

PETERLEE TOWN COUNCIL

Minutes of the **Town Council** meeting held on **Monday 5th October 2026** at **6.30pm** in the Council Chamber, Shotton Hall, Peterlee.

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

Also Ian Hall (Chief Officer and Town Clerk) and Deborah Woodhall (Resources Manager)

Councillor R Moore joined the meeting at 7:01pm.

C.83/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Howarth, D Hawley and M Sanderson.

RESOLVED: That the apologies be noted.

C.84/26 DECLARATIONS OF INTEREST

No interests were declared

C.85/26 PUBLIC PARTICIPATION

No members of the public were in attendance.

C.86/26 MINUTES

- a. Council Meeting held on 21st September 2026.
- b. Events Committee Meeting held on 29th September 2026.

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

C.87/26 PETERLEE COMMUNITY FUND

Consideration was given to a report of the Town Clerk, which had previously been circulated, to present four applications received under the Peterlee Community Grant Scheme and to invite the relevant Ward Members to consider whether they wish to support the applications from their individual grant allocations.

East Durham FC

Members considered an application from East Durham FC for Winter Jackets. Members S Simpson, D Burrell, I Pygall, P Brown and D Wright agreed to support the application by donating £100 each.

Little Treasures Autism Charity

Members considered an application from Little Treasures Autism Charity. There was some confusion over what the funds were requested for, as they had mentioned it was for room hire, but also concessionary use.

Members A Laing, D Meadows, B Fishwick and P Cartwright agreed to support the application by donating £250 each but would like the Town Clerk to contact Little Treasures and clarify the request for room hire/concessionary use.

Lowhills Road Allotment Society

Members considered an application from Lowhills Road Allotment Society for a replacement defibrillator battery.

Members discussed if the defibrillator was accessible to the public in an emergency or just for allotment tenants. The Town Clerk said he would check with the society and request the defibrillator not be listed on the circuit as it is behind a locked gate.

Members S Simpson, D Burrell, D Wright, I Pygall, D Meadows, H Pygall, S Franklin, B Fishwick, P Brown and M Cartwright agreed to support the application by donating £23 each.

Durham Coast Youth FC

Members considered an application from Durham Coast Youth FC for Socketed Ball Stop Nets at Helford Road playing fields. Members were concerned that Peterlee Town Council had not received a request to install the nets. A discussion took place regarding the size of the nets and where they would be stored.

Members, therefore, agreed that consideration of the remaining application under this agenda item should be deferred to a future meeting to allow sufficient time for further information to be requested.

Member K Hawley proposed that the application be deferred to a future meeting. The motion was seconded by Member J Black.

RESOLVED

1. That East Durham FC receive £500, Little Treasures Autism Society receive £1000, and Lowhills Road Allotment Society receive £228.78 from the Peterlee Community Grant Fund Scheme.
2. That the Town Clerk contact Little Treasures Autism Society to clarify the request for room hire/concessionary use.
3. That the Town Clerk contact Lowhills Road Allotment Society to request their defibrillator is removed from The Circuit.
4. That consideration of the Durham Coast FC application be deferred to a future meeting to allow for further information to be requested.

C.88/26 CCLA Public Sector Deposit Fund Authorised Signatories

Consideration was given to a report of the Town Clerk, which had previously been circulated, requesting formal Council approval of the signatories for the Council's CCLA Public Sector Deposit Fund to enable the completed application and supporting Council minute to be submitted to the CCLA.

Signatories which were appointed at the Annual Council meeting on 18th May 2026 in accordance with Financial Regulation 6.10. are Councillors M Cartwright, P Cartwright, B Fishwick, A Laing, and D Wright.

It was also proposed that Ian Hall – Chief Officer/Town Clerk and Responsible Financial Officer, Deborah Woodhall – Resources Manager, and Helen Young – Finance Officer are also authorised signatories for operational purposes.

RESOLVED:

1. That formal Council approval be given for the following councillors to be authorised signatories for the Council's CCLA Public Sector Deposit Fund account. Councillors M Cartwright, P Cartwright, B Fishwick, A Laing, D Wright.
2. That formal Council approval be given for the following officers to also be authorised signatories for the Council's CCLA Public Sector Deposit Fund. Ian Hall – Chief Officer/Town Clerk and Responsible Financial Officer, Deborah Woodhall – Resources Manager, and Helen Young – Finance Officer.
3. That approval be given for the CCLA account be operated in accordance with the mandate approved by Council and the Council's Financial Regulations, including the appropriate authorisation requirements for transactions.
4. That authorisation be given for the Chief Officer/Town Clerk and Responsible Financial Officer submit the completed application, a copy of the minute confirming this decision and any other documentation reasonable required by CCLA to establish and operate the account.

C.89/26 Variation of Order of Business

The Town Clerk requested a variation to the order of business on the agenda. It was agreed that Agenda Item 9 - Exclusion of the Press and Public, be brought forward and considered as Agenda Item 8, and that Agenda Item 8 - Telecommunications Mast, Eden Lane, be moved to Agenda Item 9.

