

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, 8 July 2019.

PRESENT

Councillor E. Armstrong
(Chair, in the Chair)

(in the Chair for agenda items 10-17)

(Planning Vice-chair Councillor L. Dunn in the chair for items 1-9)

COUNCILLORS

Bawn, D.L (part of meeting)	Jones, V.
Beynon, J.A	Sanderson, H.G.H.
Dickinson, S. (first part of meeting)	Wearmouth, R.
Dodd, R.R.	

OFFICERS IN ATTENDANCE

Bennett, Mrs L.M.	Senior Democratic Services Officer
Bulman, M.	Solicitor
Campbell, G.	Culture Creative
King, M.	Highways Delivery Area Manager
Laughton, R.	Planning Officer
Miller-McMeeken, E.	Senior Planning Officer
Murphy, J.	Principal Planning Officer
Patrick, M.	Principal Highways Development Management Officer
Sinnamon, E.	Senior Planning Manager
Soderquest. P	Head of Housing and Public Protection
Soulsby, R.	Planning Officer
Tweedie, R.	Tourism Development Officer
Walsh, N.	Head of Cultural Services
Wardle, S.	Neighbourhood Services Area Manager

25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J.D. Foster, P.A. Jackson and D. Ledger.

26. MINUTES

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday, 10 June 2019 as circulated, be confirmed as a true record and signed by the Chair.

27. DECLARATIONS OF INTEREST

Councillor R. Wearmouth declared a personal, non prejudicial interest in agenda item 6 as his brother was speaking on the item on behalf of Morpeth Town Council.

DEVELOPMENT CONTROL

28. 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

29. 18/02939/OUT

Outline permission for housing development of 8 detached houses and garages (all matters reserved)

Land North Of Orchard House , The Avenue, Medburn, NE20 0JD

Richard Laughton, Planning Officer, introduced the application and provided a brief overview. Members were informed of an amendment to paragraph 2.3 of the report. Medburn was not within the Green Belt but the site was within the Medburn Settlement Boundary.

Ian Graham spoke in support of the application and his key points included:

- His family had owned this land since the 1950s
- They had sought pre-planning application advice from the planners to avoid them potentially wasting money if the development was unlikely to be successful.
- The result of this advice had been that the principle of such a development would be acceptable.
- They had now spent £70,000 to get to this stage.
- He noted that many of the objections had come from Medburn residents and, in particular, from many who had only lived there for 18 months. Other objections came from as far afield as Birmingham.

- There were no shops and facilities in Medburn, however, not everyone wanted or needed them nearby.
- Some objectors referred to the services in Ponteland being stretched, however, he did not use them at all
- He did not want any special treatment but expected to be treated the same as everyone else.

Members then asked questions to officers of which the key points from responses included:

- The site is located within an area defined by Local Plan Policies MBH2 which considers development as being appropriate, in principle, for infill development on previously developed land. This aged policy is not consistent with the sustainability principles within the NPPF and, therefore, can only be afforded limited weight. As the site is within a settlement boundary and sustainable location, more weight has been given to the NPPF and is, therefore, acceptable in principle.
- In applications such as this it was not up to the planners to seek evidence for the effects on nearby services such as the capacity of GP surgeries. Previous appeal decisions considered that development in Medburn would support services and facilities in other nearby settlements such as Ponteland.
- The highways survey data was that used for an application in 2016 and had been required then for evidence relating to a junction. That survey had indicated a traffic level of three vehicles per minute. In highways terms this was considered to be light traffic.
- The reference to a bus service linking with the Tyneside metro service was only part of a quote from a previous appeal inspector's decision.
- There was no speed restriction for construction traffic in place on The Avenue, so there could be no enforcement. The Avenue was not a public highway.
- As The Avenue was a private road, it was up to the Medburn community to work out who had an obligation regarding maintenance of the road.

Councillor E. Armstrong moved the officer recommendation to grant the application. This was seconded by Councillor S. Dickinson.

Debate then followed and the key points from members included:

- If Members did not approve this application, it would go to appeal and then be granted with costs against the Council. There was no option but to approve.
- Whilst sympathising with the residents of Medburn, The Avenue was a private road and, as such, it was up to the residents to ensure that it was maintained satisfactorily.

On being put to the vote, it was agreed by 7 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.

