



# Northumberland

## County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Nichola Turnbull

**Email:** nichola.turnbull@northumberland.gov.uk

**Tel direct:** (01670) 622617

**Date:** 2 December 2019

Dear Sir or Madam,

Your attendance is requested at a meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held in **Hexham Auction Mart, Tyne Green, Hexham, Northumberland, NE46 3SG** on **TUESDAY, 10 DECEMBER 2019 at 2.00 P.M.**

Yours faithfully,

Daljit Lally  
Chief Executive

**To members of the Tynedale Local Area Council**

**G Stewart (Chair), T Cessford (Vice-Chair), R Gibson (Planning Vice-Chair),  
A Dale, CR Homer, CW Horncastle, I Hutchinson, D Kennedy, N Oliver, KR Quinn,  
JR Riddle, A Sharp, KG Stow**



**Daljit Lally, Chief Executive**  
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## **AGENDA**

It is expected that the matters included in this part of the agenda will be dealt with in public.

### **1. APOLOGIES FOR ABSENCE**

### **2. MINUTES**

Minutes of the meeting of the Tynedale Local Area Council held on 12 November 2019, as circulated, to be confirmed as a true record and signed by the Chair.

### **3. DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room

NB Any member needing clarification must contact Liam Henry, Legal Services Manager, on 01670 623324. Please refer to the guidance on disclosures at the rear of this agenda letter.

## **RIGHTS OF WAY**

### **4. REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC BRIDLEWAY NO. 22 PARISH OF CORBRIDGE**

The Committee is asked to give consideration to all the relevant evidence gathered in support and rebuttal of a proposal to upgrade to public bridleway existing Parish of Corbridge Public Footpath No 22 from the U8093 road north of Lauder Grange in a westerly direction for a distance of 1370 metres over Ladycutter Lane, then in a general southerly and south-easterly direction to join the U8096 road 110 metres south-west of West Farm. (Report enclosed as **Appendix A.**)

## DEVELOPMENT CONTROL

### 5. DETERMINATION OF PLANNING APPLICATIONS

The attached report explains how the Local Area Council is asked to decide the planning applications attached to this agenda using the powers delegated to it.  
(Attached as **Appendix B.**)

***Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at***

***<http://www.northumberland.gov.uk/Planning.aspx>***

#### 6. 19/01380/FUL

Demolition, refurbishment and extension of Old Hexham Workhouse buildings into 34 No. Flats  
The Old Workhouse, Corbridge Road, Hexham, Northumberland, NE46 1QJ

#### 7. 19/01296/FUL

Erection of 43 no. Retirement Living Housing (category II type accommodation), communal facilities, landscaping and car parking, following demolition of existing building (as amended)  
Car Park East Of Fairnington Centre, Corbridge Road, Hexham, Northumberland, NE46 1QJ

#### 8. 19/02392/VARYCO

Variation of condition 2 pursuant to planning permission 17/03218/FUL in order to allow minor amendments to the design  
Osbit Power Ltd, Broomhaugh House, Riding Mill, Northumberland, NE44 6AW

#### 9. 19/01949/FUL

Refurbishment and extension of an existing one storey agricultural building to form a single private dwelling-house  
Land North West of Leawater, Allendale, Northumberland

#### 10. 19/01950/FUL

Creation of a pair of semi-detached dwellings including attached garages  
Land East of South View, Thornley Gate, Allendale, Northumberland

#### 11. 19/01484/REM

Reserved matters application for access, appearance, landscaping, layout and scale relating to planning permission 15/02292/OUT for the construction of 6 dwellings and associated parking  
Land South Of East Melkridge Farm, Greengate Lane, Melkridge, Northumberland

#### 12. 18/04458/FUL

(Retrospective) Application for construction of timber building for commercial breeding of rabbits and guinea pigs  
Starvall, Kiln Pit Hill, Consett, Northumberland, DH8 9SB

- 13. 19/00630/FUL**  
Retrospective: Creation of concrete hardstanding for existing helicopter landing area (amended description)  
Land West of Doddend Quarry, Allendale, Northumberland
- 14. 19/00621/FUL**  
Demolition of existing single storey attached cottage and construction of one and a half detached cottage  
Annexe, Kirkholmedale, Lantys Lonnen, Haltwhistle, Northumberland, NE49 0HQ
- 15. 19/02370/FUL**  
Change of use of industrial unit from B1 (Business) to D2 (Assembly and Leisure) for use as personal training studio  
Tynedale House Clearances, 26A Haugh Lane Industrial Estate, Hexham, Northumberland, NE46 3PU
- 16. 19/03810/CCD**  
Construction of new track and widening of access onto highway  
Land Strip between Waite Farm House and West Rattenraw, Haydon Bridge, Northumberland
- 17. 19/01951/FUL**  
Construction of single storey dwelling and alterations to parking and access arrangements  
Riding Farm, Riding Mill, Northumberland, NE44 6HW
- 18. PLANNING APPEALS UPDATE**  
  
To report the progress of planning appeals. (Report enclosed as **Appendix C**).
- 19. DATE OF NEXT MEETING**  
  
The next meeting will be held on Tuesday, 14 January 2020 at 4.00 p.m. at Hexham House, Gilesgate, Hexham.
- 20. URGENT BUSINESS (IF ANY)**  
  
To consider such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.

**IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:**

- Declare it and give details of its nature before the matter is discussed or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

<b>Name (please print):</b>
<b>Meeting:</b>
<b>Date:</b>
<b>Item to which your interest relates:</b>
<b>Nature of Registerable Personal Interest i.e. either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):</b>
<b>Nature of Non-registerable Personal Interest (please give details):</b>
<b>Are you intending to withdraw from the meeting?</b>

**1. Registerable Personal Interests** – You may have a Registerable Personal Interest if the issue being discussed in the meeting:

- a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or
- b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purpose includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management ); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

**2. Non-registerable personal interests** - You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

### **3. Non-participation in Council Business**

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must : (a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; **and either** (b) the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; **or** (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

**This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members' Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.**