

# NORTHUMBERLAND COUNTY COUNCIL

## STRATEGIC PLANNING COMMITTEE

At a meeting of the **Strategic Planning Committee** held in the **Council Chamber, County Hall, Morpeth, NE61 2EF** on **Tuesday 2 October 2018** at **4.00 pm**.

### PRESENT

Councillor CW Horncastle  
(in the Chair)

### MEMBERS

Gibson RM	Richards ME
Gobin JJ	Robinson M
Lang J	Stewart GM
Ledger D	Thorne TN
Pidcock B	Swithenbank ICF
Renner-Thompson G	

### OFFICERS

Bulman M	Solicitor
Churchill F	Interim Director of Planning
Fairs G	Highways Development Manager
Feige D	Principal Ecologist and AONB Officer
Horsman G	Senior Planning Officer
Little L	Democratic Services Officer
Payne M	Consultant Engineer
Sinnamon E	Interim Head of Planning
Thompson M	Planning Officer

### ALSO PRESENT

Councillor C Dunbar  
Press/ public: 7

### 33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Castle, Flux, Reid and Wearmouth.

### 34. MINUTES

#### (a) Tuesday 7 August 2018

**RESOLVED** that the Minutes of the meeting of the Strategic Planning Committee held on Tuesday 7 August 2018, as circulated, be agreed as a true record and signed by the Chair.

**(b) Tuesday 4 September 2018**

**RESOLVED** that the Minutes of the meeting of the Strategic Planning Committee held on Tuesday 4 September 2018, as circulated, be agreed as a true record and signed by the Chair.

**35. DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Lang declared an interest in applications 16/04348/OUT and 16/02432/OUT as he was a member of the Management Committee at Newbiggin Football Club and advised he would leave the Chamber during consideration of these items.

Councillor Stewart stated that he was Vice-Chair of Heddon on the Wall St Andrew's Church of England Primary School which had links to Ponteland High School. He had previously taken legal advice in connection with an application for Ponteland High School and advised he had a non-prejudicial interest and therefore would take a full part in consideration of application 18/01074/CCD.

**36. 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. The procedure at Planning Committees was appended for information.

**RESOLVED** that the information be noted.

**37. CHAIR'S ANNOUNCEMENT**

The Chair advised that agenda items number 5 application 18/00964/FUL and number 6 application 16/04741/OUT had been withdrawn from the Agenda.

**38. 18/01074/CCD**

**Installation of two storey temporary classroom building containing 10no. classrooms with associated staircases and WC facilities as supplemented by letter and plan received 01/08/18  
Ponteland High School, Callerton Lane, Ponteland, Northumberland  
NE20 9EY**

Councillor Richards entered the Chamber at 4.10 pm during the Officer's introduction to the application and therefore took no part in consideration of the application.

The application was introduced by the Planning Officer with the aid of a powerpoint presentation. He advised that the recommendation was to grant permission subject to appropriate conditions, one of which being for a temporary period as requested

by the applicant. For the purposes of consistency and as imposed in an earlier planning permission for temporary classrooms at this location, a further condition was suggested seeking details of the colour finish in the interests of visual amenity and given the Green Belt location. The applicant had confirmed in writing that the pre-commencement condition in respect of the colour finish was acceptable. Due to the applicant's own ongoing discussions it was requested that condition number 5 be amended so as to read 31 December 2020.

Councillor Pidcock proposed acceptance of the recommendation to approve the application as outlined above which was seconded by Councillor Robinson and unanimously agreed.

**RESOLVED** that the application be **GRANTED** for the reasons and subject to the conditions as outlined in the report and amended above.

**39. 18/02714/LBC**

**Listed Building Consent for the removal, refurbishment and reinstatement of the parapets as supplemented by Construction Method Statement and accompanying plan received 24/08/18.**

**Felton New Bridge, Felton, West Thirston, Northumberland**

Councillor Thorne entered the Chamber at 4.15 pm during the officer's introduction to the application and therefore took no part in the consideration of the application.

The Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation. He advised that since the report had been published the applicant had confirmed in writing that they were happy with the pre-commencement conditions numbers 5 and 6 in the report.

Councillor Pidcock proposed acceptance of the recommendation as outlined in the report which was seconded by Councillor Robinson and unanimously agreed.

**RESOLVED** that the application be **GRANTED** listed building consent for the reasons and subject to the conditions as outlined in the report.

