PETERLEE TOWN COUNCIL

Minutes of the **Town Council** meeting held on **Monday 2nd March 2026** at **6.30pm** in the Council Chamber, Shotton Hall, Peterlee.

Present: Councillor R. Moore (Mayor) and
Councillors P. Brown, D Burrell, M A Cartwright, P Cartwright, B. Fishwick, M-L Franklin, S Franklin, K. Hawley, D. Howarth, A. Laing, D. Meadows, H. Pygall, I. Pygall, E. Sanders, L. Sanders, M. Sanderson, S. Simpson, and D. Wright.

Also Ian Hall (Chief Officer and Town Clerk), Deborah Woodhall (Resources Manager) and Louise Hudson (Democratic Services Assistant).

C.190/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Black and D. Hawley

RESOLVED: That the apologies be noted.

C.191/26 DECLARATIONS OF INTEREST

No interests were declared

C.192/26 PUBLIC PARTICIPATION

No members of public were present.

C.193/26 MONTHLY UPDATES FOR DURHAM COUNTY COUNCILLORS

County Councillor, Steven Franklin informed Members of Peterlee Strategic Plan's Consultation taking place on Saturday 21 March 2026 between the hours of 10.30am and 1pm. They will be on Burnhope Way (near the subway to Lidl) and encouraged them to approach the team and provide their views on what they want for the town and its future.

RESOLVED: That the updated be noted.

C.194/26 MINUTES

a. Council Meeting held on 16th February 2026

RESOLVED: That the minutes of the above meeting be approved.

C.195/26 HILL RIGG HOUSE OUTCOME OF MEETING WITH DURHAM COMMUNITY ACTION

Detailed consideration was given to a report of the Town Clerk, which had previously been circulated, to update Members on the outcome of the meeting held with Durham Community Action (DCA) regarding the potential establishment of a Charitable Incorporated Organisation (CIO) to operate Hill Rigg House as a community building, and to seek direction from Council on the preferred governance model moving forward.

During discussion, Members noted that attendance at the recent meeting with DCA had been limited and expressed concern that not all Members had therefore had the opportunity to fully explore or understand the options available. It was felt that, given the significance of the decision and the potential long-term implications for the operation and governance of Hill Rigg House, all Members should have the opportunity to hear directly from DCA, ask questions, and seek clarification before any formal decision is taken.

RESOLVED: That the Town Clerk invite Durham Community Action to attend a future meeting of the Council in order to present the available governance options and respond to Members' questions, enabling Council to make a fully informed decision.

C.196/26 PAVILION OFFICE CONVERSION

Consideration was given to a report of the Town Clerk, which had previously been circulated, to update Members following the resolution of Council on 19th January 2026 and to seek approval of a capital budget of £150,000 to convert four existing changing rooms at The Pavilion into office accommodation, and to agree the appointment and associated fee from Durham County Council Procurement Services to manage the compliant tender process, and to formally note the position in relation to existing Sport England grant funding.

During discussion, Members asked whether they could meet with Sport England when representatives attend to inspect the Pavilion. The Town Clerk confirmed that he would arrange an online meeting via Microsoft Teams to enable interested Members to speak with them directly.

Members also queried whether National Lottery funding may be available to support a future expansion of the building, allowing for changing rooms to be reinstated if required.

RESOLVED:

1. That the update following the 19th January 2026 resolution be noted.
2. That the estimated annual saving of approximately £90,000, arising from the sale of Shotton Hall and consolidation into a single civic building, be noted.
3. That the position regarding the two live Sport England grants (£100,000 and £28,000) running until October 2028, be noted.
4. That Sport England's indication of their willingness to send an architect to review the proposed internal changes be noted.
5. That the potential clawback risk, should formal approval not be secured, be acknowledged.
6. That the Town Clerk investigate the availability of funding from the National Lottery
7. That a capital budget of £150,000 for the conversion works be approved.

8. That additional expenditure of £5,237.00 plus VAT for Durham County Council Procurement Services be approved.
9. That authority be delegated to the Chief Officer & Town Clerk to submit the Bespoke Procurement Request Form and commence the procurement process.
10. That, following tender evaluation and written confirmation from Sport England, a further report be brought to a future meeting of the Council.

C.197/26 THORNTREE GILL LEISURE GARDENS

Detailed Consideration was given to a report of the Neighbourhood Services Manager, which had previously been circulated, to seek Council approval to submit a Section 106 funding application to undertake remedial and compliance works to the solar photovoltaic (PV) power supply system at the Thorntree Gill Amenity Building.

Members noted that the available Section 106 funding had been generated from a development within the Eden Hill Ward and recalled the Council's previous intention that such monies should, wherever possible, be spent in the area from which they arose.

Following discussion, a vote was taken on whether the Section 106 funding should be applied for and utilised within the Eden Hill Ward.

For	Against	Abstained
18 Members	-	1 Member

Members also indicated that alternative funding sources, including approaching the relevant County Councillors for support through their Neighbourhood Budgets, should be explored in respect of the proposed works at Thorntree Gill.

RESOLVED:

1. That the available Section 106 funding be applied for and used within the Eden Hill Ward, being the area in which the funding was generated.

2. That alternative funding sources, including approaching the relevant County Councillors to seek support through their Neighbourhood Budgets, be explored in respect of the proposed works at Thorntree Gill.

C.198/26 STRATEGIC PLACE PLAN (SPP) AND PRIDE IN PLACE PETERLEE

Consideration was given to a report of the Town Clerk, which had previously been circulated, to inform Members of formal engagement requests from Durham County Council in relation to the development of the Peterlee Strategic Place Plan (SPP) and the Government's Pride in Place programme for East Peterlee, and to seek agreement on the Council's structured approach to participation.

RESOLVED:

1. That the engagement request from Urban Foresight in relation to the Strategic Place Plan be noted.

2. That Urban Foresight be invited to attend the Council meeting scheduled for Tuesday 7 April 2026 to facilitate a short focus group session prior to the formal meeting.

3. That Councillor Rob Moore be Peterlee Town Council's nominated representative on the Pride in Place Committee, noting that he put his name forward following the Council update of 2nd February 2026 (Minute C.165/25 refers).

4. That authority be delegated to the Chief Officer & Town Clerk to coordinate engagement arrangements.