

NORTHUMBERLAND COUNTY COUNCIL

CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COUNCIL

At a meeting of the **Cramlington, Bedlington and Seaton Valley Local Area Council** held in The Community Room, Concordia Leisure Centre, Forum Way, Cramlington, Northumberland, NE23 6YB on Wednesday, 21 March 2018 at 5:30 p.m.

PRESENT

Councillor C Dunbar (Chair in the Chair for items 80 - 82 and 86 - 90)

Councillor B Pidcock (Vice Chair Planning in the Chair for items 83 - 85)

MEMBERS

W Crosby
W Daley
M Robinson

M D Swinburn
I C F Swithenbank
R J Wallace

OFFICERS

H Bowers
U Filby
T Gribbin
R Laughton
J Murphy

Democratic Services Officer
Solicitor, Regulation
Neighbourhood Services Area Manager
Planning Officer
Principal Planning Officer

ALSO PRESENT

Public: 7 (for planning part of agenda)
3 (for other Local Area Council business)

80. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dungworth, Flux, Hepple and Richards. Apologies were also received from M Carle.

81. MINUTES

RESOLVED that the minutes of the meeting of the Cramlington, Bedlington and Seaton Valley Local Area Council held on Tuesday, 20 February 2018, as circulated, be confirmed as a true record and signed by the Chair.

Chair's initials

Cramlington, Bedlington and Seaton Valley Local Area Council - 21 March 2018

82. DETERMINATION OF PLANNING APPLICATIONS

Councillor Dunbar then vacated the Chair, for the Planning Vice Chair, Councillor Pidcock, to chair the development control section of the agenda.

The Planning Vice Chair explained that although the application was near his constituency and had spoken to the applicants and submitted a representation in support he had taken legal advice and declared that he had not pre-determined the application. He would listen to the officers and members and be guided by them

He then explained the process and procedure for planning applications being heard.

The report requested members to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications. The procedure at planning committees was appended for information.

RESOLVED that the information be noted.

83. 17/01356/FUL - Replacement of mobile field shelters and containers by fixed stables and storage with the repair and improvement of existing track (amended 20.07.17)

Richard Laughton, Planning Officer, provided an update introduced the above application and summarised the report with the aid of a slide presentation. Mr Laughton also updated members in relation to an email which had been received from Councillor Richards who was unable to attend the meeting. In addition, conditions 4 and 5 were not necessary and would be replaced by another condition and would read:

“The development hereby permitted shall only be used for agricultural business as defined by Section 336(1) of the Town and Country Planning Act 1990, and for no other purpose.

Reason: To avoid the establishment of unsuitable uses in the open countryside and Green Belt in accordance with the NPPF”

Following the presentation Mr Colin Lawson spoke in objection to the application, of which his key points were:-

- He lived in one of the two listed buildings
- The compromise to openness of the countryside
- Visual intrusion

- He had objected to the original application as he had believed it would encourage more buildings
- He believed that the stables attached would be twice the size
- The condition on the original application had not been complied with
- Any conditions placed on the application would be unenforceable
- The Green Belt would be compromised by the buildings
- Seems to be other development is an attempt by NCC to dump this development in this area, ie, his back yard
- He had no confidence about enforcement of the conditions
- The mobile structures had never been moved
- The existing structures were not old, but new
- The structures would be intrusive and would not improve the environment
- He also believed that, if approved, would add further pressure to smaller developments in the area
- Track was not approved in the first place
- There are 13 stables already in the area
- Whilst he did not believe the presentation would change members' minds he wished to submit his concerns

William Pople, applicant spoke in support of the application and his comments included the following points:-

- He had listened to Mr Lawson's submission and in the past had invited him on the land
- He was not misusing the land as previous conditions had been amended
- He had been requested to move or take the shelters away 18 months ago by Enforcement without explanation and still awaited an answer
- He had to employ a planning consultant
- He had not broken any conditions and the buildings were not out of proportion
- The new proposal was not larger than the existing proposal
- The shelters had been moved in consultation with the planning officer

Grant Pople was also in attendance and also spoke in support of the application and included the following points:-

- The Enforcement Team did not understand planning law
- They had a good working relationship with the planning officer
- It was difficult running a business, raising animals and a young family

Members' Questions

In response to members' questions the following information was provided:

- The original use of the field was not relative to the application and was not within the red line boundary
- Additional screening could be considered

- There were 13 buildings, sporadically situated and assessed. The proposed stables would replace the existing structures on site. The scale and the position on the boundary itself, would not have a significant impact and retain the openness of the field.
- The removal of the shelters and the siting of the proposed stables could potentially be done side by side and should not coexist
- A certain time period could be added to the conditions for the transition period of removing the existing shelters and erecting the stables. The Principal Planning Officer would speak to the applicant to find out what was involved in the removal of the shelters

Councillor Daley moved approval of the application which was seconded by Councillor Robinson.

