

NORTHUMBERLAND COUNTY COUNCIL

ASHINGTON & BLYTH LOCAL AREA COUNCIL

At a meeting of the **Ashington & Blyth Local Area Council** held on **Wednesday, 15 February 2023 at 4:00 pm** in **Ashington JW Rugby Football Club, Ellington Terrace, Ashington, Northumberland, NE63 8TP**

PRESENT

Councillor L Grimshaw (Chair)

MEMBERS

C Ball
B Gallacher
J Lang
K Parry
W Ploszaj

M Purvis
E Simpson
A Wallace
A Watson

OFFICERS

T Crowe
R Greally

D Laux
S Milne
R Murfin

N Snowdon

Solicitor
Assistant Democratic Services
Officer
Head of Technical Services
Senior Planning Officer
Interim Executive Director of
Planning & Local Services
Regeneration, Commercial &
Economy
Principal Programme Officer
(Highways Improvement)

6 Members of the press and public were in attendance

Before the meeting began the Chair asked those in attendance to stand and give a one minutes silence in sympathy for the sad passing of Mick Carle who was a long serving, dedicated area highways officer. Mick would be sorely missed. The attendees were asked to think of Mick's loved ones and may he rest in peace.

01 PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE

RESOLVED that this was noted.

02 APOLOGIES FOR ABSCENCE

Apologies were received from Councillor Daniel Carr, Eileen Cartie, Cliff Humphrey, Kath Nisbet and Margaret Richardson.

03 MINUTES

RESOLVED that the minutes of the Ashington & Blyth Local Area Council meeting held on Wednesday 11 January 2023, as circulated, be a true record and signed by the Chairman.

04 DETERMINATION OF PLANNING APPLICATIONS

The Vice Chair (Planning) went through the procedure to be followed at the planning committee.

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.

06 22/02324/FUL

S. Milne, Senior Planning Officer, introduced the application to committee with a PowerPoint presentation. The planning application was for the redevelopment of Northumberland County Council's Adults Social Services' former Lyndon House Day Care Centre site in Blyth, to enable the erection 13 affordable 2-bedroom homes for dementia sufferers.

J. Ridgeon, agent for the application spoke in support of the application and gave the following information to committee:-

- Northumberland had an increasing ageing population with associated health and social care needs. However getting older and living with a disability or mental health condition should not have been a barrier to living a full, independent life with a choice of appropriately designed, well located accommodation.
- The proposed 13 bungalows would have 2 bedrooms, 1 bedroom was for the dementia client and 1 bedroom for spouse or informal carer. The development had been designed throughout to suit the dementia clients, with features including level access wet rooms within each bungalow and both private and communal gardens.

Chair's Initials.....

- Bungalows would have been allocated via a complex case panel. An adult social care professional would have assessed suitable clients who had a diagnosis of dementia or Alzheimers.
- The specialist accommodation would enable residents with an early diagnosis to be allocated a bungalow to live independently with their spouse or informal carer. Extra care and respite care for the spouse would have been provided by a care team located within Tynedale House residential care home, located next door to the site.
- The idea was to allow independent living for as long as possible, thereby both dementia clients needs are met, and costs are reduced to Adult social care by reducing the need for residential care home spaces.
- There would be financial contributions, detailed in the report, of £7995 towards Coastal Mitigation and £1684.80 towards parks and gardens via an internal transfer.
- There were 2 conditions that were requested to be amended. Draft condition 16 required the inclusion of berry bearing species. Whilst this usually wouldn't have been a problem the berried species could have posed a potential risk to the client group. It was therefore requested that the condition was amended to just require species native to Northumberland. Draft condition 23 required a demolition method statement. The demolition was already underway and the method statement had been agreed as part of the approved prior notification and the demolition was expected to be completed by the end of February. There it was requested that a compliance condition referencing that approval rather than an additional submission of details.
- The proposal provided much needed affordable housing for dementia clinets, in line with the aims of the NPPF and Northumberland Local Plan. Technical information such as landscaping plans, ecology reports, highway assessments and drainage assessments had been submitted and concluded that the proposed developed had limited impact on the surrounding area and its residents.

The planning officers gave the following information in response to members questions:-

- Highways had assured the officers that parking would not be an issue with the new proposal. There was no evidence that there was a likelihood of parking pressures.
- It was confirmed that condition 23 had to be in place but that the wording could be changed through delegated power to the Chief Planning Officer to separate the demolition and compliance conditions.
- It was acknowledged that standard wording could be used on responses from NCC and external authorities where no objections were given.
- It was confirmed that conditions 13 and 14 regarding the delivery times could be amended to avoid potentially busy times around schools starting and finishing. It was agreed that the delivery times would be amended to avoid the times between 8am-9am and 3pm-4pm.
- The construction method statement required under Condition 23 could be amended to require as small a delivery vehicle as possible be used. However, members had to be mindful that certain materials came prefabricated.

Councillor Anna Watson proposed to accept the officer's recommendation, this was seconded by Councillor Caroline Ball.

Members expressed their support for the application and commented on the necessity for this type of housing. They supported the application and felt that the encouragement to live independently was greatly welcomed.

A vote was taken on the proposal to approve the application for the reasons as outlined above and it was unanimous

RESOLVED that the application be **GRANTED** inline with the report with amendments to condition 13, condition 14, condition 16, and for wording in condition 23 regarding the Demolition method statement and construction method statement to be clearly differentiated and amended. The exact wording is to be delegated to chief planning officer in consultation with the Chair and Vice Chair.

06 LOCAL TRANSPORT PLAN

David Laux, Head of Technical Services, introduced the report to committee. There was a £23.5 million programme to be delivered. Last summer Councillors and Town & Parish Councils were asked for priorities. The requests were considered and after reviewing the needs of the highways asset, identified road safety issues and potential improvements to the highway, the draft programme was created. The draft programme had been agreed with the portfolio holder and was now being shared with Local Area Councils to receive comments from members.

The following comments were made in response to members questions:-

- It was confirmed that the Council have conversations with utility companies to ensure concurrent work is taken. However, it was difficult to plan too far into the future and predict what work companies would do.
- Members acknowledged that the council had recently invested in a new pothole machine that was being trialed in the South East area. The Council was constantly looking into new innovations.
- Members expressed their disappointment at the amount of money being spent in the South East area of the county. It was acknowledged that there was only a certain amount of money to be used across the overall County on the programme.
- It was confirmed to members that there was currently no consideration being taken for a wider 20mph speed limit. The implications of such an undertaking would have significant costs to the County.
- It was confirmed that Wood Lea and Burnside were classed as 20 mph zones and officers agreed to look at the possibility of more signage.
- Members acknowledged that all the work would be done in house where possible. Contractors would be used for excavators and plant hire for equipment. Also, contractors would be hired where there was a high demand to add capacity to Council teams

RESOLVED that the information be noted.

08 DATE OF NEXT MEETING

The next meeting would be held on Wednesday 15th March at 4.00 p.m.

Chair _____

Date _____