

NORTHUMBERLAND COUNTY COUNCIL
NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At the meeting of the **North Northumberland Local Area Council** held at Remotely on Thursday, 22 April 2021 at 2.00 pm.

PRESENT

G Castle (Chair) (in the Chair)

MEMBERS

T Thorne
R Lawrie
G Roughead
J Watson

G Hill
W Pattison
C Seymour

OTHER COUNCILLORS

OFFICERS

V Cartmell

L Dixon
A Fogerty
D Hadden
H Lancaster
L Little
C Mead
E Sinnamon

Planning Area Manager - Development
Management
Democratic Services Assistant
IT Apprentice
Solicitor
Legal Services Manager
Senior Democratic Services Officer
Highways Development Manager
Development Service Manager

Around xxx members of the press and public were present.

189 PROCEDURE TO BE FOLLOWED AT A VIRTUAL PLANNING COMMITTEE

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.

190 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bridgett, Clark and Renner-Thompson.

Ch.'s Initials.....

As Councillor Thorne, Vice-Chair Planning had some technical difficulties and had been unable to join the meeting at the beginning, Councillor Castle continued in the chair and advised that item 7 on the agenda would be considered before item 6.

191 **MINUTES**

The minutes of the North Northumberland Local Area Council held on Thursday 18 February 2021, as circulated, be agreed as a true record and signed by the Chair.

192 **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.

193 **19/04941/FUL**

**Proposal for a single bungalow dwelling. (Amended plans rec'd 27.01.2020)
Land West of Burn House, Doddington, Northumberland**

J Hudson, Planning Officer introduced the application to the Committee with the aid of a Power Point presentation.

Councillor Thorne joined the meeting at 14:15 after the introduction to the report therefore he took no part in and did not vote on this application.

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

- A lot of objections were in respect of the potable water supply and the foul drainage as Doddington was not connected to Northumbria Water or mains electric etc. Following concerns from Public Protection, the applicant had provided additional information which proved that they were able to connect to a private water supply for domestic water and were able to discharge foul drainage to the existing treatment plant. They had also provided a contaminated land screening assessment along with additional information which had been requested from Highways. In relation to amenity and overlooking given the separation distances it was considered there would be no loss of amenity to the existing dwelling.
- Highways had requested conditions related to car parking and bike storage.
- The main objections from the Parish Council in relation to housing need and car parking had been addressed.

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- Northumbria Water had not commented on the application as they had no assets in the area as all were private connections. The applicant had provided all the additional information that had been requested.

Councillor Watson proposed that the application be granted in line with the officer recommendation as outlined in the report which was seconded by Councillor Lawrie. A vote was taken and it was unanimously

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

Councillor Thorne, Vice-Chair Planning took the Chair at this point.

194 **20/03622/FUL**

**Revisions to the layout to replace 2 approved dwellings with 3 dwellings and the creation of a new plot for one dwelling (amounting to two additional dwellings on the site). Revised description.
Land South of Mereburn House, Low Wood, Swarland, Northumberland.**

V Cartmel, Area Planning Manager introduced the application to the Committee with the aid of a Power Point presentation.

A written statement from Newton on the Moor & Swarland Parish Council was read out to the Committee by L Little, Senior Democratic Services Officer. A copy would be filed with the signed minutes and be uploaded to the Council's website.

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

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

- The properties most affected by the proposals would be on Low Wood with Plot 10 to move closer than the previously approved dwellings. From the conservatory of 6 Low Wood to the garage on Plot 10 would be a distance of 22.3m; from the corner of 5 Low Wood to the corner of Plot 10 would be 30m; from the conservatory of 4 Low Wood to the corner of Plot 10 would be 43.8m. This demonstrated that these exceeded the usual privacy distances required and therefore would not detrimentally impact on the amenity of existing residents in terms of amenity.
- Officers felt that the plots were of an ample size with generous gardens and the density of the proposals remained in character with the area.
- In respect of street lighting the site had a private maintenance strategy attached and a condition in relation to this and therefore the properties would look after themselves. Some areas of the estate did show as public highway and others as private land freehold and was an interesting estate of low density. There were no street

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lighting or footpaths, but the development already worked safely and the issue was if an extra two dwellings would require any additional works. It was considered at the current time it was able to support this level of development and was an appropriate arrangement.

- The area did have narrow streets which formed part of the design and currently in terms of highways safety did not have an issue despite the way it was set out. It also benefitted from close access to the A1. In terms of access to the distribution roads, Highways would take a much greater look if there was additional development proposed in the future, however it was not thought that the additional two properties would impact on this at the current time.
- There were no set distances which stated how close properties should be to boundaries rather this was based on amenity and how they looked in the character to the area. The density was higher than the dwellings at Low Wood as these were large properties on very large plots. 9.7 Dwellings per hectare was still a low density and the Officer's view was that this would not have a detrimental impact.

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

Some Members in supporting the application recognised that the access roads were narrow however they considered that the additional two properties would not have a significant impact and welcomed that this would be looked at if any future development came forward. Other Members highlighted that there were no residents in support of the application and expressed concerns on the increased density and S106 contribution to affordable housing. The Senior Planning Manager reminded Members that the principle of development was acceptable with the site being capable of sustaining the additional properties in terms of density; was compliant with the NPPF; was within the settlement boundary within the Northumberland Local Plan; and all technical concerns had been resolved. There was a formula for the contribution towards affordable housing and this met the requirements and whilst the contribution did not provide a sufficient sum for affordable housing on this site it would be added to another scheme.

A vote was taken as follows: FOR 5, AGAINST 2, ABSTENTIONS 0.

Councillor Roughead had joined the meeting at 14:43 during the discussion of the application and took no part in the vote.

RESOLVED that the application be **GRANTED** for the reasons and subject to the conditions as outlined in the report and subject to a S106 Legal Agreement to secure a financial contribution towards affordable housing off site to the sum of £40,800.

195 **PLANNING APPEALS UPDATE**

RESOLVED that the information be noted

196 **S106 AGREEMENTS UPDATE REPORT**

Ch.'s Initials.....

RESOLVED that the information be noted.

197 **NEWTON COMMON - PROPOSED SCHEME OF MANAGEMENT**

H Lancaster, Legal Services Manager introduced the report to the Committee highlighting the key issues of the report.

Councillor Pattison, as the local Ward Member advised that the Parish Council took great pride in the common land and paid extra in order to keep the common looking nice and had been of the opinion that the land actually belonged to them. Councillors highlighted the frequency of ownership disputes of small pockets of land across the County where no-one wanted to take responsibility and the necessity for these to be addressed.

Councillor Watson proposed acceptance of the recommendation as outlined in the report which was seconded by Councillor Pattison. A vote was taken and it was unanimously

RESOLVED that authority be given to commence the statutory consultation process with regard to the County Council making a Scheme of Management with regard to Newton Common under the Commons Act 1899.

CHAIR.....

DATE.....

Ch.'s Initials.....