**40. 17/00499/OUT**

**Outline application for approximately 300 residential dwellings (C3 use) with associated highways (including two new site accesses), infrastructure and landscaping, all matters reserved with the exception of access.**

**Land South West of Park Farm, South Newsham Road, Blyth, Northumberland**

The Senior Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation. He advised that there was an additional condition related to off-site highway works at the A1061/A192 junction in the Addendum Report although the numbering of this should be changed from condition 39 to 38. A number of revised conditions, which had been agreed with the applicant, were also being proposed and these were circulated to Members of the Committee. A copy would be filed with the signed minutes of the meeting and uploaded to the

Council's website. A revised recommendation, also circulated to Members, was as follows:-

“That members delegate authority to the Chair of Strategic Planning Committee and the Director of Planning to determine the application subject to the conditions previously agreed as amended by those further conditions circulated at the committee and the additional condition highlighted earlier in this report, and the applicant entering into a Section 106 Agreement which provides for contributions totalling £4,011,343 to fund the strategic highway and ecology mitigation measures as detailed and for flexibility to allow the Council to expend the remainder of the contributions on affordable housing, education, outdoor sport and/or bus incentive measures in whatever proportions they so choose, and subject to there being no new issues arising as a result of the NPPF 2018.”

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

- There had been substantial changes to the drainage in the area as part of the Miller Homes development with surface water through the site being diverted away. All drainage and previous flooding issues in the area had been considered by the Local Lead Flood Authority (LLFA) team and the drainage report demonstrated that surface water drainage would be acceptable subject to conditions being imposed. The works required in respect of drainage on the site were part of the abnormal costs which would be incurred in the development of the site and would safeguard against the flood risk.
- There was no strategic document setting out the level of development in Blyth as the previous Blyth Valley Borough Council Development Plan covered a larger area. Infrastructure matters were considered on an application by application basis as each would have different impacts depending on location and size. In respect of this application an education contribution had been requested for both primary and secondary education provision and the full amount could be provided for by providing a reduced level of affordable housing on the site. At the time of the original application no request was made for a contribution for GP services. Highways improvements to Laverock Hall Roundabout would be secured through a condition and to Moor Farm Roundabout through the S106 agreement.
- Detailed consideration and vigorous testing of figures had been undertaken in respect of the viability of the scheme and the level of S106 contributions. Differing opinions had been provided in relation to land value and costs involved however it was the general consensus that if the full S106 contribution was required the site might not be delivered due to the high level of abnormals. Officers had numerous difficult meetings with the applicant on the level of S106 contributions to arrive at the current figure, which was a significant improvement on their previous offer of £700,000. The level of S106 contribution was still significant and would allow the site, which had

been identified for housing and was within the settlement boundary to be brought forward for development.

- A formula was applied for each separate part of S106 contributions requested.
- Abnormal and external works costs related to anything other than the actual physical building of the houses, i.e. services to houses, off site highways works, drainage etc.
- The level of S106 contribution being requested as part of this development was substantially more than that requested for the previous application relating to 270 dwellings on site and the adjacent Miller Homes site . After taking into account the full sums potentially required in relation to ecology and strategic highways mitigation which must be provided in order to allow the development to progress, a significant sum would still be provided.
- There was generally a 4m or 5m buffer provided between properties and the boundary hedgerows to protect wildlife.
- The anticipated operating profit for the site had been thoroughly scrutinised and reflected government guidance and the NPPF with 20% profit generally being accepted for a development of this size.
- Highways England had placed holding objections on three applications being considered by Committee today in order to secure funding for any improvements required for Moor Farm roundabout. The holding objections had been lifted subject to contributions being secured through S106 agreements. Whilst a potential design had been produced for the roundabout this was only indicative and used to inform a figure for the level of contributions which could be required. It was the Local Planning Authority's role to secure the funding and any proposed changes to the roundabout layout would need to go through due process.
- Trigger points for payments of S106 monies throughout development of the site would be agreed with the applicant.

Councillor Thorne proposed acceptance of the amended recommendation outlined above which was seconded by Councillor Stewart.

Members commended officers on their efforts to secure the level of S106 contributions now being proposed, although the original sum requested would have been preferred. The Committee requested training to be provided on S106 agreements.

Following a vote it was unanimously

**RESOLVED** that delegated authority be given to the Chair of Strategic Planning Committee and the Director of Planning to determine the application subject to the conditions previously agreed as amended by those further conditions circulated at the committee and the additional condition highlighted, and the applicant entering

into a Section 106 Agreement which provided for contributions totalling £4,011,343 to fund the strategic highway and ecology mitigation measures as detailed and for flexibility to allow the Council to expend the remainder of the contributions on affordable housing, education, outdoor sport and/or bus incentive measures in whatever proportions they so choose, and subject to there being no new issues arising as a result of the NPPF 2018.”

5.18 pm Councillor Lang left the Chamber at this point.

