

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At a meeting of the **North Northumberland Local Area Council** held at St. James's Church Centre (upstairs hall), Pottergate, Alnwick, Northumberland, NE66 1JW on Thursday, 20 February 2020 at 2.00pm.

PRESENT

Councillor Castle, G
(Chair, in the chair, items 124 - 126)

Councillor Thorne, T
(Vice-chair (Planning), in the chair, items 127 - 135)

MEMBERS

Clark, T
Hill, G
Lawrie, R (part)
Pattison, W

Renner-Thompson, G.
Roughhead, G
Seymour, C

OFFICERS

Bird, M
Cartmell, V
Hadden, D
Hudson, J
Lowe, T

Senior Democratic Services Officer
Principal Planning Officer
Lawyer
Planning Officer
Senior Planning Officer

Public: 12

(Councillor Castle in the chair.)

124. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bridgett, Murray and Watson.

125. MINUTES

RESOLVED that the minutes of the meeting of the meeting of North Northumberland Local Area Council held on Thursday, 23 January 2020, as circulated, be confirmed as a true record and signed by the Chair, subject to a section of page 6 being amended to read:

- *the work to Golden Square in Berwick was good but the roundabout had not yet been painted; this would have benefitted from coordination with resurfacing work*
- *some resurfacing work had been undertaken at Sandgate Premier Inn. Further resurfacing was due to be done beside this area, which would have also benefited from coordination, but members were advised that the Premier Inn contractors were not required to do so.*

126. LOCAL TRANSPORT PLAN

The report set out the details of the draft Local Transport Plan (LTP) programme for 2020-21 for consideration and comment by the Local Area Council prior to final approval of the programme.

The Chair explained that he would allow comments from parish councils in attendance, which would be reported back to the Highways Programme team to consider during the finalisation of the programme. A number of issues were raised, of which the key details of questions from members and officer responses were:

- a request for more details to the path improvements between Easclife and Spittal: the £4,000 budget allocation was for a feasibility study
- had the criteria changed for the LTP? Only the report format had changed; it now had four headings - cycling and walking; safety; roads; and bridges, structures and landslips. This was to reflect the climate emergency declared
- what was the latest position with the additional £15m fund for footpath repairs? This was currently being assessed. The deadline was 24 February; discussions would then follow with the Cabinet member for Local Services and Environment. An update would then be sent to all members
- the Chair clarified that there were more schemes requested for Alnwick as it was a two member electoral ward
- the £800,000 for Berwick Old Bridge was welcomed; in regards to the £250,000 allocated previously for waterproofing, the Principal Programme Officer (Maintenance) would be asked to provide further detail following this meeting
- in response to an update about the 20mph speed limit outside of Ellingham First School, members were reminded of a letter sent out about the programme for work during 2020/21, which included Ellingham First School
- in response to a query about the pedestrian scheme assessment at Walkergate in Berwick, there was no specific timescale but it would be during 2020/21. There was no phase 2 funding allocated yet, the amount would pay for the feasibility study
- replying to a query about double yellow lines due to be installed at Albert Street and from the High Street to Gordon Street in Amble, members were advised that such work was included under a generic traffic regulation order section, rather than individually specified in the report.

Key details of questions from parish councillors officer responses were:

- in response to a request for an update, the zebra crossing at Victoria Terrace in Alnwick was a phase two scheme which had been allocated £30,000, and in response to a request for clarification officers confirmed that this was for construction work to begin this year

- further information would be provided about the £50,000 allocated for a new footpath to Duchess' High School, at St James' roundabout
- members were provided with photographs at the meeting which detailed a bridle path running to the Duchess' High School. Could the surface be improved as it was well used by students? Members were advised that this would be looked in to but any such scheme could be expensive
- members welcomed that £90,000 had been allocated to Steppey Lane bridge at Lesbury. Officers would find out more about the proposed timescale for the work and then provided an update at Lesbury Parish Council on 25 February

Furthermore, in response to an update about when a safety scheme at Walkergate in Berwick was due, there was no specific timescale but the feasibility study would be during 2020/21. There was no phase 2 funding allocated yet; the sum allocated would cover the feasibility study.

