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## NORTHUMBERLAND COUNTY COUNCIL

### NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At the meeting of the **North Northumberland Local Area Council** held at Main Hall - St James's URC, Pottergate, Alnwick, NE66 1JW on Thursday, 23 February 2023 at 2.00 pm.

#### PRESENT

G Castle (Chair)  
(in the Chair)

#### MEMBERS

T Clark  
G Hill  
M Mather  
G Renner-Thompson  
M Swinbank

C Hardy  
I Hunter  
W Pattison  
C Seymour  
T Thorne

#### OFFICERS

M Bulman  
V Cartmell  
R Little  
D Love  
T Lowe  
R McCartney

Solicitor  
Planning Area Manager  
Assistant Democratic Services Officer  
Senior Planning Officer  
Principal Planning Officer  
Highways Infrastructure Manager

Around 15 members of the press and public were present.

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117 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett and Watson.

118 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Hunter disclosed that she was a Parish Clerk for Beadnell Parish Council and had a personal, but non prejudicial interest in item 5 of the agenda. Planning application 21/04346/FUL.

Councillor Hill disclosed that she sat on the executive board for Berwick Civic Society however did not sit on the planning committee and had a personal but non-prejudicial interest in item 8 of the agenda. Planning application 22/00494/FUL.

Councillor Seymour disclosed that she was a member of Berwick Civic Society and had a personal but non-prejudicial interest in item 8 of the agenda. Planning application 22/00494/FUL.

119 **LOCAL TRANSPORT PLAN PROGRAMME 2023-24**

A Craig - Programme Officer (Highways Maintenance) and R McCartney - Infrastructure Manager introduced the report to the committee, giving a brief overview of the draft Local Transport Plan programme for 2023-24.

Following the overview, members were invited to comment or ask questions of the officers. The following information was provided:

- A record of requests from members was stored and used to develop future LTPs.
- The LTP list was determined by area of priority.

Members thanked A Craig and R McCartney for attending.

120 **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.

Members were informed that the following planning application was withdrawn from the agenda:

- 21/03496/FUL  
Proposed new detached dwelling. Westlea Bed and Breakfast, 29 Riverside Road, Alnmouth, NE66 2SD

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**21/04346/FUL****Replace Existing Building (3no Flats/14 No Bed Sits Space) With 3no Detached Houses With 18 Bed Spaces.****On The Beach, Harbour Road, Beadnell, NE67 5AN**

D Love – Senior Planning Officer introduced the application with the aid of a PowerPoint presentation and gave members the following updates:

- An addendum report had been circulated to members prior to the meeting which provided details of the consultee response from Highways.
- There had been a late comment from Beadnell Parish Council questioning the consultation process with Highways, a response from Highways was provided and read: “When approaching from the north there are essentially two ways you can get into Beadnell, one of which is the road in question. From a highway safety perspective, on approach to where the development perspective is located when you are coming from the north, drivers have good visibility of the cluster of buildings, with the development in question one of the first ones you can see. The speed limit signage is also clearly visible where it changes to 30mph meaning vehicles should not be getting up to high speeds. There is already an existing access and existing access(es) to the cluster of buildings on this road where vehicles currently manoeuvre out onto the highway and no record of road safety incidents in the last 5 years and so there is no evidence that would suggest there would be an unacceptable impact on highway safety in this instance.”
- Members had received direct communication from Beadnell Parish Council prior to the meeting questioning the description of the development by the case officer in terms of unit numbers and accommodation capacity and the description of the access road to the site by the case officer and the highways comments in relation to turning and parking. D. Love confirmed that they had queried the description with the applicant, the offering was advertised as 14, but the potential was there without planning permission for 18.
- D Love confirmed to members that the existing unit was not residential. As per the use classes order, it was a sui generis use and not residential C3. For the purposes of the assessment, it was a commercial operation.

G. Martindale spoke on behalf of Beadnell Parish Council and gave members the following information:

- The current building did not present an attractive entrance to the village and the Parish Council were generally supportive of the intention to demolish and replace it.
- This was an overdevelopment of the site, with one building replaced by three.
- The height and uniformity of the buildings did not respond to local character within the Beadnell Conservation area in which the site was situated.
- The site was boarded by the main road into and out of Beadnell to the North. The Parish Council were concerned that the reduction in parking provision from 25% to 15% of the site area would result in cars backing onto the highway and across a well-used pedestrian path.
- Parking was a major concern in all areas with high concentrations of Holiday-lets. Policy 8 of the north Northumberland Coast Neighbourhood Plan sought to ensure sufficient car parking space was provided within the

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curtilage of the proposed development to ensure no additional on-street parking on nearby streets. The application contravened that policy due to the over-development of the site.

- The AONB stated that new defences were required to protect the site. The Local Flood Authority did not agree but asked for a £10,000 contribution towards coastal erosion defence works.
- The Parish Council objected to the application but would be open to considering a smaller development in keeping with the size of the site.

N Allan spoke in support of the application and gave members the following information:

- The application site as it stood was not attractive and was an eyesore.
- There were no technical objections.
- New sea defences were not part of the proposal.
- The main issue was the impact on local character.
- The height of the application would be the same as neighbouring properties.
- Beadnell had a mixed character of buildings, traditional and modern.
- The application would bring quality design and uniformity to the entrance of the village and was the best scheme for the site.
- The application was adjacent to a conservation area.

Following the public speakers, members were invited to ask questions of the planning officer. The following information was then provided:

- The design was acceptable in the planning balance and the planning officer did not think the application was an overdevelopment of the site.
- The proposal allowed for two parking spaces per unit.
- The lifetime of the development would be at least 100 years.
- There were conflicting views on whether the application site was in the conservation area.

