

NORTHUMBERLAND COUNTY COUNCIL

CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COMMITTEE

At the meeting of the **Cramlington, Bedlington and Seaton Valley Local Area Committee** held at Council Chamber - County Hall on Wednesday, 19 April 2023 at 5:00 pm..

PRESENT

M Swinburn (Chair) (in the Chair)

MEMBERS

L Bowman
C Dunbar
B Flux
M Robinson
R Wilczek

E Chicken
P Ezhilchelvan
S Lee
C Taylor

OFFICERS

A Bell
H Bowers
R Laughton
T Wood
M Bulman
Z Quinn

Definitive Map and Search Officer
Democratic Services Officer
Senior Planning Officer
Principal Planning Officer
Solicitor
Definitive Map and Search Technical Officer

Around 4 members of the press and public were present.

91 PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

The Chair advised those present of the procedure to be followed at the meeting.

92 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Daley and Ferguson

93 MINUTES

RESOLVED that the minutes of the meetings of the Cramlington, Bedlington & Seaton Valley Local Area Council held on 21 February and 21 March 2023 as circulated, be confirmed as a true record and be signed by the Chair.

(Councillor Wilczek in the Chair).

Ch.'s Initials.....

94 **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.

95 **22/03491/FUL**

Proposal for a 3 phased development, consisting of 28 industrial units with an integral circulation road and secondary site access point.
Atley Way, North Nelson Industrial Estate, Cramlington, Northumberland.

Richard Laughton, Senior Planning Officer introduced the report and referred to a typing error in paragraph 7.29, 5th bullet point, which should refer to Northumbria Water.

The Senior Planning Officer continued with a power point presentation and informed members that no objections had been received from consultees or public. The application was before the committee due to the scale of the development.

In response to questions, Mr Laughton advised that the type of use of business would be business use 2 in accordance with the Northumberland Local Plan.

Councillor Flux welcomed the application which was in an ideal location and moved approval of the application. This was seconded by Councillor Swinburn and unanimously agreed.

RESOLVED that the application be granted permission subject to the conditions and reasons in the report.

96 **APPEALS UPDATE**

RESOLVED that the information be noted.

(Councillor Swinburn in the Chair).

97 **REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY - ALLEGED NO FOOTPATH 200 FORMER BLYTH VALLEY BOROUGH**

Alex Bell, Definitive Map Officer, introduced the report in which members were asked to consider all the relevant evidence gathered in support and rebuttal of the existence of public footpath rights over a route between the U9541 footpath and the car park for East Cramlington Nature Reserve, and then looping back on

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itself.

Mr Bell advised that one of the user evidence providers, John Hall (page 122) had indicated that he had previously been a tenant of the land affected and that the landowner had at some point indicated to him that the application route was not public. Mr Hall hadn't indicated what the period of his tenancy was, or when the landowner had informed him the way was not public. Both matters would need to be investigated further, as they had an impact on his ability to contribute towards establishing public footpath rights, but Mr Hall was just one person, so this issue wasn't considered to materially affect the claim or alter the officer recommendation.

Upon being put to the vote, members unanimously agreed that:

- i. There is sufficient evidence to indicate that public footpath rights have been reasonably alleged to exist over the route A-B-C;
- ii. the route be included in a future Definitive Map Modification Order as a public footpath.

98 **DATE OF NEXT MEETING**

The next meeting would take place Tuesday 16 May 2023

CHAIR.....

DATE.....

Ch.'s Initials.....