

NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a meeting of the **Tynedale Local Area Council** held at Hexham House, Gilesgate, Hexham, Northumberland, NE46 3NH on Tuesday, 13 December 2022 at 4.00 p.m.

PRESENT

Councillor T. Cessford
(Chair, in the Chair)

MEMBERS

A Dale	N Oliver
S Fairless-Aitken	JR Riddle
C Horncastle	A Sharp
I Hutchinson	G Stewart
N Morphet	HR Waddell

OFFICERS

T Crowe	Solicitor
K Blyth	Planning Area Manager (West)
C Harvey	Senior Planning Officer
N Turnbull	Democratic Services Officer

ALSO PRESENT

1 member of the public and 1 member of the press.

82. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Scott.

DEVELOPMENT CONTROL

83. PROCEDURE TO BE FOLLOWED AT MEETINGS

The Chair advised members of the procedure which would be followed at the meeting.

Ch.'s Initials.....

84. DETERMINATION OF PLANNING APPLICATIONS

The committee was requested 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.

85. 20/04195/FUL

Two storey rear extension

White House, The Green, Acomb, Hexham, Northumberland NE46 4PJ

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Senior Planning Officer introduced the report with the aid of a powerpoint presentation and reported the following:

- Condition 2 was to be removed should planning permission be granted. The condition sought changes to roof lights which it had later been decided were not necessary, but the condition had accidentally been left in the report. Paragraph 7.19 of the report addressed the position.

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

- Whilst a conservation-style velux roof light fitted flush to the plane of the roof would have been preferable, the installed rooflights were considered acceptable at the rear of the property.
- Whilst Welsh roof slates had not been used, the Brazilian slates were natural and of a similar appearance to the main roof. The extension was also well screened from public vantage points along Main Street.

Councillor Stewart proposed acceptance of the officer's recommendation to approve the application with the removal of Condition No. 2. This was seconded by Councillor Fairless-Aitken.

Upon being put to the vote, the motion was unanimously agreed.

RESOLVED that the application be **GRANTED** permission for the reason and with condition no 1, as outlined in the report.

86. 22/03046/FUL
Retention of garage and garden wall, retrospective change of use of former open land to curtilage of property (Amended Description 03/10/2022)
White House, The Green, Acomb, Hexham, Northumberland NE46 4PJ

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Senior Planning Officer introduced the report with the aid of a powerpoint presentation.

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

- The retrospective applications for planning permission had arisen as a result of planning enforcement as it had been brought to the Local Planning Authority's attention that certain work on the site did not accord with approved plans. It was anticipated that further applications would be brought to committee in January/February 2023.
- Enforcement was not a material planning consideration.

Councillor Hutchinson proposed acceptance of the officer's recommendation to approve the application which was seconded by Councillor Oliver.

Upon being put to the vote, the motion was unanimously agreed.

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

87. 22/03159/FUL
Retrospective - Construction of two garden buildings
1 Lily Mews, The Green, Acomb, Northumberland

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Senior Planning Officer introduced the report with the aid of a powerpoint presentation.

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

- The overlapping or discrepancy of red line boundaries on the plans submitted as part of the various planning applications on the site and land ownership were not matters which was required to be assessed or resolved as part of this planning application.
- A number of planning applications had been submitted to regularise development on the site as part of planning enforcement action. The Parish Council had objected on a number of reasons.

Councillor Riddle proposed acceptance of the officer's recommendation to approve the application which was seconded by Councillor Sharp.

Upon being put to the vote, the motion was unanimously agreed.

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

88. PLANNING APPEALS UPDATE

The report provided information on the progress of planning appeals.

RESOLVED that the information be noted.

89. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 10 January 2023 at 4.00 p.m.

The Chairman reminded members that the deadline for the third and final round of Community Chest applications for 2022/23 closed on Friday 13 January 2023.

CHAIR _____

DATE _____