Councillor Castle proposed to defer the application to allow officers to clarify whether the application site was in the Beadnell Conservation Area and for a conservation officer and highways officer to attend. This was seconded by Councillor Hardy.

A vote was taken, and it was unanimously

**RESOLVED** that the application be **DEFERRED** to allow planning officers to clarify whether the application site was in the Beadnell Conservation area and to ensure a conservation officer and highways officer to attend the meeting when the application was next discussed.

122 **22/03896/FUL**

**Conversion of existing garages to form 4 bungalows.**

**Mouldshaugh Lane Garages, Mouldshaugh Lane, Felton, Northumberland**

T Lowe – Principal Planning Officer introduced the application with a PowerPoint presentation and gave members the following updates:

- Condition 15 should read “No building shall be brought into use or occupied until a verification report to the approved methodology in Condition 14 has

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- been submitted to and approved in writing by the Local Planning Authority.”
- Since the publication of the report, a number of additional objections had been received and had been uploaded to public access and members had had the opportunity to view them. Objections included; loss of current use of garages for household and other storage, need for the bungalows, loss of parking and design of the bungalows.
- The Housing Delivery Manager had confirmed that the garages were allocated/contracted for the storage of motor cars. All occupiers who identified their need to garage cars, could be accommodated in the remaining garages in Block C.
- The Housing Enabler Officer had confirmed the local ‘Need’ for the size/type of accommodation.

A Culprit spoke on behalf of Felton Parish Council and gave members the following information:

- Felton Parish Council supported the values of the application and were in favour of regenerating brownfield sites however opposed to the scheme on behalf of residents.
- The garages were said to be disused however they were used for vehicle parking and tool storage.
- Felton lacked garages and off-street parking.
- There was a waiting list for the garages, and the Parish Council were shocked to find out that some were empty.
- There was no need for additional housing.
- The development was not appropriate.

R Edwards spoke in support of the application and gave members the following information:

- The application was for 100% affordable housing.
- There was an increasingly aging population in Felton.
- The construction method would be sustainable as the development would be made from pre-manufactured panels.
- The bungalows were all accessible, energy efficient, two bed properties.

Following questions from members to the planning officer, the following information was then provided:

- The garages were contracted to be used as a car garage, across all three blocks, all who responded to the Housing consultation to garage cars could be accommodated in Block C.
- There would be five dedicated parking spaces for the bungalows as well as visitor parking.
- Parking, access, and the road widths were all acceptable.
- No compensation would be offered to residents.
- The garages were owned by Northumberland County Council.
- The bungalows would meet all current building standards including domestic EV chargers.

*Councillor Pattison joined the meeting midway through questions to the planning officer from members. It was noted that although she was in attendance, she would not take part in any debate or vote in the application.*

Councillor Thorne proposed to refuse the application on the basis of loss of parking amenity with the exact wording to be delegated to officers. This was seconded by Councillor Mather.

Councillor Thorne expressed that whilst he supported the principle of converting garages to low cost, energy efficient properties, he felt that Felton already had a critical car parking situation, and the garages were needed for not only parking but for residents to use as storage. Councillor Mather voiced to members that the Parish Council and the Local Councillor knew what was happening on the ground and urged members to support the voice of the local people.

Members noted that they had a duty to promote social housing and whilst it was a fine balance there was no planning reason to refuse the application, with Councillor Clark stating that he would welcome this type of application in his ward.

A vote was taken on the motion to refuse as follows: FOR; 2, AGAINST; 8, ABSTAIN; 0

The motion failed and Councillor Castle proposed to accept the officer's recommendation, this was seconded by Councillor Hill.

A vote a taken as follows: FOR; 8, AGAINST; 2, ABSTAIN; 0

**RESOLVED** that the application be **GRANTED** subject to the conditions in the report.

123 **22/00494/FUL**  
**Proposed change of use to dental clinic (E) and 2no residential apartments (C3). External changes including additional windows and rood lights. 90-92 Marygate, Berwick Upon Tweed, Northumberland, TD15 1BA**

T Lowe – Principal Planning Officer introduced the application with the aid of a PowerPoint presentation, there were no updates.

Dr S C Chohan spoke in support of the application and provided members with the following information:

- The planning application had been previously approved in 2015.
- The property was in a Conservation Area and had a prominent position, however it had not been in use since 2015.
- The applicant had accepted the additional window condition and would ensure the wooden windows were in place before commencing business.
- Tweedmouth Dental Clinic was a 2-surgery NHS dental practice that was the sole remaining NHS dental practice in Berwick.
- There was no space available in the existing practice building to allow the practice manager to be seated at work.
- Tweedmouth Dental Clinic moving to Marygate would bring 4500 patients to the high street, which would help to stimulate footfall and bring business back onto Marygate and help to support other businesses on the street.

Following questions from members to the planning officer, the following

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information was then provided:

- The application site was not a listed building.

Councillor Seymour proposed to accept the officer's recommendation to grant permission subject to the conditions set out in the report and a Unilateral Undertaking securing a financial contribution of £1,230 towards the Council's Coastal Mitigation Service. This was seconded by Councillor Thorne.

A vote was taken, and it was unanimously

**RESOLVED** that the application was **GRANTED** subject to the conditions set out in the report and a Unilateral Undertaking securing a financial contribution of £1,230 towards the Council's Coastal Mitigation Service.

124 **APPEALS UPDATE**

**RESOLVED** that this was noted.

125 **SECTION 106**

**RESOLVED** that this was noted.

126 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Council was scheduled for Thursday, 23 March 2023 at Meeting Room 1, Berwick Leisure Centre, Tweedmouth, Berwick Upon Tweed, TD15 2AS

**RESOLVED** that this was noted.

**CHAIR**.....

**DATE**.....

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