LOWICK PARISH COUNCIL

A meeting of Lowick Parish Council was held on 19th February 2013 at 7.30pm in the Village Hall

Present: JA Huddart, PD Calder, Mrs A Worlock, SA Mather, Mrs S Graham, Mrs MA Bell, Mrs LA Bradbury, Mrs F Burn, W Perks

1. The Chairman welcomed everyone and opened the meeting

2. Apologies for absence were received from Councillor RJD Watkin

3. Declarations of Interest – none

4. Minutes of previous meeting – S Rickitt is the correct spelling not Ricketts. Otherwise the minutes were agreed as being correct

5. Matters Arising
   - The clerk reported that it would cost around £300 for a grit bin; RJD Watkin has no money left in his Councillors allowance for this year. It was decided to leave a decision on this until the autumn or perhaps move a bin which isn’t used very much. Mrs A Worlock suggested that residents should be encouraged to move the snow on the footpaths beside their homes
   - The clerk to contact the Enforcement Officer regarding hedge removal at the east end of the village
   - Parish Councillors were pleased to note that PC Alan Morton has obtained the use of a flashing speed limit sign

6. The Common – JA Huddart reported that he had met with Stephen Rickitt who acted as an advisor and David Francis from NALC
   - The Common was originally registered with Glendale Rural District Council which was succeeded by Berwick District Council and now Northumberland County Council
   - The County Council accepted registration of the Common by the Parish Council in 1969/70 and the Parish Council has been assumed as owner now. JA Huddart suggested that the Parish Council should try and reach some decisions with regard to the roadway at the west end of the Common
   - Copies of JA Huddart’s thoughts and suggestions were circulated and historic photos were also considered (copies in the minute book). One picture shows a shed and JA Huddart asked if the Parish Council could conclude that the shed wasn’t on the Common. It was though that it probably was and that it was just left alone. A washing line was also shown on the photo
   - A 1890 map shows a bridge into the field which would be a right of way
   - JA Huddart suggested that when Burnhouse was built in the farmer’s field the entrance to the field was put next to the house but PD Calder said that the bridge has always been where it is now and that Burnhouse was given a piece of the Common for access
   - The 1920 map shows a pavement area which wasn’t part of the Common and the 1979 minutes say they were trying to find the owners but there is no evidence to show that they were found
S Rickitt had advised that nothing at all could be done to the edge of the Common, part of the Common would have to be deregistered and anyone wanting access would have to make it up to 4.5 metres.

The land in the field was registered as being possible housing development land but the applicants were told it would be extremely unlikely that planning permission would be granted because of access over the Common.

There had been an attempt in November for all parties to come together and find amicable solutions. Everyone tried to come up with a plan to present to the Parish Council, however the plan shows that the track is too wide so wouldn't be allowed.

JA Huddart said that the residents have no choice but to pursue the Land Registry adjudication as Mr Colgan has threatened to pass on all his legal bills to the residents.

JA Huddart said he thought the farmer should ask the Parish Council for permission to take heavy vehicles along the track and that no request has ever been made.

Mrs A Worlock said that if Mr Colgan needs 4.5 metres access to be able to build a property/ies he should find out the cost of de-regulating and ownership of part of the Common and maintenance. She also suggested that if the concrete ever needed replacing the Parish Council should be consulted. She also pointed out that it is the responsibility of the Parish Council to protect the Common and it is time to take this role seriously – the Parish Council is not in a position to give part of the Common away.

JA Huddart said that there was no objection to the access and if the residents want to go ahead with the Land Registry adjudication it’s up to them, not the Parish Council’s responsibility, all agreed.

Everyone felt strongly that all those in dispute should come to an amicable agreement.

Mrs S Graham thanked JA Huddart for all the work he had done on this matter.

7. Core Strategy Consultation – JA Huddart and Mrs A Worlock will respond to this on behalf of the Parish Council

8. Planning Applications

Application Ref: 13/00011/OUT : Outline planning application – construction of 2 residential units with garages : Land adjacent to 73 Main Street, Lowick. The following comments were made:

- Concern about the access – it’s very close to the access to Philips Place
- Houses in Philips Place will have their light obscured
- Privacy to neighbouring properties

Application Ref: 13/000137/FUL : Conservatory to rear elevation : 5 Church Lane, Lowick. There were no comments to make.

9. Any other business

- Passing Places to Holburn Grange – Mrs S Graham said these have not been installed yet.
- JA Huddart suggested the Parish Council should consider instituting a Community Service Award – this was agreed to be a good idea, to be discussed at the next meeting.

10. Date of next meeting – 21st March 2013

There being no further business the meeting closed at 9.15pm.

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21st March 2013