

# AREA 1 FORUM

Monday,  
29 October 2007  
6.30 p.m.

Community Centre,  
Tudhoe

## AGENDA and REPORTS



**This document is also available in other languages,  
large print and audio format upon request**

**العربية (Arabic)**

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

**বাংলা (Bengali)**

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

**(中文 (繁體字)) (Cantonese)**

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

**हिन्दी (Hindi)**

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे

**polski (Polish)**

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

**ਪੰਜਾਬੀ (Punjabi)**

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

**Español (Spanish)**

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato.

**اردو (Urdu)**

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

## AGENDA

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

To notify the Chairman if you have an interest in the following items.

**3. MINUTES**

To confirm as a correct record the Minutes of the meeting held on 3<sup>rd</sup> September 2007. (Pages 3 - 6)

**4. POLICE REPORT (LOCAL ISSUES AND ROAD SAFETY)**

A representative of Spennymoor Police will attend the meeting to give a report on crime statistics, initiatives and road safety in the area.

**5. LOCAL IMPROVEMENT PROGRAMME - APPLICATION ST.PAUL'S PARISH CHURCH - TECHNICAL STUDY**

Report of Assistant Chief Executive. (Pages 7 - 10)

**6. QUESTIONS**

The Chairman will take questions from the floor.

**7. DATE OF NEXT MEETING**

Monday 10<sup>th</sup> December 2007 at 6.30 p.m. at Borough Council Offices, Spennymoor

**8. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

To consider any other business which, with the consent of the Chairman, may be submitted. Representatives are respectfully requested to give the Chief Executive notice of items to be raised under this heading no later than 12 noon on the Friday preceding the meeting in order that consultation may take place with the Chairman who will determine whether the item will be accepted.

Brian Allen  
Chief Executive

Council Offices  
SPENNYMOOR  
19<sup>th</sup> October 2007

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ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection in relation to this Agenda and associated papers should contact Mrs. Gillian Garrigan, Spennymoor 816166 Ext 4240 [ggarrigan@sedgefield.gov.uk](mailto:ggarrigan@sedgefield.gov.uk)

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## **Distribution List**

### **Sedgefield Borough Council**

Councillor A. Smith (Chairman)

Councillor C. Nelson (Vice-Chairman) and

Councillors Mrs. A. M. Armstrong, Mrs. B. Graham, A. Gray, J.M. Khan, Mrs. E. Maddison, B.M. Ord, K. Thompson, W. Waters and Mrs. E.M. Wood

### **Spennymoor Town Council**

Councillors Miss.S.J. Armstrong and J. Graham

### **Durham County Council**

Councillors E. Foster and N.C. Foster

### **Tudhoe Grange Comprehensive**

### **UK Youth Parliament**

Ian Geldard

### **Spennymoor Comprehensive School Council**

J. Palmer and P. Lenagh

### **Spennymoor Police**

Inspector W. Bentham

### **County Durham Primary Care Trust**

### **Tudhoe Community Centre**

J. Smith

### **New Life Community Church**

R. Gibson

### **CAVOS**

G. Magill

### **Spennymoor Pub Watch**

C. Fletcher

### **Spennymoor Chamber of Trade**

J. Welsh

### **Neighbourhood Watch Co-Ordinators**

Mrs. E. Croft

### **The Oaks Residents Association**

S. Bright

### **St. Pauls Gardens Residents Association**

I. Lessiter

### **Eden Residents Association**

Mrs. C. Bell

**MARG**

Mrs. Sheila Lewis

**Greenways Residents Association**

A. Lamb

B. Lamb

P. Lawton

**Tudhoe Residents Association**

Mrs. S. Stephenson

**OTHERS**

Mr. B. Argyle

Mrs. Brown

Mr. S. Case

Mr. D. Gordon

Mrs. M. Khan-Willis

Mr. P. Moore

Mrs. A. Mumford

Mr. K. Pritchard

Mr. J. Redman

Mrs. A. Robinson

Mr. F. Ryder

Mrs. J. Slater

Mrs. A. Stapleton

Mr. R. Stewart

Mr. A. Williams

# Item 3

## SEDGEFIELD BOROUGH COUNCIL AREA 1 FORUM

Village Hall,  
Byers Green

Monday,  
3 September 2007

Time: 6.30 p.m.