30. 18/04437/FUL

**Installation of Front and rear dormer windows plus rear extension to include pitched roof over bathroom (amended description 24.04.2019)
4 Tenter Terrace, Morpeth, NE61 1TN**

Judith Murphy, Principal Planning Officer, introduced the application and provided a brief overview.

Councillor J. Wearmouth (Morpeth Town Council) spoke in the local member slot and his main points included:-

- The front dormer was out of keeping with the area.
- There was concern that, if approved, a precedent would be set in the surrounding streets.
- The front of the properties on this street was open rather than secluded as stated in the report.
- The front and rear extension would be over development.
- Morpeth Town Council requested that the application be refused.

Mr. Raftery spoke in support of the application and his key points included:

- His family occupied the house
- Frontages of houses on the street varied greatly and included wooden and pvc doors and windows and a number of satellite dishes.
- The architecture of the street was not noteworthy.
- Alexandra Road was not really visible from their property.
- The front dormer was in proportion with the property and materials would be in keeping. The materials to be used were very similar to those of the flats to the rear.
- The dormer to the rear currently overlooked a school which was to be demolished. This site would become a car park.
- The neighbouring house also had a two storey extension and there would be no overshadowing.
- The two storey extension would be lower than the existing roof line. The extension would provide a new bathroom and raise the current bathroom which has caused difficulties for his partially sighted wife.
- There are only two families living on the terrace and bathrooms were an issue.
- Only one neighbour had objected with others either supporting or being indifferent.

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

- This application was being brought to members as Morpeth Town Council had objected. The Town Council had made a Neighbourhood Plan and as such were statutory consultees.
- Roof lights were flush with the roof, whereas domers were a box structure that sat across the roof.

Councillor S. Dickinson then moved the officer recommendation to grant the application. This was seconded by Councillor J. Beynon.

A member stated that houses needed to adapt to modern day life and that the application had gone quite far to keep in line with the local area.

On being put to the vote, it was agreed unanimously, that it be

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

31. 19/00497/CCD

**Proposed Installation of Cycle Track on School Playing Field
Choppington Primary School , Eastgate, Scotland Gate, Choppington
Northumberland, NE62 5RR**

Ryan Soulsby, Planning Officer, introduced the application and provided a brief overview.

Members then asked questions to officers of which the key points from responses included:

- This proposal would not adversely affect the provision of any other facilities, such as the football fields. This was a requirement of Sport England's agreement.

Councillor S. Dickinson then moved the officer recommendation to grant the application. This was seconded by Councillor J. Beynon.

There was no debate.

On being put to the vote, it was agreed by unanimously that it be

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

32. 19/01342/VARYCO

**Variation of condition 3 (parking) pursuant to planning CM/01/D/065 Granted by
Appeal Decision APP/T2920/A/01/1064067 to retain 1 parking space for no other
purpose
9 Bridge End, West Thirston, NE65 9ED**

Euan Millar-McMeeken, Senior Planning Officer, introduced the application and provided a brief overview. Members were informed of a spelling error in the first condition as follows '.....(or any order revoking and re-enacting that Order with or without modification)....'. A second condition should read 'The Dwelling hereby approved shall retain the use of one parking space within the curtilage and the space shall thereafter be used for no other purpose.'

There were no questions from Members.

Councillor R. Wearmouth moved the officer recommendation to grant the application with the amended conditions. This was seconded by Councillor S. Dickinson.

There was no debate.

On being put to the vote, it was agreed unanimously, that it be

RESOLVED that the application be **GRANTED** for the reasons and with the amended conditions.

33. PLANNING APPEALS

IT WAS RESOLVED that the contents of the report in respect of the progress of planning appeals that have been submitted to and determined by the Planning Inspectorate be noted.

OTHER LOCAL AREA COUNCIL BUSINESS

On the conclusion of the development control business the meeting adjourned as the remainder of the agenda consisted of other Local Area Council business scheduled to begin at 6pm.

34. PETITIONS

Members were informed that, since the previous meeting, one new petition had been received, and there was an update on another.

- (a) **Receive any new petitions:** Members were informed that the following petition had been received. The lead petitioner was not in attendance. A response to the petition will be submitted to the September meeting.

- **School Transport in Guide Post**

- (b) **Consider reports on petitions previously received:** No reports

- (c) **Receive any updates on petitions for which a report was previously considered:** Members received the following verbal update:-.

