

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 6 November 2018** at **4.00 pm**.

PRESENT

Councillor CW Horncastle
(in the Chair)

MEMBERS

Castle G	Richards ME
Flux B	Robinson M
Gibson RM	Stewart GM
Gobin JJ	Thorne TN
Lang J	Swithenbank ICF
Pidcock B	Wearmouth R

OFFICERS

Blenkinsopp J	Solicitor
Bellis J	Senior Planning Officer
Churchill F	Interim Director of Planning
Johnston P	Executive Director of Place
Hadden D	Solicitor
Horsman G	Senior Planning Officer
Little L	Democratic Services Officer
Masson N	Principal Solicitor
Sharp J	Planning Officer
Sinnamon E	Interim Head of Planning

ALSO PRESENT

P Jones, Service Director - Local Services
Press/ public: 16

44. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ledger and Renner-Thompson

45. DISCLOSURE OF MEMBERS' INTERESTS

Following the public speaking section and prior to any discussion of application 18/02326/CCD Councillor Castle stated that he had not realised that Mr Robson was speaking in objection to the application and declared a personal interest as he knew Mr Robson. He abstained from voting.

46. 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.

47. CHAIR'S ANNOUNCEMENT

The Chair reminded Members that agenda item number 5 application 17/04330/FUL had been withdrawn from the Agenda. The Interim Head of Planning apologised and advised this was due to a problem with the consultation undertaken in respect of the application. It was expected that the application would be presented at the next meeting.

48. 18/02326/CCD

Expansion of existing car park area at Craster plus provision of 2 EV charging bays - Upper Car Park, Craster Quarry Car Park, West End, Craster, Alnwick, Northumberland NE66 3TW

The Planning Officer introduced the application with the aid of a powerpoint presentation. He advised that whilst the applicant did not intend to erect a boundary fence they would continue to liaise with the adjacent landowner. There would be no drainage provided however pin kerbs would be provided and would direct surface water away from the adjacent land.

M Robson addressed the Committee speaking in objection to the application. He stated that he owned property and land adjacent to both car parks. He stated that there was no sustainable drainage proposed for the site as it was stated the proposals would not increase the flood risk on the site. He disagreed with this as he believed the proposals would have an adverse effect on his land and would increase flooding elsewhere. He advised that the existing car park had been resurfaced in 2017 and water now ran into his compound. He wanted drawings to be provided showing where the water would actually go. He was happy that some retaining fencing was to be provided but believed that the mesh should also be provided at the entrance to the inner car park as there would be a lot more people using this and there was no protection from potential rock falls and this should be included in the application.

Councillor H Cumming addressed the Committee speaking on behalf of Craster Parish Council. He advised that the Parish Council supported the application. He had a personal interest in the application as he ran a pop-up

car park in the village to deal with the overflow during busy times and he hoped this application would put him out of a job. The application had the full support of the Parish Council and the community notwithstanding the objection from Mr Robson. They welcomed the application which it was hoped would mitigate the mixed blessings of increased tourism, would reduce congestion and illegal parking in the area and increase car parking capacity for the community and visitors. He asked that the Committee support the application. He continued by thanking the Council for their far-sighted and proactive approach along with Paul Jones and his team for their work in bringing this forward.

P Jones, Service Director - Local Services addressed the Committee speaking in support of the application. He advised that there was significant support for the proposals which would meet the demand for parking in the area and would reduce congestion along the road which also impacted on the public transport in the area. The provision of disabled parking would also be improved. There was no existing sustainable drainage on the site and the provision of a pin kerb would address crossfall and push surface water away from the location onto the verges. In respect of rock fall a netting system would be provided in the car park however this would not be provided on the access road as it was not considered necessary and there was insufficient space. He would be happy to continue dialogue with the adjacent landowner regarding the boundary fencing however that was not a material planning consideration. It was hoped that the Committee would approve the application to allow work to commence as soon as possible in order that the provision of the additional car parking spaces were provided in time for the summer.

