

## Greencroft Parish Council

Minutes of the Council Meeting held on 24 September 2024 at 6.00pm at Lynwood House,  
Lanchester

Present: Sandra McDonagh (Chair), Dorothy Parry, Jane Cain, Ann Bell, County Councillor  
Doug Oliver, Paul McAdam (Clerk),

Apologies :, Gavin Jarvis, Vivien Self, County Councillor Mike McGaun

### 126/24 Declarations of Interest

Ann Bell declared an interest regarding discussions in respect of Greencroft Estate.

### 127/24 Public Participation

Councillor David Freisner of Lanchester Parish attended on behalf of that council to discuss and share views regarding planning applications on Greencroft Estate and also advise regarding a Neighbourhood Plan.

### 128/24 Minutes of the last Meeting

**Resolved** that the Minutes of the Ordinary Meeting held on 30 July 2024 be **AGREED** as a correct record

### 129/24 Planning

DCC reports had been circulated.

An outline application has been submitted for a tourism development of up to 140 lodges plus food and retail offerings on Greencroft Park.

An initial discussion identified a number of concerns about the proposal including the access to the site – both for vehicles and machinery to develop the site and then ongoing users of the potential development. It was felt that there was no way to access the site without causing massive upheaval and disruption.

Water supply and sewage was another major concern with such a size development.

It was **AGREED** that a further meeting should be held as soon as possible to discuss a response to this application and submit before the deadline of 14<sup>th</sup> October.

### 130/24 County Councillor Update

Councillor Doug Oliver updated that he had spoken to DCC Highways officers regarding the proposed speed control measures for Maiden Law but had been referred to previous correspondence and he will chase up the matter again.

Doug will update Clerk before the next meeting to enable a further letter from Greencroft Parish Council to be written if no further progress.

### **131/24 Clerk Update**

Noticeboard – faulty parts have now been replaced by manufacturers.

2 vacancy adverts circulated to councillors and it was **AGREED** that option 1 would be displayed in the noticeboard and it was also **AGREED** that the parish map currently on the website would be displayed in the noticeboard.

Work Required in park

Damaged Seat - £612 had been received from insurers of Andy Purves which could be used towards a new seat.

Hours Worked – 11 hours worked in July, 7 in August and an anticipated 11 in September and it was **AGREED** for these to be paid.

### **132/24 Budget**

2024/25 budget position circulated prior to meeting –no questions.

Paul to produce a more detailed forecast for the year alongside the budget statement for next meeting.

### **133/24 Accounts for Payment**

None

### **134/24 Standing Orders**

Paul had circulated for comments the template standing orders highlighting the areas to be individually completed regarding Greencroft Parish Council and it was **AGREED** that Paul should finalise them and report back to the council.

### **135/24 Traffic Issues in Village**

Nothing further to add to 130/24 above.

### **136/24 Solar Farm Planning Application**

Nothing further to update – no further application had been made by developer but it was **AGREED** that Greencroft Parish Council would need to consider any further application to see if previous concerns have been satisfied and respond accordingly if not.

### **137/24 Neighbourhood Plan**

David Freisner explained that he had played a role in introducing a Neighbourhood Plan within Lanchester Parish Council and would be happy to help Greencroft Parish Council in any way he could.

Initial discussion on the topic raised that the Council should evaluate what would be required from a plan and what would be the positives and negatives.

Initial points to consider were the boundaries of a Neighbourhood Plan – it does not have to be the exact parish council boundary.

It should link in with the County Durham Plan and therefore the County Durham Plan should be carefully read and understood.

It was **AGREED** that a small workgroup should be established to explore the values of introducing a Neighbourhood Plan.

Ann Bell volunteered to be part of the group and it was suggested that Gavin and Vivien would be good additions to so it was **AGREED** that, in their absence, Paul would contact them to ask them.

### **138/24 Seat and Fence Inspections**

Jane Cain had carried out the monthly check and identified no further changes in conditions since last month.

It was also noted that the planting had been completed and formal thanks were expressed to Ann, Jane and Vivien for their work.

The working group had established that 2 of the seats were beyond economic repair and in addition there was the seat broken by the groundsman that had already been removed.

The group would now look for 3 new seats to be purchased for the play area and as part of a long term plan would also research the possibility of re-introducing some sort of play area.

They will consider the cost, legal issues and feasibility of such a plan.

### **139/24 Questions from Members**

None received.

### **140/24 Chair Announcements**

None.

### **141/24 Any Other Business**

None

### **142/24 Next Meeting**

Tuesday 29<sup>th</sup> October at 6.00pm at Lynwood House.