

**MINUTES OF THE MONTHLY MEETING OF CASSOP CUM QUARRINGTON  
PARISH COUNCIL HELD AT BOWBURN COMMUNITY CENTRE ON  
WEDNESDAY 18 MARCH 2026 AT 6.30pm**

**Present:** Councillors Henderson, Johnson, Morgan, Parker,  
G Prince, Raine, Richardson, Ridley, Shutt and Storey.

(Councillor Shutt in the Chair)

(County Councillors Blakey and Hutchinson were in attendance)

**115. APOLOGIES**

Apologies for absence were received from Councillors Bradley, Dolan and C Prince.

**116. MINUTES OF THE MONTHLY MEETING HELD ON 18 FEBRUARY 2026**

The Chair asked Members whether they were satisfied that the attached Minutes of the Monthly Meeting of the Parish Council held on 18 February 2026 should be agreed and signed as a true and accurate record.

**RESOLVED that** the Minutes of the Monthly Meeting of the Parish Council held on 18 February 2026 be agreed and signed as a true and accurate record.

**117. JAMES TAYLOR, CITRUS GROUP**

The Parish Council had invited James Taylor to attend the meeting to discuss the forthcoming outline planning application for Integra 61 Phase 2 and specifically the proposed Bowburn Development Road (BDR) which was referenced in the planning application.

James advised that the Phase 2 planning application was for a commercial and industrial development and the intention had always been for this element to come forward once Phase 1 was almost fully developed. The application was for outline permission which would confirm the principle of development with the specific type of 'shed' being dependent on the prospective operators.

In relation to the BDR, James stated that the route proposed in the application was an outline corridor, Integra had surveyed the boundaries etc, however the ultimate delivery was likely to be led by the County Council and funding was likely to be regional and/or national. James went on to say that the development of the BDR would be triggered based on cumulative trip rates and peak flow assessment of traffic through junction 61.

It was highlighted that the Phase 1 development had been predicated on a worst-case scenario for traffic flow and this had not transpired. Integra explained that the

whole traffic network had been surveyed to obtain a picture of what was happening and the current developments at Integra 61 had not reached the trigger level. It was projected that half of the second phase of development could be built out before the BDR was required by Integra.

Parish councillors acknowledged the comments about the traffic assessments but expressed that traffic at all main junctions in the immediate area was getting worse and Phase 1 of Integra was not even complete.

It was confirmed that the traffic assessment followed the industry standard approach and had been submitted to the local authority and National Highways. The assessment also took into account committed development and background growth, including the proposed wind turbine.

James said that he understood that the County Council were alive to the fact that traffic needed to be taken out of Bowburn and that they wanted to add a weight restriction and make the route through the village less attractive. He felt that the relief road had to be a desirable option for the Council.

Having thanked James for his attendance, the Parish Council went on to discuss their response to the outline planning application which was due to be considered at the County Council Planning Committee on 1 April 2026. It was apparent that the highway impacts of the development were far from clear and with the proposed new housing developments just over the parish border into Shincliffe, there was likely to be an increase in traffic through Bowburn long before the trigger point for the relief road was reached.

Members agreed that representations should be made to the County Council to defer the planning application to undertake further traffic impact assessments to consider the following matters: -

- Junction 61 and the impact on the A1(M)
- A688 Harvey Way/Bowburn Way roundabout
- A177 between Junction 61 and Stockton Road
- Junction 61 exit to Parkhill.

It was also suggested that representations be made to Alan Strickland MP regarding the potential impacts on the highway with no immediate relief.

**RESOLVED that** the Parish Council respond to the planning application on the terms set out above.

## 118. PLANNING APPLICATIONS 2026

Applicant	Details	Resolved Action
DM/26/00340/FPA Ms Stephanie Hunt 10 Heugh Hall Row Old Quarrington DH6 5NW	Reposition of stables and demolish existing	Request more information.

DM/26/00289 Former 'meals on wheels' kitchen building access off Bede Terrace 54 Prince Charles Avenue, Bowburn DH6 5DN	Prior notification in respect of proposed demolition	No objection.
DM/26/00467/FPA Mr Kyle Genner 21 Luke Avenue Cassop Durham DH6 4RD	Two storey side extension and roof alterations.	No objection.