RESOLVED:

That the order of business be varied, with Agenda Item 9 - Exclusion of the Press and Public, being taken as Agenda Item 8, and Agenda Item 8 - Telecommunications Mast, Eden Lane, being taken as Agenda Item 9, as requested by the Town Clerk.

C.90/26 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in view of the confidential nature of the items to be discussed, the Council passed a formal resolution to exclude the press and public from the meeting, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 & the Local Government (Access to Information) Act, Part 1, due to the commercial and personal information contained in the report.

C.91/26 Telecommunications Mast Eden Lane

Consideration was given to a report of the Town Clerk, which had previously been circulated, updating Members on the position regarding the proposed disposal of the telecommunications mast site at Eden Lane and to consider the two alternative proposals received following withdrawal of Cellnex from the proposed transaction.

Members discussed both alternative proposals.

Councillor R Moore proposed that Council agree to option 2 – Telecom Infrastructure Partners (TIP), and the Town Clerk to try and negotiate a higher price.

The motion was seconded by Councillor M Cartwright and a vote was taken:

For: 15
Against: 1

Following the decision, Councillor P Cartwright sought to explain the reasons for his objection to the proposal. A Point of Order was raised on the grounds that the matter had already been determined by Council, and no further debate was permissible. The Chair upheld the Point of Order and moved to the next item of business.

RESOLVED:

1. That it be noted that the previously proposed transaction with Cellnex is no longer proceeding.
2. Authorise the Chief Officer/Town Clerk, in conjunction with Align Property Services, to continue negotiations with Telecom Infrastructure Partners (TIP) – (option 2), which offers £126,766.58 payable over 7 years for a 99-year lease with the final terms of any proposed disposal being reported back to Council for approval before any legally binding agreement is entered into.
3. The Chief Officer/Town Clerk try and negotiate a higher price with Telecom Infrastructure Partners (TIP).

C.92/26 Shotton Hall Proposed Sale Update

Consideration was given to a report of the Town Clerk, which had previously been circulated, updating Members following the workshop held on 17th September 2026 regarding the proposed sale of Shotton Hall to Harklam Group, to provide Members with the latest professional advice received and to enable Council to consider the next steps in relation to the proposed disposal.

The Town Clerk gave a verbal update regarding:

1. The rented land dispute with a resident in Lorimers Close, which could delay the sale by up to 12 months
2. The prospective purchaser's planning application, which had been expected to be considered by the Planning Committee on 13 October 2026 but was not included on the published agenda for that meeting.

Following a lengthy discussion, Councillor R Moore proposed:

1. The Council pull out of the sale of Shotton Hall absorbing exposure to the potential professional costs which could be in excess of £20,000.
2. That the Council retain ownership of Shotton Hall and authorise the Chief Officer/Town Clerk to obtain quotations for the immediate repair works required to the roof, electrical installations and fire alarm system through Durham County Council's procurement arrangements under the Service Level Agreement. Upon commencement of the procurement process, details of the opportunity shall be published on the Council's website to enable local contractors and tradespeople to participate in the procurement process and submit quotations in accordance with the Council's procurement requirements.
3. Seek to withdraw the rent agreement with the property in Lorimers Close.

Councillor R Moore then made an amendment to the proposal adding in:

4. Seek to withdraw direct access to Shotton Hall grounds from the properties in Shadforth Close.

The motion was seconded by Councillor K Hawley and a vote was taken.

For: Unanimous
Against: 0

The Town Clerk explained the process and requirements associated with obtaining a loan from the Public Works Loan Board (PWLB), should the Council wish to pursue this option. Members were advised that any loan application would be subject to approval and may not be successful. The Town Clerk further explained that the Council would be required to prepare and submit a Business Plan in support of any application and, if it wished to proceed, would need to make an application through the Debt Management Office (DMO), an executive agency of HM Treasury.

RESOLVED:

1. That the information provided by the Town Clerk regarding the rented land dispute with the property in Lorimers Close be noted.
2. That the information provided by the Town Clerk regarding the prospective purchaser's planning application be noted.
3. That the Chief Officer/Town Clerk, in conjunction with the Council's professional property adviser, be authorised to commence the process of withdrawing from the proposed sale of Shotton Hall.
4. That the Chief Officer/Town Clerk be authorised to obtain quotations for the immediate repair works required to the roof, electrical installations and fire alarm system at Shotton Hall. through the Council's Service Level Agreement with Durham County Council procurement. Upon commencement of the procurement process, details of the opportunity shall be published on the Council's website to enable local contractors and tradespeople to participate in the procurement process and submit quotations in accordance with the Council's procurement requirements.
5. That the Chief Officer/Town Clerk, in conjunction with the Council's legal representatives, be authorised to seek to terminate the rental agreement relating to the property in Lorimers Close.
6. That the Chief Officer/Town Clerk, in conjunction with the Council's legal representatives and professional property adviser, be authorised to take the necessary steps to seek the withdrawal of direct access to the Shotton Hall grounds from the properties in Shadforth Close.