

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, Alnwick, NE66 1JW on Thursday, 20 July 2023 at 2.00 pm.

PRESENT

G Castle (Chair)
(in the Chair)

MEMBERS

T Clark
G Hill
W Pattison
T Thorne

C Hardy
I Hunter
M Swinbank
J Watson

OFFICERS

Booker

M Bulman
V Cartmell

Kain
R Little
H Nilsson

Principal Highways Development Management
Officer
Solicitor
Planning Area Manager - Development
Management
Built Heritage and Design Officer
Assistant Democratic Services Officer
Planning Officer

8 members of the press and public were present.

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10 **PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE**

RESOLVED that this was noted

11 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Mather, Renner-Thompson, and Seymour.

12 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 22 June 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

13 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Swinbank advised that he was a member of the River and Boat Club in Alnmouth and had a personal but non-prejudicial interest in planning application 21/03496/FUL.

Councillor Hardy in the Chair.

14 **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 this was noted.

15 **21/03496/FUL**

**Proposed new detached dwelling
Westlea Bed and Breakfast, 29 Riverside Road, Alnmouth, NE66 2SD**

H. Nilsson – Planning Officer, introduced the application to members with the aid of a PowerPoint presentation, and gave members the following updates:

- An update to the recommendation to read “That this application be GRANTED permission subject to a s106 financial contribution towards coastal mitigation and to secure the occupancy of the dwelling to principal residence only.”
- The LLFA had confirmed their revised response was the same as

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- the comments from 6 February 2023.
- There was a typo in the report on para 7.29 and should have read “The proposals are therefore considered to be acceptable with Policies QOP1 and QOP2 of the NLP and the principles of the NPPF in relation to impact upon residential amenity.

Chris Brown spoke in objection to the application and gave the committee the following information:

- Concerns with increased traffic and disruption to access and parking at the properties and the increased health and safety risk posed by the increased traffic and nature of the construction traffic which the applicant had proposed would use the shared access from Northumberland Street.
- Northumberland Street was busy, and the shared access should not be used for any construction traffic or access.
- The access was 2.63m wide at its narrowest point and 2.4m in height to the building above and was the only useable access to properties and the car park on Northumberland Mews.
- Access from Riverside Road was larger than the Northumberland Street entrance, 2.8m wide at its narrowest point and no height restriction.
- Northumberland County Council had a duty of care as a statutory authority in all its decision-making regarding health and safety matters.
- All construction access should be the Riverside Road entrance only.
- A condition should be included in the proposed application that the shared access road between Riverside Road and Northumberland Street and the turning circle behind Northumberland Mews should be open at all times.
- A fence should be erected between the construction site and parking area immediately adjacent to the construction site where for the for Numbers 1-3 Northumberland Mews Park.
- Residents should be given the opportunity to comment on the finalised Construction Plan when approved by the applicant.

C. Ross also spoke in objection to the application and gave the committee the following information:

- There had been 70 objections to the application, including from the Parish Council which had been ignored.
- There were concerns over loss of open space.
- The application would be directly overlooking the neighbouring properties.
- Not all space should be for development.

S. Whyte spoke on behalf of Alnmouth Parish Council and gave members of the committee the following information:

- Alnmouth was an immensely developed village with little open space remaining.
- There was no public benefit of any significance to the development.
- Alnmouth had 500+ houses and 58% of those were holiday homes.
- There would be loss of privacy for the residents of Garden Terrace.

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- The Parish Council had raised concerns at the lack of drawings showing the new dwelling in context to Garden Terrace.
- The application should be refused.

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

- There would be 16m between the proposed dwelling and the dwellings on Garden Terrace.
- Windows on the north side of the dwelling would contain obscure-glazing and the views would not be at a direct angle.
- The dwelling would be restricted to principal residency only.
- The public benefit of the dwelling was outlined as providing construction jobs and a new full-time resident of Alnmouth.
- The open space described by the objectors was private land and not public.
- Building materials and construction traffic would access the proposed dwelling via the access on Riverside Road.
- Materials would be similar to those used on Garden Terrace however the design was based upon Westlea and would be in keeping with the surrounding area.

Councillor Swinbank proposed to refuse the application based on the principle of design, scale and massing which did not enhance or conserve the conservation area and loss of privacy of the adjoining residential property with the exact wording of reasons and policies to be delegated to officers. This was seconded by Councillor Pattison.

A vote was taken to refuse the application and it was FOR; 5, AGAINST; 4, ABSTAIN; 0.

RESOLVED that the application be **REFUSED** on the principle of design, scale and massing which did not enhance or conserve the conservation area and loss of privacy of the adjoining residential property with the exact wording of reasons and policies to be delegated to officers.

16 **APPEALS UPDATE**

RESOLVED that this was noted.

17 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 24 August 2023.

RESOLVED that this was noted.

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CHAIR.....

DATE.....

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