**Present:** Councillor A. Smith (Chairman) – Sedgefield Borough Council and  
Councillor Mrs. A.M. Armstrong – Sedgefield Borough Council  
Councillor A. Gray – Sedgefield Borough Council  
Councillor J.M. Khan – Sedgefield Borough Council  
Councillor Mrs. E. Maddison – Sedgefield Borough Council  
Councillor C. Nelson – Sedgefield Borough Council  
Councillor B.M. Ord – Sedgefield Borough Council  
Councillor K. Thompson – Sedgefield Borough Council  
Councillor W. Waters – Sedgefield Borough Council  
Councillor Mrs E. M. Wood – Sedgefield Borough Council  
Inspector A. Green – Durham Constabulary  
Councillor E. Foster – Durham County Council  
A. Lamb – Greenways Residents Association  
E. Croft – Neighbourhood Watch  
D. Acock – Spennymoor Settlement  
M. Jackson – Spennymoor Settlement  
Councillor Miss S.L. Armstrong – Spennymoor Town Council  
Councillor C. Maddison – Elected Member – Tudhoe Grange  
and Low Spennymoor Ward,  
Spennymoor Town Council  
I. Lessiter – St. Pauls Residents Association  
I. Geldard – UK Youth Parliament  
D. Gordon – Local Resident

### In

**Attendance:** C. Donaghy and G. Garrigan – Sedgefield Borough Council

**Apologies:** Councillor Mrs. B. Graham – Sedgefield Borough Council  
Councillor J. Graham – SpennymoOR Town Council  
A. Inglis – County Durham PCT

### AF(1)7/07 **DECLARATIONS OF INTEREST**

The following Councillors indicated that they would be declaring an interest in Item 5 – Sedgefield Borough Local Improvement Programme – Application Report – Spennymoor Settlement Regeneration Project.

Councillor Mrs. A.M. Armstrong	-	Prejudicial Interest – Member of Sedgefield Borough Cabinet
Councillor J.M. Khan	-	Prejudicial Interest – Member of Sedgefield Borough Cabinet
Councillor W. Waters	-	Prejudicial Interest – Member of Sedgefield Borough Cabinet

**AF(1)8/07**

**MINUTES**

The Minutes of the meeting held on 19<sup>th</sup> June 2007 were confirmed as a correct record and signed by the Chairman.

**AF(1)9/07**

**SEDGEFIELD BOROUGH LOCAL IMPROVEMENT PROGRAMME - APPLICATION REPORT - SPENNYMOOR SETTLEMENT REGENERATION PROJECT**

**NB : In accordance with Section 81 of the Local Government Act 2000 and the Members Code of Conduct, Councillors Mrs. A.M. Armstrong, J. M. Khan and W. Waters declared a prejudicial interest in the above item and left the meeting for the duration of discussion on the item.**

Consideration was given to a report of the Head of Strategy and Regeneration regarding the above. (For copy see file of Minutes).

D. Acock, Spennymoor Settlement, was in attendance to present the application.

The Forum was reminded that at its meeting on 6<sup>th</sup> November 2006, it had supported the Settlement Project going forward for Local Improvement Programme funding to the value of £118,106. Following that meeting, a technical study had been undertaken by the Council's Property Services Team on behalf of the Settlement to examine the full scheme costs and establish a more accurate project budget. The study identified additional work in relation to disabled access, security systems /emergency lighting and building inflation, which resulted in the anticipated project cost increasing to £250,000. Consequently the Settlement was now seeking £140,000 of Local Improvement Project funding.

It was reported that the Settlement had been very successful with its fund raising and could contribute £110,000 in 'matched funding' to the project, reducing the percentage of LIP funding required to 56% of the project cost.

C. Donaghy, Regeneration Section, reported that Area 1 Forum had an LIP allocation of £278,800 for 2006/07, of which £54,882 had been allocated to two schemes – Tudhoe Grange School and Middlestone Moor Playground. Further funding of £278,800 was available during the 2007/08 financial year for other projects within the Area 1 Forum locality.

