**NEVILLES CROSS COMMUNITY ASSOCIATION [NXCA]**

**ORDINARY MEETING**

**TUESDAY 25TH JUNE 2019**

**7pm, UPPER ROOM, CHURCH HALL, ST JOHNS CHURCH**

**MINUTES**

In Attendance: J Thompson (chair), T Cleaver (Sec), P Rowe (Treasurer), Cllr A Doig, Cllr C Reeves, Cllr E Ashby, Cllr L Brown, P Jackson, B Whitton, G Walker, A Lockhart, A Earle, S Collinson, R Hudspith, M Glanville, S Glanville

By Invitation: V Dunne (WHP Telcoms); J Lowe and S Childs (Neighbourhood Plan Working Group); M Leonard and D Bone (Friends of Langley Moor)

1. **CHAIR’S WELCOME**
2. **APOLOGIES FOR ABSENCE**

**Noted**

Apologies from A Haysey, P Boughton, S Shaw, W Greeves, H Martin, S Rundle

1. **MINUTES OF 1ST MARCH 2019 MEETING [circulated with Agenda]**

**Approved**

The Minutes of the meeting of 1st march 2019

1. **MATTERS ARISING and CHAIR’S ACTIONS**

**REPORT**

That in relation to the County Plan, comments from the Minutes now have NXCA representation at the Examination-in-Public confirmed for:

Policy 5: Sustainable Urban Extensions (ref: 1085, relating to the Western Relief Road);

Policy 16: Durham University development, PBSAs and HMOs (ref: 1083);

Policy 23: Durham City Sustainable Transport (ref: 1087; zoned parking, etc).

1. **TELECOMS MAST**

**NOTED**

WHP Telecoms have had a temporary mast down Nevilles Cross Bank. They now want to locate it closer to the A167 on a permanent basis and have been told by the County Council that: ‘…when you are likely to have undertaken all the testing required in order to put forward your proposals to the residents? This will be essential before any application is submitted’ (*Jennifer Jennings, Planning Officer – Central East Area).*

**RECEIVED**

A presentation from Vince Dunne, Acquisition Surveyor, WHP Telecoms on:

* Who pays for masts;
* How locations are decided and how coverage is determined, and who uses masts other than mobile owners (such as emergency services);
* Why the temporary telecoms mast does not need planning permission and how long they may remain on site;
* The current ‘jigsaw’ for NX area and potential sites to cover the gap (in terms of coverage, accessibility, proximity of resident accommodation, and height location.

Mr Dunne thus stated that on the evidence of above the location on the A167 was the best possible solution for the mast and 4 boxes of related equipment and that the mast would be 55 feet in height (see attached documents).

**NOTED**

Mr Dunne answered a number of questions and subsequently submitted a revised plan – PDF attached] and written comments as follows:

1. **Is the monopole shown in the correct location on the drawings?**

The drawings are correct apart from the front page showing the Site Plan location. All the other drawings were accurate showing the pole 5m South from lamppost 170. The correct Site Plan (front page only amended) is now attached. As you can see the pole is NOT opposite the house but the garage as I suggested. Speaking to the engineer it is highly unlikely this can be moved any further South due to services which is why this location chosen

1. **Discounted Option – the new development at the junction**

This rooftop is not suitable as it is a pitched roof and would not take the weight of the equipment anyway. There would also be ICNIRP issues even if it could be built – totally not suitable. This will be included as a discounted option in the new planning application

1. **Can the cabinets be moved behind the barrier**

This is 3rd party land (not Highways) where the Acquisition would be delayed by at least circa 9 months. This delay would stop the TEMPORARY site being removed earlier which is NOT what the planning dept wanted.

If this option was looked into it would mean a survey would be required as land falls away (steep slope) – may not be buildable? No guarantee the 3rd Party would allow anyway.

1. **Coverage Plots**

Coverage plots are provided with the planning application. These plots show coverage in the area WITH & WITHOUT coverage.This demonstrates the Site is required.

