

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At a virtual meeting of the **North Northumberland Local Area Council** held on **Thursday, 1 October 2020 at 2.00 pm**

PRESENT

Councillor T Thorne
(Vice-Chair (Planning) in the Chair)

MEMBERS

Bridget SC	Pattison W
Castle G	Renner-Thompson G
Clark T	Roughead GA
Hill GER	Seymour C
Murray AH	Watson JG

OFFICERS

Blenkinsopp J	Solicitor
Cartmel V	Principal Planning Officer
Hadden D	Solicitor
Little L	Senior Democratic Services Officer
Lowe T	Senior Planning Officer
Mowatt R	Web Communications Assistant
Murfin R	Director of Planning
Parkin H	FCERM Officer
Sinnamon E	Senior Planning Manager

137. PROCEDURE TO BE FOLLOWED AT A VIRTUAL LOCAL AREA COUNCIL (PLANNING)

The Chair outlined the procedure which would be followed at the virtual meeting and of the changes to the public speaking protocol. He also advised Members that if their connection was lost during consideration of an application and it was not possible for a short recap to be provided then the Member would not be allowed to vote on the application.

138. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R. Lawrie.

139. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the meeting held of the North Northumberland Local Area Council held on Thursday 20 February 2020, as circulated, be confirmed as a true record and signed by the Chair.

140. DETERMINATION OF PLANNING APPLICATIONS

The report requested the Committee 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.

RESOLVED that the information be noted.

141. 19/01346/OUT

Outline application for residential development of 37 houses (All Matters Reserved)

Land South of Rogerson Road, Rogerson Road, Belford, Northumberland

Members had no questions regarding the site videos which had been circulated in advance of the meeting.

T Lowe, Senior Planning Officer introduced the application to the Committee with the aid of a power point presentation. Updates were provided as follows:-

- Page 1 – applicant should read Islandshire Ltd and not Mr T Armstrong.
- Paragraph 6.3 – to remove any ambiguity it was clarified that the Belford Neighbourhood Plan had not been adopted.
- Paragraph 7.69 first line - this referred to an education contribution but it should read CMS contribution.
- Paragraph 8.2 fourth line – this also referred to an education contribution but it should read CMS contribution.

A statement from Belford Parish Council was read to the Committee by L Little, Senior Democratic Services Officer. A copy would be attached to the signed minutes of the meeting and would be uploaded to the Council's website.

A statement from the applicant in support of the application was read to the Committee by L Little, Senior Democratic Services Officer. A copy would be attached to the signed minutes of the meeting and would be uploaded to the Council's website.

In response to questions from Members of the Committee the following information was noted:-

- In connection with the consultee response from the Forestry Commission, it was clarified that there was no impact on any ancient

woodland and the land had previously been designed as employment land.

- The indicative phasing plan showed that the affordable housing on the site would be provided during the first phase, however this requirement could be specifically imposed if the Committee required it to be included.
- There was no request being made for subsidised travel to schools within Alnwick, this was a wish from the Parish Council. What was being requested as part of the S106 agreement was commensurate with the size of the site. It was further clarified that Belford Primary was in the Berwick School Partnership and free school transport would be provided for pupils attending high school within Berwick. However, the majority of children from Belford did actually attend The Duchess High School in Alnwick but parents paid for this travel.
- In response to a request for affordable housing being spread across the site rather than being in one area and provided across the phases to prevent ghettoising, the Committee was advised that registered providers usually preferred the affordable housing to be kept together although this was not always done. However in this instance due to the self-build nature of the site and the potential that the affordable housing may not be provided for many years and along with the indicative phasing plan, it was considered that to keep the affordable housing together was appropriate in this instance. The car parking indicated on the plan was related to the provision of the affordable housing.
- Whilst the indicative plan showed a new access this would be a matter between the developer and the operator of the existing farm shop.
- In relation to this land being outside of the settlement boundary as indicated on the proposed Belford Neighbourhood Plan, if the Plan wished to say something about this site then it would need to be amended, however if there was no aspiration for the site then it could remain silent and no action would be required.
- The design guide would set the parameters of what was to be built to ensure sufficient stand-off, distances, scale etc to ensure this was consistent and there would be no impact from overlooking or privacy issues. Details of materials would also ensure it would sit appropriately in the vernacular. The design guide would not control exactly what could be built on each plot, however it would control the overall appearance of the development and the impact on amenity and appearance of the area.
- It was recognised that there had been a number of problems with self-build plots in Rothbury. When moving on to the next stages of development of this site a one step design guide approach would be used which would offer a range of options with some level of control kept. There was a need to offer self-build opportunities in the county with 373 people registering their interest for these at the current time and they offered the opportunity to ensure that not all properties were built by the major developers. Officers would look to reach an

agreement that all utilities would be provided at the same time up to the boundaries of the individual plots.

- The drainage statement had been reviewed against the NPPF. The proposed drainage system was restricted to greenfield run off rates which reflected the natural rate of the field. This would go the watercourse where the water would usually go to but would go via a formal route with a basin store which would be released at a controlled rate. In respect of flooding of gardens this had been picked up and water would be directed to the basin rather than the houses.

Councillor Castle moved acceptance of the recommendation to approve the application as outlined in the report subject to the addition of a condition related to the affordable housing being provided within the first phase, the wording of which would be delegated to the Director of Planning, which was seconded by Councillor Pattison.

Following members outlining their various concerns regarding the provision of affordable housing, further discussion took place on how the phasing and provision of affordable housing could be provided by way of triggers within the S106 agreement rather than as a separate condition. The Senior Planning Manager suggested an addition to the last bullet point of the recommendation as outlined in the report to state “***with appropriate triggers to be agreed by the Director of Planning in consultation with the Chair of the Local Area Council***”. Councillors Castle and Pattison agreed to this amendment to the original proposal.

Councillor Renner-Thompson whilst welcoming the proposed affordable housing and proposed changes to the South Road, which was the former A1, stated he did not consider it appropriate for the whole estate to be self-build plots and highlighted that this was outside the boundary of the proposed Neighbourhood Plan.

A vote was taken on the proposal to approve the application as per the recommendation outlined in the report with the additional wording as outlined above as follows:- FOR 10; AGAINST 1; ABSTENTIONS 0.

RESOLVED that the application be **GRANTED**

subject to the conditions as outlined in the report and a Legal Agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

- Health contribution of £25,800;
- CMS contribution of £615 per unit, therefore the contribution in this case will be £22,755;
- The provision of 10no. on site Affordable Homes:
4 no. 2 bedroom and 2no. 3 bedroom houses for DMV and;
3 no. 3 bedroom and 1no. 2 bedroom houses for rent/shared ownership with appropriate triggers to be agreed by the Director of Planning in conjunction with the Chair of the Local Area Council.

142. URGENT BUSINESS

Councillor Hill asked if there was a role for this Local Area Council in regard to Covid 19 and specifically the concerns being raised by residents that the north of the County had the same restrictions imposed as the rest of Northumberland and the North East and the unique position of Berwick which was on the Border with Scotland. She questioned whether there would be any type of forum which would allow the public to put their views. Councillor Castle advised that he understood the point being made and there would be a Covid update provided at the first full Local Area Council in November and Members could go direct to Officers or the Leader with any specific issues. Councillor Hill highlighted the possible unique role for this Local Area Council as well as being part of the whole region.

Councillor Bridget supported the comments made stating that no discussion or debate had been held before the restrictions had been imposed. North Northumberland had the lowest infection rates and there was a need for more public involvement.

The meeting closed at 3.15 pm

CHAIR _____.

DATE _____