

AREA 2 FORUM

Tuesday,
26 June 2007
6.30 p.m.

Dean Bank and Ferryhill
Literary Institute

AGENDA and REPORTS





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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 of any items that appear later in the agenda in which you may have an interest.

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 10th April 2007. (Pages 1 - 4)

4. POLICE REPORT

A representative of Ferryhill Police will attend the meeting to give a report of crime statistics and initiatives in the area.

5. COUNTY DURHAM PRIMARY CARE TRUST

A representative from County Durham Primary Care Trust will attend the meeting to discuss local health matters.

6. LOCAL IMPROVEMENT PROGRAMME

To consider the attached report outlining the proposed project for: -

- Modernisation of West Cornforth Community Centre (Pages 5 - 8)

7. NAMING OF DEVELOPMENT

Land east of Barratt Way, West Cornforth – GLADEDALE (Newcastle) Ltd
Report of the Building Control Manager. (Pages 9 - 10)

8. QUESTIONS

The Chairman will take questions from the floor.

9. DATE OF NEXT MEETING

11th September 2007, West Cornforth Community Centre, 6.30 p.m.

10. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Members are respectfully requested to give the Chief Executive notice of items they would wish to raise under the heading not later than 12 noon on the day preceding the meeting, in order that consultation may take place with the Chairman who will determine whether the item will be accepted.

B. Allen
Chief Executive

Council Offices
SPENNYMOOR

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection in relation to this Agenda and associated papers should contact Miss. S. Billingham, Tel 01388 816166 Ext 4240, sbillingham@sedgefield.gov.uk

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Distribution List

Sedgefield Borough Council

Councillor Mrs. C. Potts (Chairman)

Councillor Mrs. P. Crathorne (Vice-Chairman) and

Councillors B.F. Avery, J.P., T.D. Brimm, Mrs. K. Conroy, D. Farry,
T.F. Forrest, J.E.Higgin, .A. Hodgson, B. Lamb and D.A. Newell

Durham County Council

Councillor G. Porter,

Councillor C. Magee

Bishop Middleham Parish Council

Councillor Mr. V. Cook

Councillor G.L. Muncaster

Chilton Town Council

Councillor J. Lee

Councillor V. Collinson

Ferryhill Town Council

Councillor J. Chaplin

Councillor A. Denton

Cornforth Parish Council

Councillor A. Denholm

Councillor L. Ord,

Castles Residents Association

Mrs. C. Hall, Secretary

Lakes Residents Association

Mrs. V. Birchall

Chilton- West Residents Association

Mr. P. Crawforth

Ferryhill Station and Chilton Lane Residents Association

Mrs. G. Hall

Dean Bank Residents Association

B. Rutherford

Cornforth Partnership

Mr. R.A. Sunman

Police

Sergeant Vincent

Sedgefield Primary Care Trust

Alyson Learmouth, and Sylvia Slaughter

Ferryhill Business and Enterprise College

Mr. S. Gater

CAVOS

G. Fortune

Community Network

Anne Frizell

Item 3

SEDGEFIELD BOROUGH COUNCIL AREA 2 FORUM

Chilton and Windlestone
Community College

Tuesday,
10 April 2007

Time: 6.30 p.m.

Present: Councillor Mrs. C. Potts (Chairman) – Sedgefield Borough Council and

Councillor B.F. Avery J.P	–	Sedgefield Borough Council
Councillor Mrs. K. Conroy	–	Sedgefield Borough Council
Councillor T.F. Forrest	–	Sedgefield Borough Council
Councillor G. Morgan	–	Sedgefield Borough Council
Councillor R.A. Patchett	–	Sedgefield Borough Council
M. Mitchell	–	Chilton West Residents Association
M. Taylor	–	Chilton West Residents Association
Inspector A. Green	–	Durham Constabulary
J. Weston	–	Dean Bank Residents Association
B. Sheppard	–	Dean Bank Residents Association
Councillor B. Catterall	–	Ferryhill Town Council
D. Lonsdale	–	THSG
P. Forrest	–	Local Resident
M. Walton	–	Local Resident

In

Attendance: V. Jackson-Hopps - Sedgefield Borough Council

Apologies: Councillor J.E. Higgin - Sedgefield Borough Council
Councillor A. Hodgson - Sedgefield Borough Council
Councillor B. Meek - Sedgefield Borough Council
Councillor D.A. Newell - Sedgefield Borough Council
Councillor Ms. M. Predki - Sedgefield Borough Council
Councillor G. Porter - Durham County Council

AF(2)34/06 DECLARATIONS OF INTEREST
Members had no interests to declare.

AF(2)35/06 MINUTES
The Minutes of the meeting held on 20th February, 2007 were confirmed as a correct record and signed by the Chairman.

