parish Council's *Suggested Wind Farms Policy* document.

- 7.5 After the meeting with the Planning Officers the Clerk – in consultation with Councillor Scaife – will finalise the wording of the Parish Council's comments and submit them to Darlington Borough Council.  
**ACTION:** A Mackenzie

## 8. Risk assessment

- 8.1 The Council reviewed its Risk Assessment.
- 8.2 The following amendments were made to the Risk Assessment.
- Item on fraud. Add the statement that cheques require two signatures.
  - Item on legal or other expenses as a result of people challenging the Parish Council's decisions and/or actions. Add a statement that Legal expenses are included in the Public Liability and Employer's Liability sections of the Council's insurance policy.
  - Item on loss of documents due to fire in the Village Hall or the Clerk's house. Add a statement that most of the records are being moved to a lockable steel cabinet in a new storage facility at Middleton-One-Row.
- 8.3 With these amendments, the Council approved the Risk Assessment.
- 8.4 The Clerk will check the level of Public Liability insurance. **ACTION:** A Mackenzie
- 8.5 The Clerk will make a back-up copy of the Council's electronic records on a CD ROM.  
**ACTION:** A Mackenzie

## 9. Wind farms near Sadberge

- 9.1 It was agreed to send out a flyer reminding Sadberge residents to submit their comments on the Moor House wind farm planning application. The Clerk will finalise the wording on the flyer in consultation with Councillor Scaife.  
**ACTION:** A Mackenzie
- 9.2 There was no news of the proposed A1 Wind Farm near Mordon.
- 9.3 There was no news of the proposed wind farms at East and West Newbiggin.
- 9.4 The Seven Parishes Action Group (SPAG) has encouraged local residents to submit objections to the Moor House wind farm and has distributed copies of a CD ROM highlighting the problems caused by wind turbines.
- 9.5 SPAG's consultant, Geoff Sinclair, has written a critique of the Moor House wind farm's Environmental Impact Statement (EIS).
- 9.6 The Council noted that the Bolam and Area Action Group is organising an anti-wind-farm conference in Polam Hall, Darlington on Saturday 6-Mar-2010.

## 10. Partners And Communities Together (PACT)

- 10.1 A Partners and Communities Together (PACT) meeting will take place in Sadberge Village Hall at 6:30 p.m. on Tuesday 9-Feb-2010.
- 10.2 It was agreed to include information about this PACT meeting on the flyer reminding Sadberge residents to submit comments on the Moor House wind farm planning application. (See 9.1 above.)  
**ACTION:** A Mackenzie

## 11. Bus services through Sadberge

- 11.1 The Clerk reported that Simon Houldsworth (Darlington Borough Council's Transport Policy Manager) had indicated that the low passenger numbers on the subsidised bus services through Sadberge means that at some point in the future these services may come under threat. It would be very helpful to find ways of increasing the numbers of people using the buses.
- 11.2 It was agreed to put this subject on the agenda for the 2010 Parish Meeting.

## 12. Low Carbon Communities Challenge

- 12.1 Sadberge was not selected to participate in the Low Carbon Communities Challenge.

- 12.2 The Climate Change Working Group has decided to bring the Sadberge Energy Saving Project to a close. The Eco-eye electricity monitors, plug-in monitors, etc. will be sold off to Sadberge residents, as previously agreed by the Parish Council.
- 12.3 The Climate Change Working Group is proposing to help the Sadberge Village Hall Association to apply for grant funding for a solar photovoltaic panels and improved insulation (e.g. double glazed windows for the Coffee Lounge).
- 12.4 After discussion, the Parish Council decided that this would not be an appropriate time for the Climate Change Working Group to offer to help local farmers to invest in small-scale wind turbines.

### 13. Facilities for obtaining feedback from Sadberge residents

- 13.1 Following a suggestion from the Clerk, the Parish Council decided to install three 'Parish Council mailboxes' to make it easier for village residents to return questionnaires, response slips, etc.
- 13.2 Subject to obtaining the necessary permissions, the mailboxes will be situated in the following locations:-
- At the village hall.
  - Beside the notice board on the village green near the central crossroads.
  - At the junction of Norton Crescent and Norton Road.

13.3 The Clerk will obtain the mailboxes.

**ACTION:** A Mackenzie

### 14. Project to commemorate Sadberge's success in the 2008 Calor Village of the Year competition

It was agreed that this subject will be discussed at the Council's next meeting.

### 15. Planning

The Council noted the outcome of the following planning application:-

- Granted 09/00766/FUL Erection of 4 stables and a tack room at 3 Sadberge Hall Farm.
- Granted 09/00709/CU Conversion of existing redundant building to form a residential dwelling at Spring House Farm.

### 16. Correspondence

The Council noted the following correspondence:-

- Letter from the British Red Cross requesting a contribution towards the Haiti earthquake emergency appeal.
- Letter from the Great North Air Ambulance requesting a grant.
- Letter from Durham County Council about the County Durham Environment Awards.

### 17. Next meeting

The next meeting of Sadberge Parish Council will be held in Sadberge Village Hall at 6:30 p.m. on Tuesday 2<sup>nd</sup> March 2010.

**Alastair Mackenzie**  
Clerk

APPROVAL OF THE MINUTES OF THE MEETING HELD ON 2<sup>nd</sup> FEBRUARY 2010

I hereby certify that these minutes are a true record of the meeting.

Signed: Councillor S Best \_\_\_\_\_

Date \_\_\_\_\_