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

- The County Ecologist and Natural England were satisfied with the proposals and did not require any soft landscaping to be provided.
- It was considered that the provision of the pin kerb within the proposals would be sufficient to divert surface water away from Mr Robson's land.
- It would be the responsibility of the landowner to check the safety of the quarry walls but there was no condition being suggested for this.
- In relation to concerns regarding safety it was confirmed that mesh netting was to be provided within the car park and Officers were satisfied with this proposal.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Thorne.

Councillors advised that this was a very much needed facility to address chronic problems encountered during the summer months. Whilst not conditioned as part of this application Mr Jones was requested to take on

board concerns regarding flooding of the adjacent land if this should occur then the Council should look to remedy this. A vote was taken as follows: FOR - 12; AGAINST - 0; ABSTENTIONS - 1.

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

49. 16/04731/OUT

Outline planning application for the construction of up to 500 new dwellings with associated infrastructure and landscaping with all matters reserved except access to and from the site - Land South West of Glebe Farm, Choppington Road, Bedlington, Northumberland

The Senior Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation and explained that the application had been brought back to committee to consider the effect of the new NPPF. An additional condition number 38 related to ecology to be included to any permission granted was circulated to Members and a copy would be filed with the signed minutes of this meeting and uploaded to the agenda papers on the Council's website. Further changes to conditions were outlined as follows:-

Condition 20 - this had now been split into two separate conditions but the wording remained unchanged.

Condition 27 - this had now been removed on the advice of public protection as it was considered that Condition 28 (which remained) was sufficient to address any noise issues.

Condition 29 - this had now been removed and details were now incorporated into the new Condition 38.

The Committee was advised that three further objections had been received since the application had last been considered with one new issue raised which expressed concern that the ecology mitigation in the S106 agreement was inadequate. The County Ecologist had advised that the mitigation was acceptable and therefore the recommendation was as per the addendum report with conditions as outlined in the June 2017 and amended above.

Councillor C Taylor addressed the Committee speaking on behalf of West Bedlington Town Council to reiterate the concerns previously raised on the application. Her comments included the following :-

- The proposed access to the site was poor. Choppington Road was a narrow winding road and the access was on a bend leading into a busy area and that should be taken into consideration. Traffic numbers were increasing and there was the additional impact of another development in Choppington and there was a need to improve the road/access.
- The area was known to flood which resulted in water overflowing onto the road.

- There were known adverse ground conditions with one house already having been demolished due to subsidence.
- There was insufficient infrastructure to cope with the provision of 500 houses with doctors and dentists in the area already stretched and long waiting times for appointments.
- There would be insufficient school places for a potential 1,000 extra children from the 500 houses. Whilst the S106 funding for education was welcomed it was believed this would be going to a school within Guidepost. The S106 funding in respect of transport was being directed to improvements to the Moor Farm roundabout and money for health provision was not being used within Bedlington and the sports provision being used for Gallagher park which was a County Council park with no funding being provided to the Town Council to provide any additional play park facilities.

M Hepburn addressed the Committee speaking in support of the application. He advised no changes had been made to the application since it was first approved. Bedlington had been identified as a sustainable location for housing growth to meet local needs. The development would help with the sustainability of the town centre and no objections, subject to conditions, had been received from any statutory consultees or Council Officers. In respect of flood risk this would be reduced by the development. The ground conditions had been investigated thoroughly and the survey had identified that the land was suitable for development. The development was within settlement boundaries contained in the draft Local Plan and was in accordance with the NPPF. The S106 agreement was complete and the applicant would be happy for all monies to be spent within the local area if required. If approved early delivery of the housing would be forthcoming.

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

- The intention was that the S106 funding was to be spent locally, the £1.3m education contribution would fund the provision of primary and SEND places. As there was not a Special School within Bedlington the funding for SEND places would be spent outside of the town but would benefit those children who lived in Bedlington. In respect of the healthcare contribution advice from the CCG was that they required funding for a number of GP practices in Bedlington and as surgeries in Guidepost drew patients from Bedlington then funding would also be used in that area. In respect of the sports contribution it was confirmed that funds would be spent both in Gallagher Park and the West Bedlington area however details would be finalised at a later date. There was a contribution required by Highways England for the improvement of the strategic road network, in particular Moor Farm Roundabout and contributions had been sought from a number of schemes within the area. The £65 bus voucher was now required from some major housing developments and was not uncommon.

