

NORTHUMBERLAND COUNTY COUNCIL
CASTLE MORPETH LOCAL AREA COUNCIL

At a meeting of the **Castle Morpeth Local Area Council** held in the Council Chamber on Monday, 11 December 2017.

PRESENT

Councillor S Dickinson
(Planning Vice-Chair, in the Chair)

COUNCILLORS

Dodd, R.R.
Jones, V.

Ledger, D.
Wearmouth, R.

OFFICERS IN ATTENDANCE

Armstrong, N.
Bennett, Mrs L.M.
Marron, H.
Masson, N.
Patrick, M.

Principal Planning Officer
Senior Democratic Services Officer
Senior Planning Officer
Principal Solicitor
Principal Highways Development
Management Officer
Senior Planning Manager

Sinnamon, E.

75. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor E. Armstrong, L. Dunn and J.D. Foster

76. MINUTES

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday, 13 November 2017 as circulated, be confirmed as a true record and signed by the Chair.

77. DISCLOSURE OF MEMBERS' INTERESTS

Councillor R.R. Dodd declared a non prejudicial interest in agenda item no. 7 as he used to live and own land/property in Great Whittington.

Councillor V. Jones declared an interest in agenda item no. 5 as she was intending to speak in objection to the application. After speaking on this item she took no further part in the debate or decision making.

DEVELOPMENT CONTROL

78. DETERMINATION OF PLANNING APPLICATIONS

The attached report explained how the Local Area Council was asked to decide the planning applications attached to this agenda using the powers delegated to it. and included details of the public speaking arrangements. (Report attached to the signed minutes as **Appendix A**)

RESOLVED that the report be noted

79. 16/00013/FUL

Erection of a single storey detached dwelling house with rooms in the roof.

Land North Of North Cottage, U8164 Great Whittington Village Loop Road, Great Whittington, Northumberland, NE19 2HA. (Attached to the signed minutes as Appendix D)

Neil Armstrong, Principal Planning Officer, introduced the application and provided a brief overview and updates to the report. He explained that a further amended plan had been received with the following changes:-

- it was clarified that there were no window openings at first floor level within the gable end.
- hedgerows would be retained to the east and west as well as to the south.
- the position of the dwelling had been moved further north on the site.
- the distance between the new dwelling and North View was 7 metres, 25 metres to North Cottage and 20.7 metres to Brookfield House.
- conditions 2 and 6 would be amended to take into account the changes.

Members then asked questions to officers and the key points from responses were:

- Any further proposal received in the future would be dealt with as a separate application.
- The right of way would be retained and although it had been suggested in the application that users tended to use the western boundary line as the route, any diversion of the right of way would require the necessary legal orders.
- Highways had no objections to the use of the existing access.
- Consideration had been given to the emerging neighbourhood plan although full weight could not be given to it. The adopted development

plan had been used. The development was acceptable in scale and character and in keeping with existing dwellings.

Councillor R.R. Dodd moved the officer recommendation to grant the application. This was seconded by Councillor D. Ledger.

Debate followed and the key points from members were:

- The access was of concern. The site had been developed as a farm conversion 25 years ago and the access was adequate for those dwellings. To have more dwellings using the access could be excessive.
- It was important to future proof developments.

On being put to the vote, it was agreed by 3 votes for to 0 against with 1 abstention, that it be

RESOLVED that the application be **GRANTED** for the reasons and with the amended conditions as outlined in the report.

80. 17/02725/OUT

Outline permission for the demolition of 8 no. existing garages, including removal of all hard-standing. Re-provision of 9 no. on-street parking spaces in existing verge, including crossings to existing adopted highway. Erection of 1 no. 3 bed single storey dwelling house, with attached single garage, driveway, domestic garden and boundary fences. Land North West Of 26 The Oval, Stamfordham, Northumberland. (Attached to the signed minutes as Appendix B)

Haley Marron, Senior Planning Officer, introduced the application and provided a brief overview.

Margaret Nichol spoke in objection to the application and her key points were:

- There was no need for any more housing in Stamfordham.
- 13 cars currently used the garage area and this would be replaced by 9 parking spaces
- The applicant had provided out of date and incorrect information regarding the facilities available in Stamfordham. There was no bus to Morpeth, no fuel station, one public house had closed, and one doctor's surgery was to close.
- The new parking bays were directly opposite the entrance to Stamfordham Primary School and nursery leading to concerns for the safety of the children.
- It would be necessary to manoeuvre over a public footpath.
- Please listen to the concerns of the residents.

Councillor Edward Trevelyan spoke in the local member slot and his main points were:-

- The Parish Council was opposed to the application.
- The new parking bays were opposite the school entrance and where school buses and cars picked up/dropped off children.
- The eight garages were to be replaced with fewer parking spaces.
- The Parish Council urged the Committee to refuse the application on road safety grounds.

Councillor Veronica Jones also spoke in the local member slot and her main points were:-

- There were serious concerns about parking and safety at the site.
- There were already parking problems at the school and as the school had now expanded to take a further two years of entry there were more pupils.
- The garages were fully utilised.
- The parking bays were directly opposite the school entrance which was a danger and risk to children.
- The comments about the facilities available in Stamfordham were inaccurate.
- This development of one house would cause disruption to the village and the school.

Councillor V. Jones left the meeting at this point.

Members asked questions of officers and the key points from responses were:

- The garage block was not owned by Northumberland County Council and was outside of highways control.
- Highways could only consider the turning head area.

Councillor R. Wearmouth proposed that the application be refused on the grounds of road safety. There was no seconder for this motion.

Councillor R.R. Dodd then moved the officer recommendation to grant the application. This was seconded by Councillor D. Ledger.

Debate then followed and the key points from members were:

- If the application was refused it would be approved on appeal.
- The closure of one of the doctor's surgeries would partly alleviate traffic problems.
- The applicant could have done more with the site and there should still be discussions with them to try and alleviate the problems.
- Could there be a condition relating to provision of a traffic management plan before any work started on site?
- Were there any safeguards to ensure that the parking bays were retained in the future?
- Members had serious reservations about the application.

- It was noted that Northumberland County Council was in control of any future request for a change of use.

On being put to the vote, it was agreed by 3 votes for to 1 against with 0 abstentions, that it be

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report.

81. DATE OF NEXT MEETING

The next meeting will be held on Monday, 8 January 2018, at 4.00 p.m. in the Council Chamber, County Hall, Morpeth.

CHAIRMAN _____.

DATE _____.