

NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a virtual meeting of the **Tynedale Local Area Council** held on Tuesday, 13 October 2020 at 3.30 p.m.

PRESENT

Councillor R Gibson
(Planning Vice-Chair, in the chair)

MEMBERS

T Cessford
A Dale
C Homer
CW Horncastle
I Hutchinson
D Kennedy

K Quinn
JR Riddle
A Sharp
G Stewart
KG Stow

OFFICERS

K Blyth
R Campbell
C Harvey
N Masson
E Sinnamon
N Turnbull

Principal Planning Officer
Planning Officer
Planning Officer
Principal Solicitor
Senior Planning Manager
Democratic Services Officer

145. PROCEDURE TO BE FOLLOWED AT A VIRTUAL STRATEGIC PLANNING COMMITTEE

The Chair made reference to the procedure which would be followed at the virtual meeting and of the changes to the public speaking protocol.

146. MINUTES

RESOLVED that the minutes of the meeting of Tynedale Local Area Council held on 10 March 2020, as circulated, be confirmed as a true record and signed by the Chair.

Ch.'s Initials.....

147. DETERMINATION OF PLANNING APPLICATIONS

The report requested the Local Area Council 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. (A copy of the report is enclosed with the minutes as Appendix A.)

RESOLVED that the information be noted.

148. 20/02352/COU

Change of use from retail unit (Use Class E) to a non-residential centre (Use Class F.2) to be used by community groups with an ancillary private cafe (Amended description to refer to Use Class F.2 18/09/2020).

Unit 1, 10 Front Street, Prudhoe NE42 5HJ

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Planning Officer introduced the application with the aid of a powerpoint presentation and advised that there were no updates following publication of the report. He reported that 7 further letters of objection had been received and had been circulated to Members the previous day.

15.47 The meeting was halted for a few minutes to try and resolve technical difficulties for Councillors Dale and Kennedy.

Statements in objection to the application from P Murray, the Chair of Prudhoe Traders Committee and A Thear were read out by R Campbell, Planning Officer, and would be attached to the signed minutes and uploaded to the Council's website.

N Turnbull, Democratic Services Officer read out statements submitted by the applicant G Hepburn, Chair of Trustees for Prudhoe Community Partnership and also D Dickinson, Chair Prudhoe Youth Project. The statements would be attached to the signed minutes of the meeting and uploaded to the Council's website

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

- Receipt of a large number of objections, was not in itself a reason to refuse an application, although it did give an indication of the strength of feeling of nearby residents and businesses. Consideration had to be given

Ch.'s Initials.....

Tynedale Local Area Council, 13 October 2020

to the reasons for objecting and whether they constituted a reason to refuse on planning grounds which would stand up on appeal. Members had to weigh up whether the reasons, which included anti-social behaviour and proximity to the public house, gave material cause for concern and determine how much weight they gave to them.

- Change of use from retail to a café had been granted in 2019. A change of legislation in September 2020 meant that this change would no longer require consent. Consent was required to change use to a non-residential centre as it would be materially different to retail use and would be a more intensive use of the building. A premises used as a community centre would be used by more occupants for longer periods of time than if customers were visiting a shop.
- The Council did not have a policy which prevented a community centre being located next to licensed premises. The adjacent unit was a micropub was at a different end to the spectrum of a large chain with a younger demographic.
- It was noted that the applicant did not own the building and such issues were not relevant to consideration of the application as it was a civil matter outside the planning process. If consent was granted the change would only come into effect if the new use was implemented. Otherwise, use as a café would be retained and it would not prevent a new occupant coming forward for retail use.
- It was not recommended that a condition, regarding use of the rear yard which was shared with the adjacent micropub, be included as there were other regulatory controls, outside of the planning system, which would check that occupants were of age. It was not known whether customers of the micropub had access to the rear yard. Officers were of the view that an additional condition would be unreasonable although some wording could be included as an informative.
- The officers were unaware of the status of the East Centre which was not part of the application under consideration.
- Whilst there were different opinions whether the proposed use of the unit as a community centre would increase footfall and sales in adjacent retail outlets, given it would only be open 3 days per week and also when other shops were closed. It was considered that having the unit in use would be better than having an empty building.
- The Police had been consulted with regard to anti-social behaviour and perception of crime. Their comments were important, particularly if they had flagged serious concerns. However, they had only made reference to the location of the unit on the main road, which in itself, was not a reason to refuse the application.

Councillor Hutchinson proposed acceptance of the recommendation to approve the application with conditions as outlined in the report which was seconded by Councillor Horncastle.

Councillor Stewart provided clarification regarding the current situation of the East Centre which had been closed for a number of years due to the level of

investment required to improve it. The youth workers were currently providing an outreach service. Prudhoe was an area of low crime and antisocial behaviour. Businesses were doing well as residents were shopping locally and there was a demand for premises in the town.

A vote was taken as follows:- **FOR 9; AGAINST 0; ABSTENTION 2.**

RESOLVED that the application be **GRANTED** permission for the reasons and with the conditions as outlined in the report.

149. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 10 November 2020 at .00 p.m.

CHAIR _____

DATE _____