- Discussions were still ongoing discussions regarding the type of mitigation measures to be provided at Moor Farm Roundabout and once these were formulated a full consultation process would be undertaken.
- A method statement was required to be agreed for the removal of invasive species of plants which had been identified on the site.
- When the first application was considered this was before the introduction of the new NPPF and the housing land supply figure was slightly different, Members agreed that the development was appropriate and supported the “minded to approve” recommendation. Since that time policy and the housing picture had changed however this site had been identified in the emerging Local Plan as contributing to meet the housing target for the plan period and included within the settlement boundaries. Officers had re- assessed the proposed development and concluded that it continued to be acceptable. Classroom based training for Members on the new NPPF would be considered and a copy of the document provided.
- The inclusion of this site in the housing land supply contributed to making it a healthy supply hence its inclusion within the settlement boundaries within the emerging Local Plan.
- The Highways Authority advice regarding the safety of the access to the site remained unchanged.
- S106 Funds were agreed on a formula basis and therefore comparisons with other developments could not be made as it depended on the individual circumstances for each site.
- The Coal Authority and Local Lead Flood Authority were happy with the proposals subject to conditions included within the previous application and further detailed work was to be undertaken.

Councillor Thorne proposed acceptance of the recommendation to be minded to approve the application as per the addendum report and with the changes to conditions as outlined above and the additional condition 38 which was seconded by Councillor Castle.

The Committee felt that there were no substantial changes from the original report which could require a change to the recommendation to be minded to approve and questions had been answered satisfactorily. A vote was taken as follows: FOR - 10; AGAINST - 0; ABSTENTIONS - 0. 1 Member did not vote.

RESOLVED that the Committee be minded to **GRANT** permission and delegate authority to the Director of Planning to determine the application, subject to conditions as specified in previous reports to Committee and amended above and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 which secured 15% affordable housing and the various infrastructure contributions as specified in the Addendum report.

50. 17/03252/FUL

Installation of 120 hardstanding bases (for 120 static caravans) with associated car parking, new internal access road, footpaths, landscaping, creation of new lakes and adventure trails and infrastructure above and below ground - Amended 08/05/18 - Land North Of Haggerston Castle Holiday Park Berwick-Upon-Tweed

The Senior Planning Officer introduced the report to the Committee with the aid of a powerpoint presentation and explained that the application had been brought back to committee to consider the effect of the new NPPF.

R Dibden, agent on behalf of the applicant addressed the Committee speaking in support of the application. He reminded Members that the application had been considered by the Committee in August and received their endorsement and advised that whilst he was surprised it had been brought back he was happy that the recommendation was still to approve. He advised that Bourne was the largest leisure operator within the County and continued to invest in the site on an annual basis. The provision of additional 120 pitches would help attract new visitors to the area. There would be no material changes to the park and the new provision would integrate well into the existing provision with boundary planting and three new water bodies would provide ecological mitigation and allow surface water drainage. There were no objections from statutory consultees and the additional investment would continue to allow Bourne to provide a high quality tourist destination.

The Interim Head of Planning Services advised that location plans included in reports were taken from Ordnance Survey maps and agreed that these were not ideal when compared to those available online.

Councillor Wallace moved the recommendation to approve the application as outlined in the addendum report which was seconded by Councillor Stewart. A vote was taken and it was unanimously:

RESOLVED that the Committee authorised the Head of Service to **GRANT** planning permission subject to:

- Expiry of statutory publicity period and provided no new planning issues were raised;
- A Legal Agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended) to secure the following obligations:-
 - Coastal mitigation contribution of £36,000 (£300 per unit);
 - Northumberland Coast AONB Partnership contribution of £9039; and
- The conditions as outlined in the Committee report as amended by the Addendum report.

51. PLANNING APPEALS

Councillor Castle advised that he was pleased that the Appeal in respect of application 16/03642/OUT had been dismissed with the Inspector giving weight to the Alnwick and Denwick Neighbourhood Plan.

Councillor Flux advised that all Cramlington Councillors were delighted that the appeal against the proposed caravan storage had been refused as all those with local knowledge had known that it was not a suitable location with the Planning Inspector agreeing.

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

CHAIR _____

DATE _____