

# Hamsterley Mill Residents Association

Approved at AGM  
30/3/89

Annual General Meeting

Document E

8-0 pm 31 March 1988 at Ebchester Community Centre

## Minutes

The number of Members present was fiftytwo.

1) Apologies for absence.

Apologies were received from Mr & Mrs Cookson, Mr & Mrs Napier, Mr Moore and Mr Haddy.

2) Approval of minutes of AGM 1987.

The minutes were accepted unanimously.

3) Matters arising.

a) Ownership of the grass verges.

On the 10 December 1984 we wrote to the solicitors of the Executors of Lord Gort proposing that the ownership of the grass verges should be transferred to the respective residents, as previously discussed with him at a meeting of the Executive Committee on the 14 November 1984. In order to avoid legal costs the proposal was based on transfer by default. That is the ownership passes to each individual resident automatically after twelve years. At the meeting the solicitor raised no objection to this arrangement as the Executors were no longer interested in owning the grass verges and the Durham County Council had no wish to acquire them as part of the road adoption.

In spite of several reminders we have had no response from the solicitor and therefore your committee has decided on the following actions:

1) To take the lack of response to our letter to imply that the solicitor and therefore the Executors have no objection to transfer of the ownership of the grass verges by default.

2) To assume that the twelve year period commenced on the date of the original letter, that is the 10 December 1984

Important Note. Members are advised to make a note of this decision for future reference. It is suggested that this page should be attached to your deeds.

b) Sign posting of Hamsterley Mill.

Derwentside District Council has agreed to our request to provide a sign post or sign posts to indicate the location of Hamsterley Mill and the County Council has been asked to make the necessary arrangements to erect "village" signs.

c) Public Telephone hazard.

The request for the removal of the telephone box at the entrance of the Estate to avoid the potential hazard caused by parked cars has been turned down by the Council and British Telecom.

The reason given is that before deciding to replace the old type box the requirement was reviewed and it was decided that a telephone was still required and that the existing position was the most suitable. After

considering our request they can see no reason for changing their decision.

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Footpath from High Hamsterley Road to the B6310

Our request to Derwentside District Council for an all weather path to be provide at the end of High Hamsterley Road has been turned down. The reason given is that this work would conflict with the Council's present policy which is to use all the available resources on the repair of existing paths and roads

4) Election of Officers and Committee Members.

Nominations from the committee for officers were:

Chairman and Hon Secretary - George Maughan, Vice-Chairman - George Turner, Hon. Treasurer - Brian Murray. They were elected unanimously after a proposal by Mr J Cockwill seconded by Mr S Webster. The Chairman stated that the Committee had expressed their satisfaction with the way in which the combining of Chairman and Hon. Secretary had worked in the past two years and had agreed that the arrangement should now put on a formal basis.

Nominations from the committee for committee members were:

Gordon Berry, Jimmie Cockwill, Ronnie Jack, Kieran Moore, and Steven Webster. They were elected unanimously after a proposal by Mr G Fearnihough seconded by Mr D Haselhurst.

5) Hon. Treasurers Report.

Gordon Berry the Hon Treasurer presented his report, a copy of which is attached to these minutes. It was accepted unanimously after a proposal by Mr B Murray seconded by Mr R Silk.

The Chairman expressed his thanks to the retiring Treasurer for the excellent support he has given to the Association in the last four years.

6) Chairmans Report.

a) Adoption of Roads and Drains.

From a telephone conversation with the Northumbrian Water Authority I understand that as far as they are concerned the drains were adopted on the 11 December 1987 and that in due course responsibility for maintainance would be taken over by the Derwentside District Council who would also issue a formal notification of adoption. This also applies to the drains from Parklands which connect with those on the main part of the estate.

In response to my enquiry the Derwentside District Council stated that in case of complaints, blockages etc you should contact the Chief Technical Officer's Department at Stanley and ask for Mr F Vickers Tel No Stanley 234911.

