

**NORTHUMBERLAND COUNTY COUNCIL**

**NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE**

At the meeting of the **North Northumberland Local Area Planning Committee** held at Meeting Room 1, Berwick Leisure Centre, Tweedmouth, Berwick Upon Tweed, TD15 2AS on Thursday, 24 August 2023 at 2.00 pm.

**PRESENT**

G Hill  
(in the Chair)

**MEMBERS**

C Hardy                      C Seymour  
I Hunter

**OTHER COUNCILLORS**

**OFFICERS**

J Blenkinsopp	Solicitor
V Cartmell	Planning Area Manager - Development Management
L Dixon	Democratic Services Assistant
J Hudson	Planning Officer
R Little	Assistant Democratic Services Officer

Around 6 members of the press and public were present.

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

**RESOLVED** that this was noted.

**19      APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Castle, Clark, Mather, Pattison, Renner-Thompson, Swinbank, Thorne and Watson

**20      MINUTES**

**RESOLVED** that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 20 July 2023, as circulated, were confirmed as

Ch.'s Initials.....

a true record, and were signed by the Chair.

*Councillor Hardy in the Chair.*

21 **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.

22 **23/00824/FUL**

**Proposed 5 bed new build house, Land South of Bowling Green, U3135 Swarland Village Loop Road, Swarland, Northumberland**

J. Hudson – Senior Planning Officer, Introduced the application with the aid of a presentation.

Thomas Oliver spoke in support of the application and gave the following information:

- The new build would be a multi-generational family home.
- The applicant had received objections from the Parish Council and had since worked with NCC to make appropriate changes to the original plan.
- The trees surrounding the plot were protected trees.
- Drainage assessments had been completed with no objections from the LLFA.
- The application had been in collaborative development for 15 months to reach a final design with no objections.
- Plot B had received planning permission for a 2 storey, 4-bedroom house with no objections from the Parish Council.

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

- The location was acceptable; however, Highways had objected to the application based on sustainability namely the lack of sustainable transport links.
- The application had passed a foul drainage test, and the Parish Council were satisfied.
- The application would be surrounded by a natural tree line, therefore would not be seen from the road.

Ch.'s Initials.....

- There were no listed buildings nearby.
- The application would sit within the centre of the plot of land, with plot A & B being of similar sizes.

Councillor Hunter proposed to accept the officer’s recommendation to grant the application subject to the conditions outlined in the report. This was seconded by Councillor Seymour.

A vote was taken, and it was unanimous.

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

23 **23/01126/FUL**

**Change of use from public land to residential land (garden use)  
16 Etal Drive, Amble, Northumberland, NE65 0GS**

J. Hudson – Senior Planning Officer, Introduced the application with the aid of a presentation and gave the following update:

- An additional condition was to be added stating “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.”

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

- Northumberland County Council owned the land, and it would be rented out to the applicant.
- The applicant would maintain and look after the land for the duration of the rental agreement.

Councillor Hill proposed to accept the officer’s recommendation to grant the application subject to the conditions outlined in the report with the additional condition that “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.” . This was seconded by Councillor Hunter.

A vote was taken, and it was unanimous.

**RESOLVED** that the application be **GRANTED** subject to the conditions outlined in the report with the additional condition that “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning

Ch.’s Initials.....

Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.”

24 **APPEALS UPDATE**

**RESOLVED** that this was noted.

25 **S106 UPDATE**

**RESOLVED** that this was noted.

26 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 21 September 2023.

**RESOLVED** that this was noted.

**CHAIR**.....

**DATE**.....

Ch.'s Initials.....