

Cornhill Community Action Status report - 13th January 2022

All CCA's work can be seen on the CCA chronology website at: <https://www.ccal.uk>

CAT: It is understood that Gleasons have agreed to reconnect the services on receipt of a fixed costing. Paul Urwin thinks that a site meeting between NCC, SP Energy Networks and Northumbrian Water would resolve the matter. However, it appears that no such meeting has as yet taken place and CPC is not directly a party to this arrangement.

Estimates for building refurbishment: Positive responses have been received from -
Steven Lackenby General Builders Ltd, Duns
WRM Joinery, Berwick
WR Patterson. decorators, Kelso
Hoval Ltd, boiler
Copies of the spreadsheet of costs based on these estimates are on the CCA website.

Planning application: We have been notified that the planning approval is ready to be issued. Two consultees, **Ecology** and **Highways** had put forward conditions.

The **Ecology** condition would have been acceptable with an extended timescale for carrying out the work but the condition has subsequently been removed.

All now depends on the **Highways** condition. At the beginning, CPC was assured that NCC would help and facilitate the statutory processes. At the very end, an obstacle has been placed which CPC alone cannot surmount. As it stands, NCC is asking the PC to install two commercial EV charging points on the village green car park and to maintain service 24 hours a day, 7 days a week. It is written in uncompromising terms and intends to delay progress on the green and school until satisfied.

The first thing to ascertain is whether the electricity supply is capable of supporting the proposal. MD has asked SP Energy Networks to assess the situation.

Assuming this first hurdle is passed, CPC is not in a position to specify details of charging points, nor to implement any installation, nor to enter into an obligation to administer and maintain the installation into the future. Installation would cost around £20,000 or 8 years parish precept. The only way the planning condition can be satisfied is for CPC to invite the various national operators to install a charging point on the site and, if one is willing, to agree a rental and/or unit premium. If no operator is prepared to take on this installation, the condition cannot be satisfied.

Meanwhile, it is unreasonable to delay the progress of the school project, so the time constraints on details and completion must be removed.

MD has prepared a short explanation of the national arrangements as follows:-

About the national EV charging infrastructure

The system is this: about 15 national companies own and operate commercial charging points around the country. These include **Shell** and **BP** who operate largely in supermarket car parks and on motorways. **Tesla** has mostly motorway points but will only charge Tesla cars. All these networks require a subscription and provide a location app and a charge card. Smaller operators include typically **Pod Point** which is a pay as you go system without a subscription and is found in supermarkets and hotels. Another is **Instavolt** which is similar and needs a contactless card.

There would be some financial benefit to the PC, typically a small ground rent and a premium of perhaps 4p per kW-h used. On the other hand the PC will have an opinion about whether this is desirable at the end of St Helens Gardens. As a 24/7 operation it would presumably be illuminated at night.

The nearest existing charging point to Cornhill is at the Esso garage near to Coldstream bridge. There are three 50kW charging points. This site is directly on the A398 one mile away.

In making a response to NCC, MD asks the PC to make some decisions:

- *Does the PC agree to a charging installation at the village green site?*
- *Does the PC wish MD to offer the site to national operators?*

Overnight parking in the school car park: MD spoke to CPC's solicitor in case by regular parking anyone could obtain a right to do so. He replied that the law is ridiculously complex but the broad test is whether the use of the land (for parking) offers any benefit to the land. As it invariably does not, the test fails, so in practice it is extremely hard to obtain a right to park.

Something similar applies to the grass area. There is no such thing as a right by long usage, but access is by an assumption of general permission.

Clearance of the school: ED, Teresa Culbertson and Joan Manuel met at the school and started sorting out all the material that had been left. They sorted it into items suitable for Norham School (agreed with Iain Hedley of NCC), items for charity and odds and ends which Chrissy Caley can use with the children in her after-school club. Over the next few weeks, these items were gradually removed and re-distributed.

CCA Bank account: As previously reported Anne made an application on 9th November to NatWest but unfortunately MD and SW did not receive the email from NatWest requesting them to prove they exist. As a result Anne heard after Christmas that the application had been cancelled. Heroically, she has since made a second application which was sent on 11th January.