AF(2)36/06 POLICE REPORT
Inspector A. Green attended the meeting to give details of the crime figures and local initiatives in the area.

It was reported that the crime figures for the area were as follows :-

	February:
Total Crime	183
Detection Rate	29%
Violent Crime	20
Robbery	1
Burglary Dwelling	15
Burglary Other	20
Criminal Damage	39
Vehicle Crime	12

Members of the Forum were updated on the continued success of Operation Maximino. They were also informed of the progression of the surgeries at Ferryhill. It was explained that they would continue with monitoring as attendance was still poor.

Questions were raised regarding crime and whether there was a high number of re-offenders in the area. Inspector Green explained that there was a number of specific individuals contributing to crime in the area. It was also pointed out that there was a problem with people moving into the area after recently being released from prison through renting properties from private landlords. Discussion was held regarding the introduction of the Private Landlord Licence, which would be piloted in the Dean Bank and Chilton West area.

Reference was given to public response to enquiries and the best way to contact the Police with information.

Concerns were finally raised regarding the use of motorbikes and the problems that were ongoing. It was explained that there was now legislation regarding the use of motorbikes. They were aware of the problems and were taking steps to target them.

AF(2)37/06

COUNTY DURHAM PRIMARY CARE TRUST

P. Irving, County Durham Primary Care Trust, attended the meeting to provide an update on health matters in the area.

With regard to the reconfiguration of the PCT, he explained that several Directors had now been appointed with the post of Director of Nursing and Therapies still to be appointed. The recruitment stage was now looking at Assistant Director levels of appointments and all posts were expected to be filled by the end of May.

It was pointed out that the structure would be based on a provider/commissioner split with the PC T commissioning appropriate services for the benefit of the communities of Durham and Darlington whilst Durham would manage the provision of services.

With regard to performance the PCT was not yet in a position to report performance on a County basis, however, the financial recovery plans had been successful with budgets on 2006/07 expected to balance.

With regard to the Chilton Health Centre, the Forum was informed that a number of steps had been taken. Funding had been identified to facilitate the Centre throughout its development. A Strategic Business Case including a Feasibility Study of the preferred site was being developed as although the site had been identified it had not been approved by the PCT. It was anticipated that the report would be submitted in the next two months to the PCT for their consideration. LIFT was still involved in the development and would be joining the project with a development at Easington. A local project group involving stakeholders in the project had been meeting to monitor its progress.

Members of the Forum pointed out that during initial meetings regarding the development interest had been received from St. Johns Ambulance, to use the centre as their base, however, there had been no further discussions. P. Irving agreed to look into the matter.

Questions and concerns were finally raised regarding the lack of provision of cancer drugs as the PCT would not fund certain types. P. Irving again agreed to look into the matter.

AF(2)38/06 SMOKE FREE LEGISLATION

V. Jackson-Hopps, Senior Environmental Health Officer, Sedgefield Borough Council, attended the meeting to inform the Forum of the new smoke free legislation.

A copy of the fact sheet was distributed for Members information, which could be found on www.smokefreeengland.co.uk.

Discussion was held regarding the enforcement of the legislation, what properties and premises would be effected, signage and any exemptions included in the legislation.

AF(2)39/06 DATE OF NEXT MEETING

To be agreed at the annual meeting of Council to be held on 18th May, 2007.

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Item 6

AREA 2 FORUM

26th June 2007

Report of the Head of Strategy and Regeneration

Sedgefield Borough Local Improvement Programme

Application - Modernisation of West Cornforth Community Centre

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 2 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 2 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009. A total of £278,700 has been allocated to the year 2007/08 of which £5,000 has been allocated to date. A number of projects have been 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 project activity.

Project Background

- **Name of Project:** Modernisation of West Cornforth Community Centre
- **Name of Applicant:** West Cornforth & District Community Association

Brief Description of Project: The aim of the project is to modernise and refurbish West Cornforth Community Centre, serving the people of the village of West Cornforth and surrounding area. The project will aid the regeneration of the village by creating a high quality facility that meets the needs of the local community and improves access to services. The proposal aims to expand the available use of the community centre to more community organisations.

- **Requested from LIP:** £85,600 (39%)
- **Total Estimated Project Cost:** £216,800 (Capital)
- **What will the LIP be used for:**

The overall refurbishment will include,

- Renew the present electrical wiring
- Renew essential fire, smoke, intruder and call alarms
- Refurbishing the toilets facilities including appropriate disabled facility,

- Complete fencing around the perimeter of the grounds.
- Renew the present inefficient heating system,
- Replacing the roof.

LIP will fund a percentage of the above work; other external funding is also being applied for.

