

WINDLESTONE PARISH COUNCIL

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Minutes of Ordinary Meeting held 8th December 2022 at Hutton House, Chilton

Present: Councillor Dave Willshaw (DW) (Chair) Councillor Derek Cattell (DC) Councillor Phil Woods (PAW) Councillor Alison Morris (AM) Karen Youngusband, Clerk & Responsible Finance Officer (KY) 2 Members of the Public	ACTION
400/22-23 Apologies Councillor Geoff Makepeace (GM) County Councillor Julie Cairns (JC) KY announced that Councillor Geoff Makepeace would be stepping down as a Councillor. Once a formal letter had been received from Geoff the vacancy would be reported to the Local Authority and advertised in the Parish. Members agreed that a letter of thanks be sent to Geoff for all his years of service to the Parish Council. DW agreed to compile a letter.	DW
401/22-23 Declarations of Interest There were no declarations of interest.	
402/22-23 Minutes Members agreed to approve the Minutes of the Ordinary Meeting of Windlestone Parish Council held 8 th September 2022.	
403/22-23 Matters Arising from the Minutes <u>Street Lighting</u> KY explained that despite struggling to get Contractors to submit quotations to carry out the works on the Street Lights, a Contractor had now been appointed. The light at Windlestone Park had been off for a few weeks, so the Contractor had been instructed to deal with that light as a priority. Although the need to contact BT and heavy workloads associated with erecting Christmas Lights had delayed progress, the Contractor had now visited the light to scope out the works and given assurances that the light would be repaired the following week (by no later than 15 th December) unless there was found to be a major fault. KY confirmed that she had emailed the resident of the property most affected to advise of the situation.	KY

<p><u>Windlestone Hall</u> KY had attempted to contact Steven Robertson at the Hall with a view to Members visiting the Hall to view progress on the works already undertaken. Steven had left a voice message confirming that this would be acceptable, but then all further attempts to contact Steven had been unsuccessful. KY would try and contact Steven in the New Year.</p> <p>It was understood that work on the enabling development scheduled to commence in 2022 had not yet begun.</p>	
<p>404/22-23 Public Participation</p> <p>2 Members of the public were present at the meeting to discuss the situation at the Eden Arms. It was agreed to discuss the matter under the scheduled Agenda Item.</p>	
<p>405/22-23 Finance</p> <p>Members considered the Precept for 2023-2024 and agreed that the Council needed to be prepared for any unforeseen emergencies and maintain sufficient reserves to be able to address any general price rises including being able to maintain the Parish Council owned streetlights. Being mindful of the current financial pressures on residents Members decided to limit the increase in the Precept to 5%</p> <p>Details of recent income/expenditure was presented for information.</p>	<p>KY</p>
<p>406/22-23 Planning</p> <p>There were no Planning Applications to discuss.</p>	
<p>407/22-23 Eden Arms Update</p> <p>2 members of the public were present to discuss their concerns regarding the Eden Arms. KY explained that she had been in touch with the Local Authority Planning Department, the Police, Humanitarian Support, The Owner of the property and the local MP for the area. From those discussions the following points had been confirmed:</p> <ul style="list-style-type: none"> • Police have confirmed that they did attend to a report at the Eden Arms but were satisfied that there was only 7 or 8 people on site, who were migrant workers and legally allowed to be present at the building. The Police will continue to monitor the situation and liaise with the Parish Council. • The Operations Manager for the building advised that the owner had employed a group of Migrant Romanian workers (not Albanian 	

	<p>refugees as had been rumoured) to work on the heating/plumbing inside the building and that they would be staying there until the works were complete.</p> <ul style="list-style-type: none"> • Humanitarian Support has advised that no application has been made for financial support to house vulnerable people/refugees inside the building. • The Planning Manager for Durham County Council has confirmed that no planning applications have been received for the building and that the building’s legal use/listing remains as that of a hotel. Enforcement Officers will continue to monitor the situation. • The owners’ intention remains to open the property as a hotel. Works are ongoing to get to that stage as there is a lot of work to undertake. Initially it is not expected that the bar will re-open however, this is subject to change. • The Eden Arms is not a listed building. Attempts to have the building listed have failed as there are insufficient original features remaining in the building to warrant it being listed. • The Building Inspector will carry out Inspections of works complete at appropriate times as agreed with the owner. All relevant surveys, certificates etc will need to be in place prior to the Hotel re-opening. 	
<p>408/22-23</p>	<p>Definitive Map/Public Footpaths</p> <p>DC had purchased a bespoke Definitive Map for the Parish. PW had a copy of the old version of the map. PW confirmed that Members had until January 2026 to reclaim any lost footpaths in the Parish. If paths were not reclaimed, then they would be lost forever. PW agreed to circulate a newspaper article that he had in his possession regarding the reclaiming of footpaths. Members agreed to hold a special meeting in January to discuss the matter, as a one- off Agenda Item. KY agreed to organise the meeting.</p>	<p>KY/PW</p>
<p>409/22-23</p>	<p>Correspondence</p> <p>Right to Roam Query</p> <p>KY confirmed that she had referred the resident who had submitted a Right to Roam query to Peter Crinion at the Local Authority for advice. Unfortunately, as the land in question did not comprise a formal designated footpath, there was nothing that the County Council could do as it was at the landowners’ discretion whether to permit access over their land.</p>	

410/22-23 Any Other Business There was no further business to discuss.	
411/22-23 Date and Time of Next Meeting KY to arrange Meetings of the Parish Council as follows: Special Parish Meeting – January 2023 Ordinary Paris Meeting – February 2023	KY

With no further business to discuss the Chair declared the meeting officially closed at 7.00pm.

SIGNED: (Chair) **DATE:**