The Forum congratulated the members of the Settlement on their fund raising efforts and agreed to support the project.

**AF(1)10/07**

**NAMING OF DEVELOPMENT RESIDENTIAL DEVELOPMENT ON LAND AT GRAYSON ROAD, SPENNYMOOR**

Consideration was given to a report of the Building Control Manager regarding a request from George Wimpey (North Yorkshire) Limited to officially name and number the above site, comprising of 159 dwellings. (For copy see file of Minutes).



The site was currently being marketed by the developer as “Moorcroft” and six street names were required.

After due consideration the Forum agreed to put forward the following names:

- Everson Way
- Skylark Crescent
- Snowdrop Drive
- Charhill Close
- Mulberry Drive
- Lavender Lane

**AF(1)11/07 POLICE REPORT (LOCAL ISSUES AND ROAD SAFETY)**

Inspector Adrian Green was present at the meeting and gave details of the crime figures for the area.

The reported crime figures for June and July 2007 were as follows:

	<u>June 2007</u>	<u>July 2007</u>
Vehicle Crime	10	10
Violent Crime	20	7
Burglary (Dwellinghouse)	13	5
Burglary (Other)	7	10
Rowdy/Nuisance Behaviour (Alcohol-related incidents)	86	106
	47	78
Sex Offences	2	3
Criminal Damage	29	36

It was reported that the total number of crimes in July was 304 compared with 245 for August. The detection rate was 39%.

With regard to road traffic accidents the figures were as follows:

	<u>June 2007</u>	<u>July 2007</u>
Damage only accidents	10	15
Minor injuries	8	8
Fatalities	0	0

Specific reference was made to the Anti-Social Behaviour Order, which had been granted that day in respect of Thomas John Andrew Kailofer of Spennymoor.

Concern was also expressed regarding the large number of travellers, who were illegally camped on the grounds of a former dog racing track at Merrington Lane, Spennymoor.

It was reported that the Borough Council as landowner was working with the County Council's liaison officer regarding the travellers and papers would be served the following day, if they had not left the site.

The Forum was informed that a meeting of the Police Community Consultative Group was to be held on Monday 10<sup>th</sup> September 2007 at Ferryhill Town Hall at 7.00 p.m. Members of the public could attend and ask questions about any police matter of concern or interest.

Inspector Green reported that he would not be the Police representative at future meetings of Area 1 Forum as he was taking up a post at Darlington. Members of the Forum congratulated him on his promotion and thanked him for his help and assistance.

**AF(1)12/07      CLEANING OF DRAINS, DURHAM ROAD, SPENNYMOOR**

Reference was made to the drains in the vicinity of 223, Durham Road, Spennymoor and the need to ensure that they were kept clear as they were prone to flooding.

**AF(1)13/07      LOCAL GOVERNMENT REVIEW**

It was reported that Sedgfield Borough Council along with the six other District Councils in County Durham had agreed to challenge the Secretary of State's decision to impose a single unitary council across County Durham. It was felt that the Government acted unlawfully and had refused to take account of the views of people of County Durham. A number of other Councils were taking similar actions and the legal challenge by Shrewsbury and Atcham Councils would be the first case to be heard on 12<sup>th</sup> and 13<sup>th</sup> September 2007. The outcome of that hearing would undoubtedly effect how the Durham District Councils progressed their challenge. In the meantime, the District Councils were working closely with Durham County Council.

**AF(1)14/07      DATE OF NEXT MEETING**

Monday 29<sup>th</sup> October at 6.30 p.m. at Tudhoe Community Centre.

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# Item 5

## AREA 1 FORUM

29<sup>th</sup> October 2007

### Report of Assistant Chief Executive

#### Sedgefield Borough Local Improvement Programme

##### Application St Paul's Parish Church – Technical study.

This report highlights a Local Improvement Programme (LIP) application submitted to and initially appraised by the Strategy and Regeneration Section. The report provides information to the Area 1 Forum for their consideration and comments, which will be used to further develop the project proposal prior to it being taken through Sedgefield Borough Council's decision-making process.