RESOLVED that the report be noted, comments from members be forwarded to the Highways Programme team to consider during the finalisation of the programme, and responses be provided to queries requiring further information after the meeting.

(The meeting then adjourned briefly at 2.25pm before resuming from 3.00pm onwards for the planning business. Councillor Thorne in the chair.)

127. DISCLOSURES OF MEMBERS' INTERESTS

Councillors Castle and Clark both declared personal and prejudicial interests in relation to application 19/04296/FUL and indicated that they would leave the meeting whilst the application was considered. Councillor Clark worked for the applicant, and Councillor Castle's son worked for the applicant.

128. 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.

129. 19/01722/FUL

Erection of two dwelling houses for use in connection with caravan park (amended site location plan 24/10/19)

The Shambles, Beadnell Hall, The Haven, Beadnell, Chathill, Northumberland, NE67 5AT

The Vice-chair (Planning) confirmed that this application had been withdrawn from the agenda. As a new conservation area had recently been designated in Beadnell, re-consultation would need to take place with the Conservation Officer.

130. 19/04822/FUL

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**Demolition of existing house and construction of new detached, 2-storey residence
28 Harbour Road, Beadnell, Chathill, Northumberland, NE67 5BB**

The Vice-chair (Planning) confirmed that this application had been withdrawn from the agenda for the same reason as the previous application 19/01722/FUL.

131. 19/04731/FUL

**Construction of a pair of semi-detached 2 bedroom bungalows and a pair of semi-detached 2 bedroom houses with on site parking
Land South of 43 And 44 Greyfield Estate, Embleton, Alnwick, Northumberland
NE66 3XU**

The Vice-chair (Planning) confirmed that this application had been withdrawn from the agenda. The applicant had been requested to provide a revised plan but this had not been received in time, so the application was being deferred to the next meeting.

(Councillors Castle and Clark then left the meeting for whilst application 19/04296/FUL was considered.)

132. 19/04296/FUL

**Demolition of existing buildings and construction of 3 storey building for hotel (C1) with restaurant/bar at ground floor (A3/A4), associated car parking, landscaping and other ancillary works
Land at Willowburn Trading Estate, Alnwick, Northumberland, NE66 2PF**

Tony Lowe, Senior Planning Officer introduced the application by firstly providing a number of updates. Due to further consultation and the submission of further information submitted by the applicant since completing the officer report, it was proposed that a number of conditions be changed and these would form part of the officer's recommendation:

- Condition 4: the timescale for the compliance to remove all residual materials from the demolition works be increased from 'within the calendar month' to 'within three calendar months'
- Condition 19: change - the electric vehicle charging points shall be retained in accordance with the approved plans and shall be 'kept available for the parking of electric vehicles at all times' would be changed to 'shall be kept available, to the general public, for the parking of electric vehicles between the hours of 09.30 - 16.30 weekdays'
- Condition 23: to be deleted, as this referred to the submission of a Services Management Plan, which had now been submitted and accepted as appropriate for the proposal
- Condition 25 should be substituted with: *"The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 23 of the consent, which has been approved in writing by the Local Planning Authority. Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the respective properties"*
- Condition 32: to be deleted, as this referred to the submission of an asbestos survey, which had now been submitted and accepted as appropriate for the site

- Condition 33, to be changed, to delete the following from paragraph (a): 'Phase 1 report (Phase 1 Geoenvironmental Desk Study produced by DBS Environmental), REPORT NUMBER 1345R001i1 FINAL and dated August 2019', and replace it with '*Phase 2 report (Geoenvironmental Appraisal produced by Sirius Geotechnical), Report Number C8389 and dated January 2020*'.

Mr Lowe then continued introducing the application with the aid of a slides presentation.