In a later discussion with the Council it became clear that notification of formal adoption is dependent on the completion of a small amount of work still outstanding on the drains on the main part of the estate.

b) Mill Farm Road.

I am very pleased to report that the Executor's solicitor has finally abandoned his efforts to obtain a very substantial contribution from the

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Approved at AGM 4/4/91

J. M. Langham

HAMSTERLEY MILL RESIDENTS ASSOCIATION

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Annual General Meeting

8-0 pm 29 March 1990 at Ebchester Community Centre

MINUTES

The number of Members present was forty.

1) A very interesting and informative talk on the Woodland Trust was given by Miss Liz Strange who is the Trust's officer covering the North East.

We are fortunate in that there are nearly three hundred acres of woodland within easy walking distance of the Estate which have been acquired by the Trust. The woods are open to the public and will be maintained and developed by the Trust. It is obviously to members advantage that we have this guarantee that the area will remain as woodland.

Anyone wishing to become a member of the Trust should contact Liz Strange at 4, Alma Cottages, Tow Law, Bishop Auckland, CO. Durham. DL13 4EU. Telephone 0388 730065

2) Apologies for absence.

Apologies for absence received from Mr Haddy. Mr & Mrs Silk and Dr Berry.

3) Approval of minutes of AGM 1988.

Approval of the minutes was unanimous. Proposed by Mr J Cockwill and seconded by Mr A Penson.

4) Matters arising.

a) The path from the east end of High Mill Road to Mill Farm Road belongs to the Executors of Lord Gort who would like to dispose of it. Your committee is of the opinion that it should be taken over by the Council.

b) With regard to the spare land between Long Close Road and Tollgate Road, Smiths Gore the agents for the Executors have agreed in principle to the division of the land and its disposal to members whose property is adjacent to it. Details of the area and price of each section has yet to be decided and is a matter for discussion between the agent and individual members concerned.

c) The unsatisfactory design of the new fence on the A694 road at Lintzford has been raised with Gateshead Council several times. There has been no response.

d) With regard to the hazard caused by users of the public telephone parking their vehicles at the entrance to the estate, the police have arranged for their patrols to warn people parking there and committee members will pass on the registration numbers of any cars seen.

d) Transfer of ownership of grass verges.

All members with grass verges should have received a letter from Wilkinson Maughan the Executors solicitors enclosing a document making a gift to them of their grass verge. I asked our solicitor to check that the document is satisfactory for its purpose and his advice is that it is in order and there is no point in going to the expense of a conveyance. However he stresses the importance of making certain that the area marked green on the map describes the verge correctly. Errors should be taken up with Wilkinson Maughan.

e) Improvement of footpaths.

Just after the last AGM a planning application was received for the building of a house on a vacant plot at 31, Tollgate Road. No objection was raised to the proposal except to insist that the public right of way footpath along western edge of the plot should be kept open. The County Council made enquiries and confirmed that a right of way existed and the then owners of the plot, the Executors of Lord Gort, were instructed to take appropriate action.

The result is that an all weather path two metres wide bordered by a close boarded fence is now in place.

At the last AGM I reported our proposal for an all weather path from High Hamsterley Road to the B6310 road. I am pleased to say that this work was completed a few weeks ago and your committee is now negotiating with the Training Section of the Council to improve four other paths on the Estate.

These are, the path from High Mill Road to Mill Farm Road, the path through the wood from Tollgate Road to the bus stop on the A694 road and two paths from the B6310 road to Parklands. One at the east and the other at the west end of Parklands.

It is proposed that the Parklands paths will be in the form of a sweeping curve down the slope finishing roughly parallel with the road and made up of dolomite retained by wooden steps fitted with a handrail. The other two paths will be made up of dolomite.

f) Covenants in house deeds.

We have been advised that the support of the Executors of Lord Gort is required to enforce the covenants and the Associations solicitor has been instructed to discuss this with their solicitor. The initial approach will deal specifically with the two cases where planning permission was given to build a second dwelling on the same plot.

g) Rubbish in wood at west end of Tollgate Road.