The Area 1 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009. A total of £278,600 has been allocated to the year 2007/08 of which £179,655 has been approved to date. A range of projects were allocated in the previous year for this area, and there is some additional under-spend resulting from last year, which will be available to the Area Forum for additional project activity.

#### Project Background

- **Name of Project:** Parish Hall Community Regeneration Project – Technical Study
- **Location:** Whitworth Terrace Spennymoor
- **Name of Applicant:** St Paul's Parish Church.
- **Brief Description of Project:**

This application is requesting funding to carry out a Technical Study with a view to looking at the options available to refurbish and extend the existing dilapidated, run down Church Hall, which is located behind St Paul's Church in Spennymoor. The project will look at the technical requirement of either a structural renovation and development to existing premises or New Build premises, with the aim to provide facility for increased general use by community groups, provide provision for "healthy lifestyles" opportunities and provide a base for 3 – 5 Social enterprise small businesses.

- **Requested from LIP: £6,848 (100%) Technical Study**
- **Total Estimated Project Cost: £6,848**

- **What will the LIP be used for:**

The aim of this stage of the project is to undertake a study, which will provide details of:

- Structural survey of present building
- Enhanced modernised facilities for public/community usage, meeting rooms and to include stage/hall
- Structural changes and enhancements (including extensions)
- Provision of a first floor extension to serve as small business office units
- Inclusion of a community coffee shop, to be a focal part of the new development
- Provision of car parking spaces, per requirements
- Accord with all statutory provisions

**Impact of the Project:**

The applicant has stated that the project should provide an enhanced community based facility, which would improve the physical and environmental conditions of the neighbourhood, and develop other regeneration benefits within the areas of skills training, improved healthy living, community safety, and greater social and community cohesion.

- **Evidence of need and community support:**

The applicant has stated that arising from an initial community consultation process, there is clear demonstration of need for the proposed facilities and enthusiastic support from all sections of the community. A wide range of community groups; schools; centre user groups; civic and community leaders, have been invited to generally comment on current proposals for the development of the centre and their responses have provided unanimous support.

A more comprehensive household consultation and a series of public meetings will take place to ensure all residents in the area can comment on the concept and give input into the project, this will also involve discussions with the Police, Spennymoor Comprehensive School, and potential users of the hall.

Subject to endorsement by the Area Forum at this stage, the Strategy & Regeneration Division will work with the applicant during the full appraisal process to explore the links with other facilities, and also look at a more detail predicted programme of use for the facility in order to maximise the overall impact of the project.

- **Value for money and Revenue implications:**

By carrying out this stage of the project this will help to establish a full project cost for all elements of the scheme and inform the options available.

A key issue in considering any future project proposal is to ensure that the increased revenue costs associated with maintaining a facility of this nature can be met.

**Statutory Approvals:**

- Requirement of Planning Permission will be a major consideration addressed by undertaking the Technical Study.

Subject to discussion and agreement by the Area Forum to progress the project proposal, the applicant will work with the Strategy and Regeneration Division to inform a full appraisal of the LIP application prior to it being taken through Sedgefield Borough Council's decisions making.

**Recommendation from the Strategy and Regeneration Section:**

That the Area Forum considers:

- The project proposal, and how it would meet the priority needs of the Area 1 locality.

If the Area Forum wish to support the undertaking of the Technical Study then a further more detailed report will be brought to the Area Forum once this Study has been completed to enable the Forum to consider the overall cost implications of the proposed final project.

**Material considerations:**

**Other applications received from Area 1:**

In taking the above decision the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination by the Forum.

**Applications under development**

<u>OxClose Nursery School</u>	approx. £41,000
Extend building to offer a parents room, to offer parenting classes, family learning sessions, health visitor advice, distance learning. Also to develop some of the unused waste land to extend the outdoor play	

area to provide a wildlife area, pathways and an area for growing vegetables.

**Projects endorsed by Area Forum and waiting decision by SBC.**

None

**Projects Approved to date:**

2006/07	Tudhoe Grange School Family Centre	£ 15,226.00
2006/07	Spennymoor Settlement Technical Study	£ 3,231.00
2007/08	Middlestone Moor Play Area	£ 41,518.00
2007/08	Spennymoor Settlement	£140,000.00