1. **Can the Site be situated on the grass verge outside Mama Mia restaurant?**

The answer to this is YES (subject to survey, trial dig etc) but this location was rejected by the LPA as being too open.

1. **RESPONSE TO THE NEIGHBOURHHOD PLAN**

**NOTED**

* 1. The Neighbourhood Plan is out for consultation. It has been drawn up to reflect what residents, businesses and visitors have said are their priorities for planning policies to conserve and improve our city, including the Nevilles Cross area (and summaries and linked have already been circulated). It is vital that communities have the opportunity to be involved in shaping the contents of the Plan.  If over 50% of those who vote in a referendum give approval to the Plan it then becomes the statutory development plan by which, along with national and County planning policies, development and enhancement proposals within the City of Durham Parish are decided **(relevant documents and sources were circulated earlier)**.
  2. In relation to the NX area, the NXCA had commented on the Plan’s proposals for the Observatory Hill area, the former Shell garage and the policy on student HMOs, as well as any other matter relevant to an NXCA response.

**RECEIVED**

A presentation from John Lowe, secretary to the Parish Council Neighbourhood Plan Working Party, on the background to the Plan, the process and status of the Plan and the final deadline for comments by 5th July.

**RECOMMENDED**

1. That, following discussion on the Observatory Hill area and the possibility of Durham School wanting to build a replacement for Bow School in existing green space, the NXCA propose that the open green space area be extended in accordance with the attached map ([PDF attached];
2. That Clay Lane and adjacent tree cover be included in Policy G3 – proposed emerald network;

1. That in the light of potential cycle ways, the University’s proposal for superhighway routes, and the danger to pedestrians because of the incline, Clay Lane be specified stated as a pedestrian route and that that appropriate signage be sought to forbid the use of Clay lane for cycling;
2. That in the light of the planning application and decision on the Corner House, opposite the Duke of Wellington, the Plan’s policy on HMO application criteria be tightened, with specific reference to the data used to determine the existing level of student occupancy.

1. **ACCOUNTS**

**APPROVED**

The draft 2018 accounts, postponed from the AGM in March [**circulated with Agenda**].

1. **ESTABLISHMENT OF AN NXCA EVENTS COMMITTEE**

**APPROVED**

* 1. An NXCA Events Sub-Group, currently comprising J Thompson, T Cleaver, P Rowe, W Greeves, A Doig, S McGloy.
  2. Will Greeves as the chair.

**NOTED**

That the two events under consideration were a Xmas festival on 6th December and a joint summer picnic with the Lowes Barn Community Centre project.

1. **"NXRESIDENTS" FACEBOOK PAGE AND COMPLAINTS PROCESS**

**CONSIDERED**

* 1. A review of complaints about NX Residents Facebook comments, how comments may be managed, and the need for clarity on guidelines;
  2. A complaints/grievance policy for the NXCA.

**APPROVED**

The establishment of a review and the appointment of a Parish Councillor – Esther Ashby - and another to undertake the review under (i) and proposals under (ii).

1. **SHERATON PARK UPDATES and FIRE SETTING CONCERNS**

**NOTED**

1. concerns about young people lighting fires in the wooded area below the playing field in Sheraton Park (often termed the Jungle) which could spread to trees, dry leaves or even the surrounding properties and gardens putting the community at risk;
2. Concerns about young people congregating at the old air-raid shelter in the wooded area to the right of Rellys path, down by the Browney and on Dean and Chapter land.

**CONSIDERED**

Progress on improving the playing field as follows:

Drainage:

Several of the existing drains and probable soak away have been located (to be explored and repaired as needed). This work will not stop the field from being used. The only work which is season-dependent is the surface treatment to help the drainage, as the soil needs to be not to dry or too wet (ideal up the middle of June, but if not done by then it will be best to wait until September). Three surface dressings to be included at 6 month intervals, up to Sept 2020 depending on when the work starts. None of the other work is dependent on having this done; access will not be restricted those using the field but they would have to avoid the area currently being worked on.

