



Neasham Parish Council

Minutes of the Extraordinary Meeting - Tuesday 4th August 2026

Held at 6:30 p.m. in Neasham Reading Room

Agenda (Extraordinary Meeting)

1. Chair's welcome and apologies for absence

Apologies from P.Murray and P. Walters.
One parishioner was also in attendance

2. Declarations of interest in items on the agenda

No declarations were recorded.

3. Approval of the minutes of the Ordinary Meeting held on 7th July 2026

The minutes were approved.

4. Councillor Vacancy

4.1 Resignation of J. Chapple

J. Chapple's resignation was noted. The Council recorded its thanks for his service.

4.2 Vacancy notice

The vacancy notice and the midnight deadline on 7th August 2026 for electors to request an election were noted.

4.3 Co-option arrangements

Subject to confirmation that no election is requested, the Council will proceed by co-option. Anyone interested is asked to contact the Clerk.

5. Planning Appeal - Land off Sockburn Lane

5.1 Appeal 6012201 - application 24/01208/OUT

The appeal against the refusal of outline planning permission for five homes was noted. It was reported that the appeal had progressed to the site-visit stage following previous refusals.

Councillors discussed the site's position outside the Neasham development limits identified in 2022, the lack of an identified need for additional housing and DBC's five-year housing land supply. The self-build and community housing exceptions were considered but did not alter the Council's view.



The ridge-and-furrow field was considered an important part of the area's heritage. It was noted that tree planting had previously been refused on the adjoining field because of this heritage interest, and Councillors questioned how housing development could therefore be supported when plants cannot.

The number of existing homes currently for sale in the village was also noted. Reference was made to the refusal of a self-build proposal nearby, which was outside the development limits and was also dismissed at appeal.

5.2 Parish Council response

The Council agreed to maintain its objection and submit a response by 19th August 2026. The response will restate the previous grounds and include the additional points discussed. Parishioners were encouraged to submit their own comments.

6. Village Improvement Plans 26/27

6.1 Northumbrian Water Pumphouse secure fencing

An additional quotation of £850 was received, which includes the fencing work and controlled access to the green. Confirmation and a work date are awaited from M. Harrison.

6.2 Floodbank paving slabs

The Environment Agency confirmed that work to resurface the top of the floodbank will take place during 2026/27.

6.3 Village Green sign repairs

The replacement and removal works have been completed.

6.4 Flood markers

No further update was recorded.

6.5 Turf repairs near dropped kerbs

An update is awaited from M. Harrison.

6.6 Damaged bins

Following DBC's advice that the bins remain usable, no further action will be taken at this stage.

6.7 Historic Pumphouse repairs

No further update was recorded.

6.8 Daffodil Bends

The Environment Agency's approval and the required three-metre buffer were noted. A Village Clean-Up Day is to be arranged in October to prepare the area and to carry out the planting.

7. Zurich Insurance Renewal

7.1 Policy details

Policy YLL-2720874413 has a renewal premium of £505.31 for the cover period 20th September 2026 to 19th September 2027.



7.2 Renewal

The Council agreed to renew the policy and authorise payment by 20th September 2026.

8. Flood Group

8.1 Annual Flood Warden event - 2nd October 2026

K. Sandick and E. Miller were agreed as attendees. A response is to be provided by 16th August 2026.

8.2 Flood Group meeting and village walk-around

The proposed date of 1st September was ruled out because it conflicts with the Parish Council meeting. The preferred dates are 2nd or 10th September, subject to confirmation.

9. Other Village Matters

No further points for discussion.

10. Future meetings

The next Ordinary Parish Council meeting will be held on Tuesday 1st September 2026 at 6:30 p.m. in Neasham Reading Room.

The following future meeting dates were noted:

6th October 2026

3rd November 2026

1st December 2026