**41. 16/04348/OUT**

**Outline planning application for the construction of up to 200 new dwellings (C3 Use Class) associated highways, infrastructure and landscaping with all matters reserved except access to and from the site.**

**Land East of North Seaton, Summerhouse Lane, Ashington, Northumberland**

The Senior Planning Officer introduced the report to the Committee with the aid of a powerpoint presentation. He advised that since the addendum report had been printed a further change to condition 30 was proposed and this should now read as follows:-

“Prior to commencement of plot development, a landscape and biodiversity enhancement scheme, to include phasing arrangements and timescales for subsequent implementation, shall be submitted to and approved by the LPA and thereafter fully implemented as approved including the following;

- i) A method statement for the eradication of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 as amended including Japanese rose and Japanese knotweed;
- ii) In-built bat and bird provision at a ratio equivalent to 1 per each house; at least 50% comprising swift bricks grouped in suitable locations (such as high in gable ends that have unobstructed flightlines and are not south-facing);
- iii) Protection and enhancement of the existing hedgerow along the eastern boundary of the site;
- iv) Detailed landscaping plans for all public open space and SUDS wetlands, designed to increase their value for biodiversity
- v) The provision of 13cm x 13cm hedgehog gaps in all garden fencing;
- vi) An external lighting scheme that accords with Bats and Artificial Lighting in the UK (Bat Conservation Trust and Institution of Lighting Engineers, 2018).

Reason: To maintain the favourable conservation status of protected and priority species and to secure biodiversity enhancement, in accordance with Policy GP13 of the Wansbeck District Local Plan and the National Planning Policy Framework.”

An amended recommendation was also proposed and circulated to Members as follows:-

“That members delegate authority to the Chair of Strategic Planning Committee and the Director of Planning to determine the application, subject to the conditions as specified in previous reports to committee as amended by the further changes to conditions outlined in the Addendum Report to committee and the amended

condition 30 and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 which secures 15% affordable housing and the various infrastructure contributions as specified earlier in this report, and subject to there being no new issues arising as a result of the NPPF 2018.”

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

- The S106 contribution being requested for education included a sum for SEND.
- The area in which S106 contributions would be spent was dependent on the policy context in which they were being requested e.g. sports provision could be for the wider area however education contributions would assist with the education of children within the catchment area.

Councillor Thorne proposed acceptance of the amended recommendation as outlined above which was seconded by Councillor Gibson and unanimously agreed.

**RESOLVED** that delegated authority be given to the Chair of Strategic Planning Committee and the Director of Planning to determine the application, subject to the conditions as specified in previous reports to committee as amended by the further changes to conditions outlined in the Addendum Report to committee and the amended condition 30 and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 which secures 15% affordable housing and the various infrastructure contributions as specified in the report, and subject to there being no new issues arising as a result of the NPPF 2018.”

#### **42. 16/02432/OUT**

**Outline planning permission for the construction of up to 600 new dwellings (C3 Use Class) with all matters reserved except access  
Land East of Wansbeck General Hospital, Ashington**

The Senior Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation. Revised conditions were circulated to Members which would be filed with a signed copy of the minutes and published on the Council’s website. A revised recommendation as follows was also circulated:-

“That members delegate authority to the Chair of Strategic Planning Committee and the Director of Planning to determine the application, subject to the conditions as specified in previous reports to committee as amended by the further changes to conditions outlined in the sheet of amended conditions circulated to Members at committee and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 which secures the equivalent of 15% affordable housing and the various infrastructure contributions as specified earlier in this report, and subject to there being no new issues arising as a result of

the NPPF 2018.”

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

- The adjacent site was in control of the same applicant and it was therefore proposed that reference would be made to the marketing of the local centre within this application and the timescales were being discussed with the applicant.
- A formula was applied for the calculation of S106 contributions with figures provided by consultees. The Local Planning Authority did not control the level of contributions.
- The Healthcare contribution was to provide extra GP places within the Ashington or Newbiggin area and was not to be spent at the hospital.

Councillor Thorne proposed acceptance of the revised recommendation as outlined above which was seconded by Councillor Pidcock. A vote was taken as follows: FOR - 10; AGAINST - 0; ABSTENTION - 0. One Member did not vote on the application.

**RESOLVED** that delegated authority be given to the Chair of Strategic Planning Committee and the Director of Planning to determine the application, subject to the conditions as specified in previous reports to committee as amended by the further changes to conditions outlined in the sheet of amended conditions circulated to Members at committee and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 which secures the equivalent of 15% affordable housing and the various infrastructure contributions as specified in the report, and subject to there being no new issues arising as a result of the NPPF 2018.”

#### **43. PLANNING APPEALS**

**RESOLVED** that the update on the progress of Planning Appeals be noted.

**CHAIR** \_\_\_\_\_

**DATE** \_\_\_\_\_