For sometime this wood has been in a disgusting state caused by members dumping rubbish of every kind. Various actions have been taken to discourage this practice, none of which have been effective. Drastic action appears to be the only thing left and arrangements have been made for the council to put up a warning notice. Anyone seen leaving rubbish will be reported to the police and will be liable, under the new litter law which comes into operation shortly, to a fine of upto £1000.

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# Hamsterley Mill Residents Association

Annual General Meeting Document E

8-0 pm 19 April 1994 at Ebchester Community Centre

APPROVED AT  
AGM 27/4/95

*J. Mungahan*

## MINUTES

1) Apologies for absence were received from Mrs J Turner, Mrs Low, Brian Murray and Gordon Berry.

2) Approval of minutes of AGM 1993.

Approval of the minutes was unanimous. Proposed by Mr Taylor and seconded by Mr Bell.

3) Matters arising.

a) Request for street light at the entrance to Parklands.

No further progress on extra lighting but pressure for action by the County Council is being maintained.

b) Durham County Tidy Village Competition.

We gained second place in last year's competition, in the section for Hamlets. Members are asked for their support in ensuring that we win in this year's competition. Judging will take place in May and July. A proposal that last year's certificate should be displayed at the Hamsterley Mill Garage was agreed to by the owner with considerable enthusiasm and it has been on display, in a suitable frame, since last September.

4) Roads and Footpaths.

a) Repairs to the footpath on the south side of Lintzford Road.

The reason given for only a part of the path being repaired was that this was all that the budget for that year would bear. The remainder of the work has now been completed.

b) Repairs to road name signs.

This work has been completed.

c) Sign to indicate Hamsterley Mill.

A suggestion to the Council that the Association might be prepared to pay for a sign has had the desired effect. A sign has been made and will shortly be set up at the west end of the estate near to the RAC telephone. All paid for by the Council.

Mrs Week's comment that a second sign at the east end of the estate would be helpful to people coming from Newcastle was noted.



6) Chairmans Report.

a) Replacement of handrails on the steps at the end of High Hamsterley Road.

A request to the Council for the repair of these handrails was turned down because, it was claimed, the steps had not been adopted by the Council. Strictly speaking this makes it the responsibility of Lord Gort's executors but as past experience indicates that to persue this course of action is likely to take years with the chance of success about nil, it was decided to have the work carried out at the expense of the Association. Several quotations were obtained and various designs were considered. A tubular steel construction was selected as being acceptable both from the point of view of cost and durability. The work was completed in December last year.

b) Organic Farm.

Originally planning permission for the Organic Farm was turned down by the Council and subsequently this decision was overturned by an inspector from the Ministry of the Environment. It was thought it might be useful to write to the inspector pointing out the lack of use being made of the site and the damage to the environment for no useful purpose. The reply received from the Ministry's Enforcement Support Group stated that "neither the Secretary of State nor the inspector appointed to determine the appeal has any further jurisdiction.... suggest you again approach the local council".

The Council say that they are watching the situation but there is nothing they can do if the activities on the site conform with planning permission.

Within the last few days a for sale sign has appeared. It is understood that this applies to part of the site only. It is therefore any ones guess as to whether or not the result of the sale will be favourable.

7) Neighbourhood Watch.

Ray Taylor reported as follows.

a) Twentyfive scheme.

There is now a scheme, designed to assist the police in spotting stolen cars, by which for fee of £1 stickers can be displayed on the front and rear of a car which gives the message to the police "this car may be stopped if anyone less than twentyfive years old is driving it"

b) Tracker scheme.

The Tracker scheme is now available by which an electronic device is fitted to a vehicle, in any of several concealed positions. which if it is stolen can be activated by a police radio to transmit a homing signal to guide the police to its position. The system is understood to be giving good results. I expect to have full details in the near future.