- **Riversdale House Flats, Stakeford, Choppington**

Phillip Soderquest, Head of Housing and Public Protection, reported that multi agency meetings continued to be held on a monthly basis to review the progress and actions being taken to improve Riversdale House and its impact on surrounding residents. The primary agent was involved and now managed 26 of the 30 properties. The agent was ensuring that there was a strict lettings policy and that only suitable tenants were placed.

Environmental protection had reported that there was much less flying tipping now and the area had improved greatly. The police reported fewer complaints from the area. Additional bins had been provided. In view of these improvements, the multiagency group had decided to meet quarterly rather than monthly in future. The next meeting would be held on 23 September 2019.

Eight members of the public who were resident in the Riversdale House area were present and passed a list of concerns to Mr. Soderquest. He reported that some of matters raised were directly contradictory to his report to Members. These issues included inadequate vetting of tenants, wheelie bins being used by non residents, fighting and foul language. Other issues were raised about burglaries and tenants breaking the tenancy agreement. Members noted that some of the issues raised were police matters and could not be dealt with by the Local Area Council.

Members agreed that some time was needed to consider the items raised and it was suggested that a further report be submitted to the September meeting.

RESOLVED that

- (1) the report be noted.
- (2) a report be submitted to the September meeting.

35. LOCAL SERVICES ISSUES

Members received a verbal update from the Area Managers with the opportunity for members to ask questions afterwards.

Highways

- It had been a busy summer period and lots of patching had been carried out.
- Two thirds of the planned micro surfacing and surface dressing had been completed in the Castle Morpeth area.
- A large flood alleviation scheme was due to begin in Morpeth.
- Work at Bennetts Walk had been completed and had gone well.
- Other day to day, reactive work was ongoing.

Neighbourhood Services

- Residential and recycling collections were going well but the garden waste service had been more stretched.
- There had been eight grass cuts due to the warm wet weather. New machines were performing well.
- Weed control work had been kept in house and progress was slightly behind. Rain and wind had caused problems but they were catching up by working at weekends.
- Countywide verge cutting was ahead of target and this enabled time to be built in should there be any breakdowns.
- Britain in Bloom and In Bloom judging was taking place in July.

ITEMS FOR INFORMATION

36. TOUR OF BRITAIN

Members received a presentation on the forthcoming Tour of Britain. A copy of the presentation will be filed with the signed minutes and distributed to Members.

- Stage 3 of the event would visit Northumberland on 9 September 2019.
- Northumberland County Council was working jointly with British Cycling, Sweetspot and the North of Tyne Combined Authority.
- Previous visits to Northumberland in 2015 and 2017 were estimated to have brought in £3.9 million to the local economy. 100,000 people watched the race and 70% came from outside the County
- The event would be shown live on ITV4 and Eurosport with a TV audience covering 190 territories.
- The media value was estimated at £1 million. It was important to get communities behind the event.
- The route would begin in Berwick at 11 a.m. with the finish at 3.30 p.m. on Grey Street, Newcastle. The route was highlighted in the presentation and would take in many Northumberland towns and villages including Wooler, Bamburgh, Warkworth, Morpeth, Choppington and then pass through North Tyneside via the Priory before ending in Newcastle.
- Road closures would be necessary but would be restricted to a maximum of 45 minutes to minimise inconvenience to residents.
- It was hoped to involve communities that the race passed through as much as possible and they were being encouraged to decorate the roadside.
- Businesses were being encouraged to welcome visitors and to be as cycle friendly as possible.
- A design a jersey competition for school children had been launched and it was planned to have the winning designs made up for the day.
- 160 schools had expressed an interest in viewing the event. Some schools from the west of the County which was not being visited on this occasion wanted to bus children over to watch.

RESOLVED that the presentation be noted.

REPORT OF THE DIRECTOR OF LOCAL SERVICES AND HOUSING DELIVERY

37. Members' Local Improvement Scheme - Progress Report

RESOLVED that the report be noted.

38. LOCAL AREA COUNCIL WORK PROGRAMME

Members received the latest version of agreed items for future Local Area Council meetings. (A copy of the report is filed with the signed minutes as **Appendix C**)

RESOLVED that the report be noted.

39. DATE OF NEXT MEETING

The next meeting will be held on Monday, 12 August 2019, at 4.00 p.m. in the Council Chamber, County Hall, Morpeth.

This meeting would deal with planning matters only.

CHAIRMAN

DATE