

**THE MINUTES OF THE MEETING OF WINGATE PARISH COUNCIL**  
**HELD ON MONDAY, 4th NOVEMBER 2024**

**Present:** Councillors S Williams (Chair), E Mason, A Ogle, M Whiting, I Smith, P Mason

County Councillor Higgins

Apologies of absence were received from Councillors Bradley and Ryan

2024/11/04/01

**PUBLIC QUESTIONS**

The Chairman welcomed Dr Brian Brown and Matthew Tough, representatives of East Durham Communities Standing Together, who advised they were in attendance to discuss concerns relating to homes of multiple occupation (HMO).

A summary report highlighting details relating to HMOs was circulated and it was noted that developers could convert traditional houses into HMOs without the need for planning permission. Dr Brown and Mr Tough stated that they sought the support of the Parish Council for their organisation but also support in the form of a letter to Durham County Council seeking that Article 4 of the Town and Country Planning Act be enforced which would mean that planning permission would be required for HMOs which would result in local communities having to be consulted.

Discussion followed with questions and answers before it was **RESOLVED** that the matter be considered further at the next meeting.

2024/11/04/02

**THE MINUTES OF THE MEETING** held 14 October 2024 were agreed as a correct record.

2024/11/04/03

**POLICE AND ASSOCIATED MATTERS**

The Clerk presented a report from the Police summarising crime and anti-social for the period covering October 2024. It was noted that many of the incidents related anti-social behaviour and the use of fireworks. It was noted there had been some illegal sales of fireworks.

PCSOs were noted as having visited schools to spend time and associate with local youths and had attended start and school finish times to help deal with issues at Moore Lane including cars stopping or parking and blocking the view of the lollipop lady. It was noted that County Councillor Higgins had been involved in trying to help deal with the issues.

The next PACT meeting was noted as being on 11 December.

Following general discussion, it was **RESOLVED** the information given be noted.

2024/11/04/04

**PROGRESS REPORT**

(1) Remembrance Seat

The Clerk advised that the seat had been installed and while the costs of the seat had been met from the AAP grant there was an outstanding amount of £110 to cover installation works.

Following general discussion, it was **RESOLVED** the Clerk be authorised to pay the seat installation costs of £110.

(2) Park Keeper

The Clerk advised the Park Keeper was now back at work and park work activities were operating normally.

**RESOLVED** the information given be noted.

(3) Christmas Celebrations

The Clerk advised that a tree had been ordered and preparations were in order for the installation of it along with decorative lighting.

**RESOLVED** the information given be noted.

(4) Woodmans Cottage Allotment Site

**RESOLVED** it be noted that the sale of the site had been concluded.

2024/11/04/05

**PARK IMPROVEMENTS**

(a) Section 106 Monies

The Clerk advised that he had instructed Beaumont Brown to progress proposals relating to park improvements. However, Durham County Council had advised that it could not formally accept a Section 106 application and it needed at least one accepted quote or tender and the application could only be for the amount of funding available at this time. The Clerk advised it was several weeks away from having quotes or tenders.

Beaumont Brown had proposed fees of 9% of the total cost of the improvement works although it was likely there would be other additional professional fees required.

The Clerk proposed that the improvement works be structured as three contracts, the football improvements, play equipment and pond and environmental improvements. The availability of Section 106 monies and tender prices would determine the extent of the improvement works that could be undertaken.

Following general discussion, it was **RESOLVED** that:

- (1) the information given be noted and further progress be awaited; and
- (2) the fee proposal from Beaumont Brown be accepted.

(b) Football Association

The Clerk he had continued to meet with the FA and develop a formal

funding application and further progress was awaited although it was hoped the outcome would be known in the coming weeks. A further meeting was to take place about the potential of the FA making a financial contribution to replacement football changing rooms.

Following general discussion, it was **RESOLVED** that the information given be noted and further progress be awaited.

2024/11/04/06

**PLANNING APPLICATIONS**

**RESOLVED** that no objections be made to the following applications:

Alderwood, Durham Road- detached garage with ancillary annex  
29 Ingram Way- conversion of existing garage to w/c, utility and

2024/11/04/07

**CORRESPONDENCE**

There were no items of correspondence to consider.

2024/11/04/08

**PAYMENTS AND FINANCIAL MATTERS**

(a) Authorisation of Payments

**RESOLVED** that authorisation be given for the following payments:

Horns Garden Centre- Misc Supplies

Cheque No. 406502 £52.05

BT- Broadband at Park

Cheque No. 406503 £88.08

BT- Broadband at Park

Cheque No. 406504 £88.08

Wingate Community Association- Refund for Wreaths

Cheque No. 406505 £80.00

Clerk- Refund for Ink

Cheque No.406506 £50.99

Clerk- Refund for Ink

Cheque No.406507 £65.66

Rapid Response Drain Care- Drain Repairs at Park

Cheque No.406508 £3282.00

J Devine- Remembrance Sunday Piper

Cheque No.406509 £180.00

Clerk- November Office Allowance

Cheque No.406510 £50.00

Wingate Community Association- October Social Event

Cheque No.406511 £250.00

(b) Bank Reconciliation

The Clerk advised a bank reconciliation would be presented at the next meeting.

2024/11/04/09

**REPORTS**

(a) The Clerk

There were no reports from the Clerk.

(b) Members

There were no reports from Members.

**County Councillor**

County Councillor Higgins presented a report on County Council activities. It was noted that road markings were to be installed adjacent to Gilley House and not a give way sign. Waiting restrictions had been installed at Moore Lane and no waiting lines were to follow. Consultation was to take place on extending no waiting restrictions including at Vicarage Estate. There was a potential for bollards to be installed in the location of the lollipop lady.

In response to issues raised at the previous meeting it was noted that gardens opposite the doctor's surgery had been cut and the walkway area near Gulley Road was noted as being clear.

A Member raised the fact that two dog bins were missing at Moore Lane although in response it was noted that Durham County Council had previously advised that it would only replace the bin nearest the school.

A Member raised the issue of pot holes on Wellfield Road and agreed to report the matter directly.

Following general discussion Councillor Higgins was thanked for his report before it was **RESOLVED** that the information given be noted.

2024/11/04/10

**SCHEDULE OF ONGOING MATTERS**

**RESOLVED** that the schedule of ongoing matters be noted.

2024/11/04/11

**EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED** the press and public be excluded from the following item of business under the Public Bodies Admissions to Meeting Act 1960 (as amended) due to the disclosure of financial and personal information.

2024/11/04/12

**DRAFT 2025/26 PRECEPT**

The Clerk presented a draft precept for 2025/26 and advised it required further amendments prior to it being agreed. It was noted that some of these related to park improvements and ongoing discussions relating to potential Section 106 monies and an FA grant.

Following general discussion, it was **RESOLVED** that the information given be noted and a further draft of the precept be considered at the December meeting.

2024/11/04/12

**STAFFING ISSUES**

The Clerk gave an update in relation to staffing issues in relation to the Community Development Officer.

Following general discussion, it was **RESOLVED** the information given be noted and further progress be awaited.

**CERTIFIED TRUE RECORD**

CHAIRMAN .....

DATE .....