- **Impact of the Project:**

The applicant has stated that the Community Centre is currently in a poor state of repair; there are significant areas of damage to the interior that has resulted in a decrease in community use. Several groups who have used the hall regularly in the past years have now ceased to use the hall because of its condition. The roof is intact but at risk of damage in storm conditions. There is no roof felting, which allows rainwater to seep into the roof space. As a result the snooker room has had a partial ceiling collapse and is not usable. Re-roofing the Centre and installing felting and loft insulation would not only weatherproof the building but would also reduce the loss of heat through the roof space. The central heating system is aged and therefore does not supply adequate heat to the range of rooms within the building and is extremely expensive to run. A new heating system would be more efficient to run, reducing the ongoing expenditure costs extensively and would also be able to be 'zoned' enabling areas of the building to be heated at times of use rather than heating the whole building. The present toilet facilities are old and barely serviceable with some facilities unusable, a complete refurbishment to present regulations would make them modern and accessible to *all* users of the Community Centre.

The playing pitches were recently created following a grant to full football specifications, however they are not fully secure and there are cases of vandalism causing damage to the pitches. A complete perimeter fence would address this issue. A local company had an amount of palisade fencing which was excess to their requirements and this has been provided to the Community Centre, this is not enough for the whole perimeter leaving a small area unsecured.

The applicant has stated that the proposed work to the Centre would enhance community leisure facilities in West Cornforth. A modernised Community Centre with increased, more representative membership would help to build a stronger, more self-sufficient community. The modernisation of the Community Centre would enable it to continue to be available for residents, offering a range of activities for people of all ages. Currently the Community Centre accommodates a community gym, snooker, badminton, dance classes, pantomimes, dog shows, dances mobile movies and children's activities. The Community Centre is a main provider of physical space for social and leisure facilities in West Cornforth. The hall is the only one in the village large enough to house a badminton court. It is the only local venue that could hold the Village Show. Its meeting rooms are available in the evening as well

as during the day. The aim of the project is to safeguard the existing uses and enhance opportunities to use the Community Centre.

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

West Cornforth Community Association has a close association with the Cornforth Partnership. Both organisations have representation on the other's management committee. The Centre has the active support of the Parish Council that also has representation on the Association's management committee. A new group called Friend of West Cornforth Community Centre was launched in 2006 and is devoted to fund-raising and practical support for the Centre.

A questionnaire was conducted in 2005. The results showed a feeling the Community Centre was an underused resource but that the respondents believed there was potential for greater use.

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

The applicant has applied for £85,600, which is 39% of the total project costs. £20,000 grant from Lafarge has been received towards the costs of rewiring the building, and application is being made to Northern Rock to fund the remaining capital costs. The outcome of this external funding decision will not be known for some time. Therefore it is unlikely that the project could be given full approval until the outcome is known to ensure that the full funding package to implement the project is in place. The future revenue costs will be funded by income from the Community Centre activities, a suitable charge for the use of the premises to users and also annual subscriptions.

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 2 locality.

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 further develop the LIP application, and to identify all possible match funding, prior to it being taken through Sedgefield Borough Council's decisions making process.

Material considerations:

Other applications received from Area 2:

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.

- West Cornforth Number 66 Project £64,400 approved
Works Completed and Grant claimed.
- Chilton Environmental Improvements £93,454 approved
Works ongoing, still to claim grant.
- Ferryhill LADDER Centre Technical Study £ 5,000 approved
Under development, still to claim grant.
- Ferryhill Sports Facility Technical Study £10,000 approved
Application still under development.
- Duncombe Heritage Centre Development – Ferryhill. Estimated project costs £200,000. LIP grant requested approximately £100,000. Project proposal is being developed with the History Society and the Town Council.

Item 7

SEDGEFIELD BOROUGH COUNCIL

REPORT TO AREA 2 FORUM

26 JUNE 2007

**REPORT OF THE BUILDING
CONTROL MANAGER**

**NAMING OF DEVELOPMENT
LAND EAST OF BARRATT WAY, WEST CORNFORTH – GLADEDAL
(NEWCASTLE) LTD**

A request has been received from Gladedale Homes to officially name and number the above development comprising 47 dwellings. Having regard to the layout of the site, two street names are required.

Cornforth Parish Council and appropriate Ward Councillors were consulted with the following suggestions forwarded by the Parish Council:

HOWARD – The name of well respected deceased Alderman Ken Howard who served for many years on the Sedgefield Rural District Council before Sedgefield District Council and Cornforth Parish Council.

CHURCH – The Holy Trinity Church can be seen from the development.

The developers are marketing the site as 'The Cornfields' and have forwarded suggestions of POPPY and WHEATFIELD or THE LANE and THE DRIVE.

Unless the members of the Forum would wish to suggest alternative names, it is felt appropriate that two of the above names be recommended.

Background Papers

TOWN IMPROVEMENT CLAUSES ACT 1847
PUBLIC HEALTH ACT 1925
DEPARTMENT OF TRANSPORT Circular 3/93

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