

## 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, 21 September 2023 at 2.00 pm.

#### PRESENT

G Castle (Chair) (in the Chair)

#### MEMBERS

T Clark  
G Renner-Thompson  
C Hardy  
M Swinbank

G Hill  
C Seymour  
I Hunter

#### OFFICERS

M Bulman  
V Cartmell

R Little  
D Love  
I McCaffery

Solicitor  
Planning Area Manager - Development  
Management  
Assistant Democratic Services Officer  
Senior Planning Officer  
Built Design & Heritage Officer

Around 6 members of the press and public were present.

#### 27      **PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE**

**RESOLVED** that this was noted.

#### 28      **APOLOGIES FOR ABSENCE**

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

#### 29      **MINUTES**

**RESOLVED** that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 24 August 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

#### 30      **DISCLOSURE OF MEMBERS' INTERESTS**

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Councillor Hunter advised that she had a personal non prejudicial interest in application 20/03156/FUL.

### 31 **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.

### 32 **20/03156/FUL**

#### **Demolition of redundant Community Club and construction of 6No. residential units Belford Community Club, West Street, Belford, NE70 7QE**

D. Love – Senior Planning Officer, Introduced the application with the aid of a presentation and gave the committee the following updates:

- An additional condition stating “Prior to the commencement of any demolition works the developer shall provide evidence of a contract to commence the building of the 6 new dwelling houses including a commencement date. Works shall proceed as per these details. Reason: In the interests of protecting the integrity and value of the conservation area as per Local Plan policy ENV 7.”
- An error in Condition 24 referenced 50% of new dwellings, this should have been 20% as per the policy wording.
- Conditions 12 and 13 were updated to reflect the recently updated bat mitigation information.
- Condition 5 was updated to include a single additional requirement “Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- Confirmation that the County Ecologist had raised no objections to the proposals, subject to the updated conditions.
- Confirmation that the derogation tests set out in the Ecologist response had formed part of the officer assessment and did not alter the recommendation set out in the report.

Kerry Noble spoke on behalf of Belford Parish Council and gave the committee the following information:

- The application site had become an eyesore in the conservation area.
- A revised Planning Statement should be submitted detailing the protection of the Grade II listed War Memorial and gardens, during and after development.
- The Parish Council suggested that the applicant should place a covenant

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- on the six properties, making them for permanent residency only.
- The Parish Council requested that the applicant made a voluntary contribution of affordable homes.
- The plan showed a “No Parking” sign to be affixed to the West wall of the War Memorial which would be highly inappropriate. The wall was in the ownership of the Parish Council and would not be allowed.
- The plan showed that the East vehicular entrance was to be closed off, the pavement reinstated and the Memorial wall and garden to be extended to cover. The Parish Council requested assurance that the work would be carried out to match the existing structure of the Grade II site and would be at no cost to the Council.

Committee members were then invited to ask the planning officers questions on the application at hand. The following information was then provided:

- The application site was owned by a private individual, the applicant.
- The application did not reach the trigger point to enforce HOU10 policy on restricting second homes.
- A phasing condition could be added to ensure works to the Memorial wall would require to be completed prior to occupation of the development.
- The applicant had agreed to the S106 agreement, and the additional condition stated in the officers’ updates.
- An informative could be added regarding the “No Parking” sign and the ownership of the West wall of the War Memorial.
- A condition could be added to ensure the window materials were timber.
- The application site was thought to be highly unlikely to gain a listed building status as it had lost the majority of the interior and the exterior had received an extension.
- The applicant had demonstrated that there was no viable use for the building, in accordance with policies ENV9 and ENV10.
- The War Memorial was Grade II listed.
- The War Memorial would be retained and expanded.
- The application site was thought to be beyond reasonable economical repair.

Councillor Renner-Thompson proposed to accept the officers recommendation to approve the application with the conditions outlined in the report and updated by the planning officer along with the additional condition stating “ Prior to the commencement of any demolition works the developer shall provide evidence of a contract to commence the building of the 6 new dwelling houses including a commencement date. Works shall proceed as per these details.

Reason: In the interests of protecting the integrity and value of the conservation area as per Local Plan policy ENV 7.”

and further conditions to ensure timber windows and doors, natural slate roofing and rain water guttering materials to be agreed with the exact wording of the condition be delegated to the planning officer, an informative to the applicant in regards to the “No Parking” sign and a phasing condition with the exact wording of the condition to be delegated to the planning officer. This was seconded by Councillor Castle.

A vote was taken, and it was FOR; 6, AGAINST; 2, ABSTAIN; 0.

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**RESOLVED** that the application be **GRANTED** subject to the conditions outlined in the report and updated by the planning officer along with the additional condition stating “ Prior to the commencement of any demolition works the developer shall provide evidence of a contract to commence the building of the 6 new dwelling houses including a commencement date. Works shall proceed as per these details.

Reason: In the interests of protecting the integrity and value of the conservation area as per Local Plan policy ENV 7.”

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33 **APPEALS UPDATE**

**RESOLVED** that this was noted.

34 **S106 UPDATE**

**RESOLVED** that this was noted.

35 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 19 October 2023.

36 **URGENT BUSINESS (IF ANY)**

**CHAIR**.....

**DATE**.....

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