

NORTHUMBERLAND COUNTY COUNCIL
CASTLE MORPETH LOCAL AREA COUNCIL

At the meeting of the **Castle Morpeth Local Area Council** held at Committee Room 1, County Hall, Morpeth, Northumberland, NE61 2EF on Monday, 9 August 2021 at 4.00 pm.

PRESENT

(in the Chair)

MEMBERS

L Darwin
R Dodd
J Foster
M Murphy

S Dickinson
L Dunn
V Jones

OTHER COUNCILLORS

OFFICERS

D Brookes
R Campbell
D Hadden
R Little
E Sinnamon
N Turnbull

Infrastructure Records Manager
Senior Planning Officer
Solicitor
Assistant Democratic Services Officer
Development Service Manager
Democratic Services Officer

Around xxx members of the press and public were present.

25 PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

Councillor Foster, Vice-Chair (Planning) (in the Chair) outlined the procedure which would be followed at the meeting and of the changes to the public speaking protocol

26 DISCLOSURE OF MEMBERS' INTERESTS

Councillor Darwin advised an interest in item 5 of the agenda, and that he would be speaking on the application during the public speaking slot but would then leave during debate and the vote.
Councillor Dodd expressed a personal but non-prejudicial interest in item 5.
Councillor Dickinson advised of a non-prejudicial interest in item 7 of the agenda as it resides in their ward.

27 DETERMINATION OF PLANNING APPLICATIONS

Ch.'s Initials.....

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.

The chair advised that the appeals update would be heard before the planning applications to allow Councillor Jones to join the meeting who was on her way.

28 **APPEALS UPDATE**

RESOLVED that the appeals update be noted.

The meeting was adjourned to allow time for Councillor Jones to arrive and reconvened at 4.06 pm.

29 **20/04264/FUL**

**Part-Retrospective: Change of use of detached garage and pre-school nurse to Granny Annexe (amended description)
Former Garage South East of Kirkley Mill Farm House, Kirkley Mill, Kirkley, Northumberland**

It was confirmed that members had watched the site videos circulated in advance of the meeting.

R. Campbell – Senior Planning Officer, introduced the application to the Committee with the aid of a power point presentation and it was noted that there had been no updates since the report was finalised.

Councillor K. Woodrow – Ponteland Town Council, addressed the Committee speaking in objection to the application.

Comments included the following: -

- Ponteland Town Council initially made a “No Comment” in January 2021
- The amended plan showed the location on a larger scale and there was concerns from neighbours about what was happening at the site.
- The Town Council had felt misled from the original planning permission of an agricultural shed, but it had been built from stone with a slate roof.
- The Town Council asked the Committee that the building should remain as an Annexe in perpetuity, and a condition to be placed to prevent confusion and no further development be allowed on the site.
- The site sits within the Green Belt, which placed a blanket ban on future development in the area.

Ch.'s Initials.....

- The Town Council Planning Committee had seen small hamlet locations become over-developed and wished to prevent that from happening in the future.

Councillor L. Darwin also addressed the Committee as the ward Councillor. Comments were as follows: -

- There were no enforcement issues related to this building, which had been mentioned by a neighbouring objector.
- Councillor Darwin endeavoured to protect the Green Belt and did not wish to see overdevelopment; however, he did not see Kirkley Mill Farm becoming a mini development site.
- Councillor Darwin asked the committee that the building remained as an Annex in perpetuity.

Councillor Darwin left the room.

P. Elwell addressed the committee in support of the application. Comments include: -

- The comment uploaded from Ponteland Town Council regarding the application for “change of use” was unreasonable and a matter that would be appealed if made a condition.
- There was no sound planning reason or legislation to place a blanket ban on development as each application should be considered on its own merit and the planning rules in force at the time of the application.

The Chair clarified for the Committee that any enforcement issues on a separate property, not included in this application, were to be disregarded and to be treated as an independent application.

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

- There was an exception in the legislation that allowed retrospective applications.
- The application accorded with planning policy and green belt policy.
- It was not recommended to put a planning perpetuity clause into the conditions, however there was a condition already in the application (Condition 3) stating it had to be used as accommodation ancillary to the main dwelling house.
- If the applicant wished to separate the residential site, they would have to submit another application.
- Condition 3 was enforceable through the planning process and potentially if there was ever a future conveyance.

Councillor Dickinson proposed acceptance of the recommendation to approve the application as outlined in the report, which was seconded by Councillor Dunn. A vote was taken, and it was unanimously

Ch.'s Initials.....

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

The meeting adjourned for 5 minutes at 4.30 to allow officers to leave.

30 **REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC FOOTPATHS NOS 20 - 22 PARISH OF EAST CHEVINGTON**

Councillor Wearmouth arrived at 4.45pm and did not participate in the vote.

D. Brookes – Infrastructure Records Manager, explained to the Committee about Rights of Way and the procedure regarding determination of an item.

D. Brookes then introduced the above report in which members were asked to consider all the relevant evidence gathered in support and rebuttal of a proposal to add to the Definitive Map and Statement a number of public rights of way in South Broomhill, east of St John’s Estate.

Background information was provided in the report.

Councillor Foster moved the recommendation as set out in the report. Upon being put to the vote, the motion was unanimously agreed, and it was:

RESOLVED that:

- i. There is sufficient evidence to justify that public rights of way have been reasonably alleged to exist over the claimed routes.
- ii. The routes be included in a future Definite Map Modification Order as Public Footpaths.

31 **REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC BRIDLEWAY NO 36 PARISH OF BELSAY**

D. Brookes introduced the above report in which members were asked to consider all the relevant evidence gathered in support and rebuttal of the proposal to add to the Definitive Map and Statement a public bridleway from the B6309 road immediately south-west of Burnside Lodge in a general easterly direction for a distance of 2700 metres to join Public Bridleway No 10, 235 metres south of the Belsay Estate Office.

Background information was provided in the report, including documentary evidence of a diversion to another road. In the light of this evidence, public bridle rights had not been reasonably alleged to exist over the route and members were advised that they should disregard this application and the Council would not make any modification order to record any rights of way over it.

Councillor Foster moved the recommendation as set out in the report. A vote was taken as follows: - FOR 6; AGAINST 0; ABSTENTIONS 1.

Ch.’s Initials.....

RESOLVED that:

In light of the evidence submitted it appears that public bridleway/restricted byway rights have not been reasonably alleged to exist over the route.

The Committee thanked David for his years of hard work and offered their congratulations on his retirement.

CHAIR.....

DATE.....

Ch.'s Initials.....