

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, 14 October 2019.

PRESENT

Councillor L. Dunn
(Planning Vice-Chair, in the Chair)

COUNCILLORS

Armstrong, E.
Bawn, D.L
Beynon, J.A
Dodd, R.R.
Foster, J.D.

Jones, V.
Ledger, D.
Towns, D.J.
Wearmouth, R.

OFFICERS IN ATTENDANCE

Bennett, Mrs L.M.
Hadden, D.
Harvey, C.
Laughton, R.
Murphy, J.
Sinnamon, E.
Stanners, Ian
Patrick, Michael

Senior Democratic Services Officer
Solicitor
Planning Officer
Planning Officer
Principal Planning Officer
Senior Planning Manager
Housing Enabling Officer
Principal Highways Development
Manager Officer

63. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S. Dickinson and H.G.H. Sanderson.

64. MINUTES

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday, 16 September 2019 as circulated, be confirmed as a true record and signed by the Chair.

65. DISCLOSURE OF MEMBERS' INTERESTS

Councillor D. Towns commented that it was not always possible to determine the name of the applicant from the planning paperwork and, as such, it could be difficult to know

Ch.'s Initials.....

whether he needed to declare an interest in a planning application. The Senior Planning Manager reported that the Planning Officers did not always know who the applicant was, however, she would seek legal advice on this issue for the next meeting.

DEVELOPMENT CONTROL

66. 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

67. 19/02747/FUL

**Detailed planning application for the erection of 61 no. 2, 3 and 4 bedroom two-storey dwellings with associated works.
Land North East Of Pegswood First School, Butchers Lane, Pegswood,
Northumberland**

Judith Murphy, Principal Planning Officer, introduced the application and provided a brief overview. She updated Members as follows:-

- Amended conditions were circulated to Members (filed with signed minutes)
- The County Ecologist had no objections subject to conditions 33 and 34 in the amended conditions.
- Paragraph 2.8 of the report referred to an application which had been previously refused, however, reason 2 was incorrect and should have read upheld as the appeal was allowed.
- In paragraph 7.30 of the report, the following should be deleted; '.....this does not align with the aforementioned direction of travel which the Council would not look to support.'

Councillor Paul Williams (Pegswood Parish Council) addressed the meeting. His key points included the following:-

- Pegswood Parish Council did not object to the application but had some concerns.
- There had been a lack of transparency regarding the S.106 agreement and Pegswood Parish Council had not been consulted about where it would like to see the money being spent.
- It welcomed the inclusion of affordable housing within the development but felt that the number of four units was too low.
- The site was immediately adjacent to the local school and there were concerns about safety, traffic levels, parking for workers and delivery times to the site.
- Pegswood Parish Council was happy with the types of houses to be built.

Chris Dodds (Gleasons) addressed the meeting speaking in support of the application. His key points included the following:-

- The application had been at Committee earlier in the year and the company had worked hard with Planning Officers to deal with the issues raised then.
- Affordable housing units had now been provided.
- The County Ecologist now had no objections subject to amended conditions.
- The company appreciated the concerns due to the location next to the school but, as with many other sites it had processes in place to deal with parking, site deliveries etc.
- It would want to avoid any conflict with the school
- There would be dedicated site compounds and no off site parking for workers.
- There would be a dedicated site manager.
- He hoped that Members would see how hard the company and officers had worked to make the proposal acceptable.
- They would be happy to review delivery times

In response to questions from Members the following information was provided:-

- There was a need for affordable rented housing in Pegswood and the developer had not provided this in their other sites. The developer had worked with officers and four affordable houses for rent would now be provided. The houses would be sold to a Housing Association and would be kept for rent in perpetuity
- The remaining six affordable homes would be for affordable home ownership. These homes could be sold at 20% below local market values, however, they could not be kept as affordable houses in perpetuity.
- There were other types of affordable housing which were not retained in perpetuity such as shared ownership housing where the owner could staircase and buy the house outright and when 100% ownership was reached the home went onto the open market on re-sale. There were exceptions to this for rural areas.
- Agreement had now been reached on house types as prices had previously been a sticking point.
- There was increased mortgageability and buyers could use the 'Help to Buy' scheme.
- Conditions 10, 11 and 27 specified details for parking for workers and it would be possible to request Highways to include this in the Construction Method Statement as the building progressed.
- Condition 27 outlined details of workers' parking, storage, wheel cleaning etc. on the site. This could be flagged up for monitoring as the development progressed.
- Condition 10 could be amended to ensure delivery times to the site avoided school and nursery start/finish times.

Councillor D. Bawn proposed the officer recommendation to grant the application subject to the amended conditions. This was seconded by Councillor R.R. Dodd

There was no debate.

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

RESOLVED that the application be **GRANTED** for the reasons and with the amended conditions (filed with the signed minutes) as outlined in the report and that authority be delegated to the Director of Planning and Chair to amend condition 10 and add any others as appropriate conditions to deal with school times, site operations and the monitoring of the site during the site contract; and subject to completion of a S.106 agreement.