Upon being put to the vote the motion, 7 members agreed the proposal with 1 abstention and it was:

RESOLVED that the application be GRANTED planning permission subject to the replacement of condition no.s 4 and 5 with one single condition, and reasons in the report; and the additional condition in relation to the transitional period with delegated powers requested between the Head of Planning Services and the Vice-Chair of Planning in securing those changes.

84. PLANNING APPEALS UPDATE

A Report was received which provided an update on the progress of planning appeals received for the Cramlington/Bedlington/Seaton Valley area. (A copy of the report is enclosed the minutes within Appendix A).

On the conclusion of the development control business at 6.10 pm. Councillor Pidcock vacated the Chair and Councillor Dunbar then returned to the Chair and the meeting resumed beginning with public question time.

OTHER LOCAL AREA COUNCIL BUSINESS

85. PUBLIC QUESTION TIME

Keith Dalton, Bedlington Resident

1. Mr Dalton had sent a letter to the Authority regarding his complaint and had not received a reply or acknowledgement. He referred to the last meeting in Seaton Delaval where the behaviour of attendees had been embarrassing and uncalled for.

The Chair explained that she had allowed 30 minutes for questions. There had been a lot of people in attendance at the meeting and she had allowed questions from the public to the Leader of the Council and Cabinet Members

on the budget, corporate development plan and street lighting. It was not her responsibility if members of the public behaved rudely.

The meeting at Netherton Club in February was a planning only meeting with the addition of the Bedlington Regeneration Scheme and Community Chest. There was no scheduled Public Question Time, but at the end she allowed people from Bedlington 15 minutes to ask questions. She thought that she had been fair and did explain at the meeting that there was no Public Question Time and planning only.

Mr Dalton stated that the agenda had not stipulated that and he thought it had been a joint meeting of planning and local area business.

The Chair understood Mr Dalton's confusion and explained that it was the best meeting to hold the Bedlington Regeneration item as the meeting was being held in Bedlington and apologised for any confusion.

2. Mr Dalton asked if the rumours regarding the closure of sporting facilities were true.

The Deputy Leader explained that a recent report at Full Council had identified a number of sites which had been mismanaged. The Active Board had looked at a whole range of options and investment for people in Northumberland. Any changes would be presented to Scrutiny and consulted upon.

Adam Hogg, Bedlington Resident

Mr Hogg referred to the recording of the recent Full Council meeting and queried whether there were any plans to roll this out for other meetings. The Chair explained that she had requested this for the Local Area Committee and would ask again as she thought this would be a good idea.

86. PETITIONS

This item was to:

- a) Receive any new petitions** - no new petitions had been received.
- b) Consider reports on petitions previously received** - there were no reports to consider.
- c) To consider updates on petitions previously considered** - there were none to consider.

RESOLVED that the information be noted.

87. LOCAL SERVICES ISSUES

The agenda item provided an opportunity for members to raise any issues about services provided by the Local Services Group with the area managers from Technical Services and Neighbourhood Services present. The area managers had principal responsibility for highway services and environmental services, such as refuse collection, street cleansing and grounds maintenance, within the geographic boundaries of the area committee.

Councillor Daley conveyed his thanks to all staff during the recent bad weather for their hard work and commitment and to those who came to work and also worked with the public from working on the roads, emergency services, carers, police, fire services to schools.

It was suggested that a letter be sent out from the Chief Executive thanking all staff.

RESOLVED that the information be noted.

ITEMS FOR INFORMATION

88. MEMBERS LOCAL IMPROVEMENT SCHEMES

Members were provided with a progress update on Members' Local Improvement Schemes during 2017-18 as at March 2018 (report attached as Appendix B).

RESOLVED that the information be noted.

89. FUTURE MEETINGS

It was noted that future meetings would take place on Wednesdays, times to be confirmed as start times could change from meeting to meeting depending on the amount of business due to be considered. Dates were as follows:

23 May 2018	19 December 2018
20 June 2018	23 January 2019
18 July 2018	20 February 2019
22 August 2018	20 March 2019
19 September 2018	17 April 2019
17 October 2018	
21 November 2018	

RESOLVED that the information be noted.

CHAIR _____

DATE _____