James Mclean then spoke in objection to the application, of which his key points were:

- a previous planning application for the site had been rejected on the grounds of it only being for industrial use
- building an 84 bedroom development with 87 parking bays and up to service vehicles attending each day could result in 200 vehicle movements per day to the site, on to the busy A1068, and even worse during tourist season and school times
- access from the site on to the A1068 was tight, with only one large vehicle being able to exit at one time; the application might lead to traffic management issues
- it would have an impact on a number of local business owners on the estate. The application was inappropriate for the site
- whereas other businesses on site would be able to transfer employees to other sites as they had multiple branches, he would not have this option as it was a family owned business. The application could thus have a detrimental impact on his employment and family and their rights.

Members then asked questions; the key details of responses from officers were:

- officers were unaware of any specific report undertaken to assess the number of hotel spaces in Alnwick, but accommodation was needed to increase footfall numbers through the town. Both the Alnwick and Denwick Neighbourhood Plan and the emerging Local Plan were supportive of this if such accommodation could be provided in a sustainable way and location. The application was supported by both tourism and policy as it adhered to change of use requirements
- the previously refused application for the site was for housing, not a hotel. An application for housing would be viewed very differently as it would not be supported by the Neighbourhood Plan, whereas this application was for another employment use. The proposal would lead to local jobs on a site that had not been used in recent years and needed investment
- the application had been fully assessed by the Highways Authority, who had no objections subject to conditions. The traffic issues referred to by the objector were not the fault of this application. The access was not ideal but if the site was still used for industrial means, it would have a high vehicular usage. It was a busy road but the usage fell within acceptable levels
- a protocol set the process of involvement in Section 106 agreement negotiation.

Councillor Pattison then moved that the application be granted in accordance with officer recommendation subject to the revised conditions. This motion was seconded by Councillor Lawrie.

Debate then followed of which the key points raised by members were:

- other towns like Berwick would benefit from more hotels; such applications could be supported if they provided such tangible benefits
- there was a local demand for more hotels, with feedback received that often visitors struggled to find enough accommodation in Alnwick

- the industrial units currently did not generate a lot of traffic; the estate was not as busy as in previous generations
- whilst members were not directly involved in any negotiations and other activities in connection with Section 106 funding, they should be able to alert Planning Services to any important local issues to take into account
- the application was an appropriate use on employment land that would generate jobs - it was a very good scheme.

On being put the the vote, the motion was supported unanimously, so it was:

RESOLVED that the Director of Planning be authorised to GRANT permission subject to the conditions in the report and revised conditions numbers 4, 19, 23, 25, 32 and 33 as reported at the meeting, and a legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure a financial contribution to the Coastal Mitigation Scheme of £11,592.

(Councillors Castle and Clark then returned to the meeting.)

133. 19/04044/FUL

Construction of 1no. 4 bed dwelling to be used as a primary residence. Unit to be 1.5 storey in height

Land North West of The Granary Tughall Steads, Chathill, Northumberland

Principal Planning Officer Vivienne Cartmell introduced the application by firstly providing an update. Beadnell Parish Council had submitted late comments: *“The Parish Council supported this application with reservations. We note the case officer recommends the application be refused and the Parish Council understands the reasons. Should councillors decide to permit the application the Parish Council would welcome the following - 1) S106 agreement to secure NP Policy 15 Principal Residence in perpetuity. 2) Conditions relating to landscaping and planting to soften the visual impact and protect privacy of nearby dwellings.”*

Mrs Cartmell then continued introducing the application with the aid of a slides presentation.

