

NORTHUMBERLAND COUNTY COUNCIL

CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COUNCIL

At a meeting of **Cramlington, Bedlington and Seaton Valley Local Area Council** held The Methodist Church, Taylor Gardens, Seaton Sluice, Whitley Bay, NE26 4RH on Wednesday, 16 October 2019 at 4:00 pm.

PRESENT

Councillor I CF Swithenbank (Chair)

MEMBERS

L Bowman
W Crosby
CL Dunbar
S Dungworth

B Flux
M Robinson
M D Swinburn
R J Wallace

OFFICERS IN ATTENDANCE

H Bowers
J Blenkinsopp
J Murphy
M Thompson

Democratic Services Officer
Solicitor, Regulation
Senior Planning Officer
Planning Officer

ALSO IN ATTENDANCE

Councillor C Taylor, West Bedlington Town Council
Press: 1

35. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Daley, Hepple and Richards.

36. MINUTES

RESOLVED that the minutes of the meeting of Cramlington, Bedlington and Seaton Valley Local Area Council held on Wednesday, 18 September 2019, as circulated, be confirmed as a true record and signed by the Chair.

Ch.'s Initials.....

Cramlington, Bedlington and Seaton Valley Local Area Council - 16 October 2019

37. DISCLOSURES OF MEMBERS' INTERESTS

Councillor Wallace declared a prejudicial interest in planning application 19/03499/FUL - creation of play area, land west of 70 Millfield North, Church Lane, Bedlington as he considered that he did not have an open mind with regards to this application and would leave the meeting for the discussion of the item only and take no part in the discussion or voting thereon.

Councillor Crosby declared a personal interest interest as his wife was a member of West Bedlington Town Council (the applicant).

38. DETERMINATION OF PLANNING APPLICATIONS

The report explained how the Local Area Council was asked to decide the planning applications attached to the agenda using the powers delegated to it. (Report and applications enclosed with official minutes as **Appendix A.**)

RESOLVED that the report be noted.

Councillor Wallace withdrew from the meeting.

39. 19/03499/FUL - Creation of play area, land west of 70 Millfield North, Church Lane, Bedlington

Malcolm Thompson, Planning Officer introduced the above application and summarised the details set out in the report.

Mr Thompson referred to a typing error on page 10, paragraph 7.14 of the report and stated that the word 'not' should be removed on line 4 of the paragraph.

Since the report had been written, 2 further objections had been made towards the need, the cost of the scheme and loss of open space.

Members were informed that matters in respect of need and cost were not relative to the assessment of the planning application, although it was understood that the applicant had undertaken its own surveys in respect of need. The cost of providing the scheme and any future maintenance etc would be borne by the applicant.

As for loss of open space, the field upon which the proposed play area was proposed, measured approximately 60,000 square metres in area, whereas the application site measured approximately 900 square metres.

To put the proposal into perspective, the average football pitch measured between 90 and 120 metres in length and between 50 and 100 metres in width, giving an average area of 7800 square metres. On that basis, the existing field could accommodate nearly 8 full size football pitches.

Consultation updates

Public Protection had responded indicating that whilst they had no objection to the proposal, there was a slight concern towards the potential for noise and any adverse impact upon the amenity of nearby residents. A condition was offered to attach to any planning permission granted requiring the submission of a noise management plan within 3 months of the date of permission being granted, dealing specifically with detailing the management of noise from the use of the play park.

The proposed condition read:

Within three months of approval, a Noise Management Plan/Scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the management of noise from the use of the play park. The development shall thereafter be used in accordance with the approved noise management scheme unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: In the interest of residential amenity of nearby residents and in accordance with the NPPF.

Public Protection had also made mention of the provision of artificial flood lighting of the play park. The application did not make provision for such. However, if the developer was to consider the installation of such to service the football pitch and play equipment area, then they would be required to submit a further planning application accompanied by precise details including a lighting scheme which should follow the guidance made available in the Institution of Light Professional Guidance Note for the reduction of obtrusive light 2011 (or later version), thereby minimising the potential light pollution caused by glare and spillage. The applicant had been made aware of this.

Again, an appropriate informative was to be included in the event that this application was granted.

Ecology

Since the writing of the report, the County Ecologist had verbally responded to consultation and in doing so had commented that the proposal was unlikely to have any negative impact in terms of wildlife and/or protected species. A standard informative was offered.

It was also confirmed that the Conservation Officer had no concerns with the proposal and that it did not affect the setting of a nearby listed building.

The proposal was recommended for approval subject to those conditions as set out in the officer report and with the additional condition in respect of a Noise Management Plan/Scheme.

Councillor Christine Taylor, West Bedlington Town Council was in attendance and spoke on the following:-

- She was the current chair of West Bedlington Town Council and part of their remit was to provide recreation
- There were two recreation areas on the western side of Bedlington at Westlea and Meadowdale, but nothing on the eastern side
- Both play areas had recently been refurbished
- The proposed site would be at the bottom of Church Lane upon land known as 20 Acre Field, opposite a row of houses however, existing trees would limit any noise
- A number of requests for play facilities had been received from families moving into new estates
- The play area would be accessible from the Millfield Estate
- When the tendering process had started, parents and children had been involved and invited to choose the best scheme
- The concerns from residents regarding traffic and anti-social behaviour would be monitored by using CCTV and the Town Council would work closely with the police
- There was no intention to use floodlighting as the play area would be used during the day time
- She hoped that members would support the application and give the children a play park in the eastern side of Bedlington

Members then asked questions of which the key responses from officers were:-

- The noise would be monitored from first use and consultation with Environmental Health before discharging the condition
- The Noise Management Plan/Scheme was to ensure that no play equipment generated noise
- The land was Council owned

Councillor Swinburn then moved that the application be granted subject to the conditions in the report and the amended condition which was seconded by Councillor Dunbar based on the conditions in the report and the amended condition detailed below:

Within three months of approval, a Noise Management Plan/Scheme in respect of the use of the play equipment shall be submitted to and approved in writing by the Local Planning Authority detailing the management of noise from the use of the equipment within the play park. The development shall thereafter be used in accordance with the approved noise management scheme unless otherwise agreed beforehand in writing by the Local Planning Authority.

The motion to grant was then put to the vote and agreed unanimously.

RESOLVED that the application be granted subject to the conditions in the report and the amended condition.

Councillor Wallace returned to the meeting.

40. Planning Appeals Update

Members were updated on the progress of planning appeals. Members noted the number of appeals.

RESOLVED that the report be noted.

41. Date of Next Meeting

It was noted that the next meeting would take place on Wednesday, 20 November at Netherton Social Club, Bedlington.

The meeting closed at 4:26 pm.

CHAIR _____

DATE _____