**RESOLVED that** the action be noted.

### **119. CLERK'S REPORT**

The Parish Clerk reported that there had been reports of fly tipping in Bowburn Beck and it was understood that this was in the section which was the responsibility of the Parish Council. This matter would be looked into.

**RESOLVED that** the update be noted.

### **120. LOCAL YOUTH SERVICES**

The Parish Council had received the Local Youth Services report for March 2026 which included detail of the half-term activity at Planet Leisure and the kids club held at the youth project.

Youth clubs have had sessions on issues such as personal safety, community cohesion, vaping and its effects and staying safe around alcohol, alongside activities including cooking, baking, arts and crafts and team sports. All of the issue-based sessions had been delivered based on issues identified within the community and by young people.

Councillor Storey reported that 32 young people had attended the first session at Cassop Community Centre after the half term break.

**RESOLVED that** the update be noted.

### **121. LOCAL FOOTPATHS AND RIGHTS OF WAY**

The Parish Clerk reported that Parish Paths funding was once again available for footpath maintenance during the summer months and an application would be made for the Parish Council programme.

It was queried who was responsible for the old train line path which crossed the track at Parkhill and was in poor condition. The path was not a designated footpath and enquiries would be made as to who might repair the surface.

**RESOLVED that** the update be noted.

## 122. ALLOTMENTS, GARAGES AND CEMETERY

It had been reported that an allotment tenant was using their plot for dumping of waste. It was understood that the tenant concerned did have a licence for disposing of waste, however it was being left in an unapproved site.

**RESOLVED that** action be taken to address the waste issue in the allotments.

## 123. COUNTY COUNCILLORS' MONTHLY REPORTS

County Councillor Hutchinson provided an update on the following matters: -

- Land behind the Family Shopper
- Litter in Bowburn
- Potholes
- Parking outside the Co-op
- Parking on Turdale Road
- Vehicles on Prince Charles Avenue
- Speed and parking outside school
- Cars at the bottom of Walker Street
- Loose bricks at old Co-op

**RESOLVED that** the update be noted.

## 124. ACCOUNTS (EXPENDITURE)

Name	Description	Other Details	Cheque No.	£ p
Gillian Kelly	Salary (paid net of tax)	1 – 31 March 2026	050608	1030.56
“	Mileage/Parking Fees	34 miles @ 45p	“	15.30
“	Printing	Instant Ink Cartridges	“	22.99
“	OneDrive	Subscription	“	1.99
“	Stationery	Paper	“	7.50
“	Stamps	10 @ £1.70	“	17.00
“	Office Allowance	Quarterly	“	95.00
“	Telephone Allowance	Quarterly	“	41.00
HM Revenue & Customs	Monthly Deductions (G Kelly) (March 2026)	Income Tax and NI Deduction	BACS	206.00
HM Revenue & Customs	Monthly Deductions (A Shutt) (February 2026)	Income Tax Deduction	BACS	44.00

HM Revenue & Customs	Employers NIC	Parish Clerk	BACS	92.03
Andrew Shutt*	Monthly Fee (February 2026)	Allotment Superintendent (gross)	050610	219.78
Bowburn Youth Project	Local Youth Services	Salary Costs etc. (February 2026)	050611	3785.20
Cassop Community Centre	Youth Provision	January 2026	050612	375.00

\*Cllr Shutt declared an interest in the item above.

**RESOLVED** that these items of expenditure be noted.

## ACCOUNTS (INCOME)

### 12 FEBRUARY 2026 – 11 MARCH 2026

Name	Description	Details	£ p
Bagnall	Bowburn Cemetery	Exclusive Rights	206.00
Various	Allotment Rents	2026/2027	50.00

## 125. DATE OF NEXT MONTHLY MEETING

Agreed that the date of the next Monthly Meeting is to be Wednesday 15 April 2026 at 6.30pm at Bowburn Community Centre.

I agree these to be a true record of the Meeting held on Wednesday 18 March 2026 at Bowburn Community Centre at 6.30pm.

.....Chairman.....Date