68. 18/02543/OUT

**Outline application for 13 no. detached dwellings with associated garages, access and parking (All Matters Reserved)
Land North Of North View Farm, The Avenue, Medburn, Northumberland**

Judith Murphy, Principal Planning Officer, introduced the application and provided a brief overview. She updated Members as follows:-

- Condition 24 should be removed as it was not required.
- Paragraph 7.15 referred to an appeal being dismissed, however, it should read that it was upheld.
- The following condition should be added 'The development hereby approved shall be limited to no more than 13 dwellings. Reason: In the interests of the satisfactory appearance of the development upon completion.'
- The recommendation should be updated to read as follows 'That the application is minded to approve subject to the S106 agreement to secure the education provision of £24,000 and contribution towards play provision of £9,984, and delegated authority to the Director of Planning to agree affordable housing contributions, and subject to the conditions in the report as amended'.

Mark Greenwell (Agent) addressed the meeting speaking in support of the application. His key points included the following:-

- The site was an infill site within the curtilage of Medburn.
- The house styles were in character with other recent houses built in Medburn.
- Medburn was not a small settlement any more.
- The S.106 should be used to improve the footpaths and roads.
- The Avenue was a major problem of which everyone was aware.
- Residents of the Avenue needed to take responsibility for the condition of the Avenue. It was unreasonable to expect developers to have to repair it.
- He had ideas for possible solutions to the problems with the Avenue.

In response to questions from Members the following information was provided:-

- There were no objections from Public Protection or the Lead Local Flood Authority.
- This site was not infill and this term had not been used in the report.
- The site lay within the settlement boundary and was supported through the plan process.
- It was not normal for reserved matters to come back to Members without a particular trigger or request from Members, but this could be accommodated if Members felt it necessary.

- It was regretful that nothing could be done through the planning process regarding the Avenue as it was a private road.

Councillor R. Wearmouth proposed the officer recommendation to grant the application with the amended conditions. This was seconded by Councillor D. Bawn.

Cllr Bawn asked if the reserved matters application would be brought to committee and was advised not ordinarily if the normal triggers did not apply, but if Members would prefer for the application to come before Members, this could be requested.

There was no debate.

On being put to the vote, it was agreed by 8 votes in favour to 1 against with 1 abstention, that it be

RESOLVED that Members be minded to **GRANT** planning permission subject to a S106 Agreement to secure the education contribution of £24,000 and contribution towards play provision of £9,984, and delegated authority to the Director of Planning to agree affordable housing contributions, and subject to the conditions in the report as amended with the following additional condition:

*The development hereby approved shall be limited to no more than 13 dwellings.
Reason: In the interests of the satisfactory appearance of the development upon completion.*

69. 18/03613/OUT

Outline permission for the demolition of existing buildings, site regeneration and environmental improvements to provide residential development (Use Class C3) (up to 35 dwellings) and associated infrastructure and landscaping (as amended 20.09.2019)

Goodwills Wood Shavings And Haulage Yard, Twizell Cottage, Shilvington, Newcastle Upon Tyne, Northumberland, NE20 0AL

Richard Laughton, Planning Officer, introduced the application and provided a brief overview.

There were no public speakers.

In response to questions from Members the following information was provided:-

- The site was approximately 5.5 miles from Ponteland to the south and Morpeth to the north.
- It could be ensured that the nearest GP practices benefitted from the S.106 agreement.
- This land was previously developed land and Officers were satisfied that it had been used as a haulage yard for some time. It was different from other sites where previous uses were agriculture or forestry.

Councillor E. Armstrong then proposed the officer recommendation to grant the application as set out in the officer report. This was seconded by Councillor D. Towns.

There was no debate.

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

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report and the applicant entering into a Section 106 Agreement to secure an affordable housing and health care contribution as outlined in the report.

70. 19/02305/FUL

**Erection of roundhouse eco educational space
Collingwood School And Media Arts College, Morpeth, Northumberland, NE61 2HA**

Callum Harvey, Planning Officer, introduced the application and provided a brief overview.

There were no public speakers.

There were no questions from Members.

Councillor J. Beynon proposed the officer recommendation to grant the application. This was seconded by Councillor D. Bawn.

There was no debate.

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

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

71. 19/02787/FUL

**Conversion of integral garage to form habitable room including soundproofing.
Removal of steel up & over garage door and replacement with stone wall and
wooden sash window to match rest of property. Replacement of front door and
small summerhouse in rear garden.
9 Bridge End, West Thirston, Northumberland, NE65 9ED**

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

There were no public speakers.

There were no questions from Members.

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

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

72. PLANNING APPEALS

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

73. DATE OF NEXT MEETING

The next meeting will be held on Monday, 11 November 2019, at 4.00 p.m. in the Council Chamber, County Hall, Morpeth.

CHAIRMAN

DATE