

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE

At the meeting of the **North Northumberland Local Area Planning Committee** held at Main Hall - St James's URC, Pottergate, Alwick, NE66 1JW on Thursday, 22 June 2023 at 2.00 pm.

PRESENT

G Castle (Chair)
(in the Chair)

MEMBERS

T Thorne
G Hill
C Hardy

T Clark
G Renner-Thompson
M Swinbank

OFFICERS

M Bulman
V Cartmell

R Little
J Sharp

Solicitor
Planning Area Manager - Development
Management
Assistant Democratic Services Officer
Senior Planning Officer

Around 5 members of the press and public were present.

Ch.'s Initials.....

1 **MEMBERSHIP AND TERMS OF REFERENCE**

RESOLVED that the Membership and Terms of Reference for the North Northumberland Local Area Planning Committee as agreed by Council at the meeting on 17 May 2023 be noted.

2 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Hunter, Mather, Pattison, Seymour, and Watson.

3 **MINUTES**

It was noted that there had been a typo in minute 168, and should have read “The next meeting of the North Northumberland Local Area Committee is scheduled for Thursday, 22 June 2023”

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday, 18 May 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

4 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Thorne stated that he had a personal and prejudicial interest in planning application 22/02619/FUL and would leave the meeting.

Councillor Thorne left the meeting at this point.

Councillor Hardy, Vice-Chair (Planning) in the Chair.

5 **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.

Councillor Castle explained that a question may be asked through the chair to the public speakers however that would only be used for clarity on a subject. Any questions should be answered by the planning officers in the first instance.

RESOLVED that this was noted.

Ch.'s Initials.....

**Retrospective Change of Use of White Cottage to Serviced Accommodation in Association with the Joiners Arms
White Cottage, The Inn Road, Newton-By-The-Sea, Northumberland, NE66 3EA**

J. Sharp – Senior Planning Officer, introduced the application to members with the aid of a PowerPoint presentation, there were no updates.

P. Goodfellow spoke in objection to the application and gave the committee the following information:

- The applicant continued to push the boundaries of planning law to facilitate commercial development by repeatedly developing areas then seeking retrospective permission.
- Original plans had been submitted for the Shepherds Hut in the rear garden of White Cottage in April 2020, there was no mention of development of the cottage itself to provide extra accommodation.
- Neighbours had witnessed noise and disruption from the rear of the premises, including loud music and shouting until the early hours of the morning.
- Concerns over traffic congestion on a busy junction.
- The application shows car parking spaces that did not exist, five spaces at the front of the pub and two in the rear garden of White Cottage.
- The applicant had not mentioned the alterations to the drainage/sewerage for the site. Building regulations/planning were required to ensure it was adequate.
- The application was setting a precedent which was concerning for residents of High Newton.

W. Pattison had registered to speak as the Local Member and submitted a speech to be read out by an officer at the meeting, in accordance with the Public Speaking Protocol. The committee were given the following information:

- Cllr Pattison objected to the application and noted that it did not differ from the application submitted under 20/04267/FUL
- The application was an overdevelopment in a crowded area of the village.
- There was no adequate parking provision for the property.
- The application had not taken sustainability into account.
- Light pollution and the overdevelopment of a small village lying within the AONB was a huge concern.

J. Roper spoke on behalf of Newton-by-the-Sea Parish Council and gave the committee the following information:

- The Parish Council agreed with the statements by The Northumberland Coast AONB Partnership.
- The change of use from dwelling house to serviced holiday accommodation was not supported.
- The extension to the Joiners Arms was considered an overdevelopment in the small rural village set in an AONB.
- The application was fundamentally flawed by a serious mistruth on the number of parking spaces provided.

Ch.'s Initials.....

- A planning application for installing a shepherd hut in the rear of the garden of White Cottage was granted by the Planning Authority in April 2020 on the strict condition that two dedicated parking spaces were provided for the huts in the rear curtilage of White Cottage and should not be used for any other purpose.
- The application included the use of the two parking spaces as part of the three to be dedicated to White Cottage.
- The provision for White Cottage was therefore only one space which failed to satisfy NCC's minimum requirements.
- The introduction of outdoor hot tubs at the rear of White Cottage were inappropriate for the short stay lets set in a small rural village in an AONB, which tranquillity was an expected quality.
- A large expansion of The Joiners Arms was undertaken by The Apartment Group on its acquisition in 2011 including; the building footprint was increased by 30%, five B&B rooms added above the pub, the front beer garden was increased, and a new rear beer garden was created.
- In March 2021, a planning application for significant further expansion of The Joiners Arms was submitted then withdrawn as the Planning Authority advised it would be refused on grounds including the inability to provide adequate onsite parking.
- Overdevelopment in a small rural village.
- The village was at, or over the tipping point in terms of its future sustainability.

S. Bailey spoke in support of the application and gave members of the committee the following information:

- The application was a retrospective application as the applicant had been advised that no planning permission was required.
- The site has been open and trading for three years with no issues and the business was respectful of the community.
- There had been a lack of objectors to the application.
- Noise issues from patrons had been immediately addressed.
- The Joiners Arms did not close for the Winter, giving year-round jobs for residents of Northumberland.
- The application site was originally a second home that contributed little to the community.

Following public speaking, committee members were invited to ask questions of the planning officers. The following information was provided:

- Retrospective planning applications were to be considered as if they were regular planning applications.
- It was not clear that Highways were aware about the parking condition relating to the huts at the rear curtilage of White Cottage when making their assessments.
- There was no neighbourhood plan in Newton-by-the-Sea.
- A small development would not significantly impact on the tranquillity of the village.
- Hot tubs did not require planning permission.
- There had been no issues of foul drainage as far as the planning officer was aware.
- Building Regulations and the Planning Authority were separate authorities.

Ch.'s Initials.....

Councillor Castle proposed to defer the application to receive clarity of the parking and foul drainage issues and for a Highways Officer to attend. This was seconded by Councillor Hill.

A vote was taken to defer the application to allow a Highways Officer to attend and to receive clarity on the parking and foul drainage issues and it was unanimous.

RESOLVED that the application be **DEFERRED**.

7 **APPEALS UPDATE**

RESOLVED that this was noted.

8 **S106 UPDATE**

RESOLVED that this was noted.

9 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 20 July 2023 at St James URC, Pottergate, Alnwick, NE66 1JW

RESOLVED that this was noted.

CHAIR.....

DATE.....

Ch.'s Initials.....