Fence:

The plan will probably be for the posts to be removed and new fence put in place in stages, as opposed to taking all the fence posts out at once. The field can still be used throughout. Can be done before or after the other works. The plan is currently for this to be approx 60cm high, so lower than the existing fence with the aim of being more of a deterrent for dogs. The current fence is approx 1m high and more or less all dogs could just run underneath it. The idea of the lower fence is that it would be at chest height for some dogs so might be some sort of barrier. Obviously they could jump over it or smaller dogs run under, but it will work better than the higher fence. It might also be possible to put an additional rail lower down, but this will not be as visually attractive. The design of the fence is birdsmouth, see: <https://security-fencing.co.uk/school-fencing-birds-mouth/> for examples of birds mouth fencing.

Access path:

The plan is to have 2 - 3 metres onto field at Kirkwood Drive end, to mirror that at the other end (depending on whether planning permission is necessary).

Signage:

Depending on discussions with Banks and the contractor, these will cover dogs being allowed around the perimeter only, and the need to pick up dog waste, and in light of the recent arson concerns, to add that fires are not permitted.

Playing Field posts:

Plan to have smaller goals at the Kirkwood Drive end as this is the least wet half of the pitch, so will probably tolerate higher usage in the wetter months.

**RECOMMENDED**

* 1. That appropriate signage be set up for Sheraton Park on firesetting;
  2. That Councillor L Brown consult with the police.

1. **REPORTS FROM COUNCILLORS**

**RECEIVED**

Reports from County Councillors and Parish Councillors as follows:

Cllr L Brown: 20mph around DJ School but not generally along the A167;

Cllr E Ashby: continuing work of A167 and traffic-calming measures; the roll-out of the ‘Shhh’ campaign to encourage students to exercise silence between 11pm and 7pm in public spaces.

1. **AOB**

**RECEIVED**

A presentation from M Leonard of Friends of Langley Moor and possible re-instatement of the bridge across the Browney linking NX (around St Cuths Hospice area to Holliday Park, with a children's play area and football pitches.

**AGREED**

Further discussions on the project.

**\*\*\*THE MEETING CLOSED AT 9PM, AT WHICH TIME A NUMBER OF AGENDA ITEMS WERE NOT ADDRESSED. THESE WILL BE THE SUBJECT OF A NOTE PROVIDING COMMENTS ON THE ITEMS. ANY OUTSTANDING ISSUES WILL BE INCLUDED ON OCTOBER’S AGENDA\*\*\***

***DURF (DURHAM UNIVERSITY and RESIDENTS FORUM) AND CETS (COMMUNITY ENGAGEMENT TASKFORCE)***

***TO RECEIVE***

1. *Reports on recent meetings of DURF and CETS.*
2. *Draft letter for community associations to have personalised by the University and returned to associations for distribution;*

*21st June – circulate template to all DURF members*

*22nd July – deadline for templates to be returned*

*27th – 30th August – final copy deadline*

*6th September – print and production*

*9th September – 8th October – delivery window*

***COMMUNITY CENTRE***

***TO RECEIVE***

*Report on progress.*

***WESTERN RELIEF ROAD ACTION GROUP [WRAGG]***

***TO RECEIVE***

*A report on WRAGG activities.*

***AOB***

***TO RECEIVE***

***A short note on the last meeting of the Ustinov College Bar Management Committee on 19 June 2019 (on which the NXCA has representation) which note:***

*- No recent disciplinary issues or complaints;*

*- Occasional attempts by 16/17 year olds to ‘tailgate’ their way into the bar have been;*

*- A few younger people have been using the bar during café opening hours as a place to revise for GHSE’s, which is fine;*

*- The accounts are being revised following the identification of errors in the way the university’s system, was handling them. These are expected in August;*

*- All University café/bar staff are being trained in allergen awareness;*

*- There are no plans to seek any change to the licence in the next year.*