Richard Swann then spoke in objection to the application, of which his key points were:

- he was representing two residents who objected to the application as it failed to respect the intentions of the North Northumberland Coastal Neighbourhood Plan. Policy 15 of this plan supported the principle of individual developments in such hamlets, but any new developments had to relate and link with the special character of this area, which this application did not
- the proposed 200 metre access route would go around neighbouring houses, outside of the boundary line and across a public right of way. It was inappropriate for the access road to run so far to the west
- the application did not integrate into the built envelope; it was not a natural extension of the hamlet but instead a bolt on, and faced east to west rather than north to south. It thus also failed North Northumberland Coastal Neighbourhood Plan policy 9, regarding sustainable development requirements outside of settlement boundaries
- the application would change the special character of Tughall Steads and failed to meet either local or national policy.

James Gibbons then spoke in support of the application, of which his key points were:

- the applicants were looking to diversify their farm business. They had been advised in June 2018 that the principle of the development was acceptable
- coastal mitigation issues had been addressed in the ecology report
- the application was achievable without being urbanising. It would create no new access points; the existing gate would be retained and no walls would be changed. The applicant was happy to vary the materials and use suitable local ones. 150 metres of new hedgerow would be planted
- the application could be conditioned to meet the Local Planning Authority's satisfaction. Members would consider a site visit to assess the visual impact on the location.

Members then asked questions; the key details of responses from officers were:

- officers had no concerns about the actual dwelling proposed; the access road was the reason for recommending refusal of the application
- 'Type A' access required a tarmac surface for an initial minimum of six metres followed by a light colour dolomite material being acceptable for the remainder
- the applicant had offered conditions to overcome concerns, but officers considered that they couldn't be overcome nor could the urbanising effect of the road be mitigated.

Councillor Hill then moved that the application be refused for the reasons given in the report. This motion was seconded by Councillor Seymour.

Debate then followed of which the key points raised by members were:

- a member indicated he would not support the application due to the design of the house which would not be in keeping with the beautiful hamlet
- it would have been useful to have a visual image of the access track to assess its location and impact upon the field
- a member considered that granting the application would be unlawful, but another member considered that the application was not unlawful; as long as the second refusal reason was addressed, as he was not concerned about the access road as it would not be visible due to the undulating landscape
- the application added a whole new access road and went against the North Northumberland Coastal Neighbourhood Plan
- it was a hamlet identified within the North Northumberland Coastal Neighbourhood Plan as somewhere acceptable to develop a single property.

On being put to the vote, the motion was supported by six votes in support to two against and one abstention, so it was:

RESOLVED that the application be REFUSED for the reasons set out in the report.

134. 18/02965/OUT

**Outline application with all matters reserved for the demolition of an existing building and redevelopment with up to 5 no. residential properties
Christon Bank Farm, Christon Bank, Alnwick, Northumberland, NE66 3EZ**

Principal Planning Officer Vivienne Cartmell introduced the application by firstly providing updates. For conditions 1 to 3, the reasons given for the imposition of the conditions needed to

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be updated to say: 'As required by Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004'.

Condition 4 should now read:

The development hereby permitted shall be in accordance with the approved plans. The approved plans for this development are:

- *Drawing no 01 titled site plan submitted 16th August 2018*
- *Drawing no 02 Rev A titled site plan submitted 10th February 2020*

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

Ms Cartmell then continued introducing the application with the aid of a slides presentation. The addendum report sought approval for conditions following discussions with the applicant and consultees, after the North Northumberland Local Area Council had agreed in April 2019 to grant the application, against officer recommendation, subject to the approval of conditions at a later date.

There were no public speakers.

Councillor Castle then moved that the application be granted in accordance with officer recommendation as set out in the report and with the amended conditions. This motion was seconded by Councillor Pattison. On being put the the vote, the motion was supported by eight votes in support to one abstention, so it was:

RESOLVED that the conditions, as amended, for the application be GRANTED.

135. Planning Appeals

Members received a report updating them on the progress of planning appeals. (Report attached to the signed minutes as part of Appendix B.)

RESOLVED that the report be noted.

136. DATE OF NEXT MEETING

It was noted that the next meeting would be held on Thursday, 19 March 2020 at Northern View Limited, Spittal, Berwick-upon-Tweed.

CHAIR _____

DATE _____

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