

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 on Thursday, 23 November 2023 at 2.00 pm.

PRESENT

G Castle (Chair)
(in the Chair)

MEMBERS

G Hill
J Watson
M Mather

C Seymour
I Hunter
M Swinbank

OFFICERS

M Bulman
V Cartmell
R Little
M Patrick
J Sharp

Solicitor
Planning Area Manager
Assistant Democratic Services Officer
Highways Development Manager
Senior Planning Officer

Around 5 members of the public were present.

Ch.'s Initials.....

50 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Clark, Hardy, Thorne, and Pattison.

51 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 19 October 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

52 **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.

53 **22/02619/FUL**

Retrospective Change of Use of White Cottage to Serviced Accommodation in Association with the Joiners Arms White Cottage, The Inn Road, Newton-by-the-Sea, Northumberland, NE66 3EA

J Sharp – Senior Planning Officer, introduced the application with the aid of a presentation and gave the committee the following updates:

- An additional representation had been submitted from the Parish Council regarding the parking conditions.
- Highways had confirmed that with a hotel, there should be one parking space per room plus one parking space per three members of staff.

P Goodfellow spoke in objection to the application and gave the committee members the following information:

- The original plans submitted for the Shepherd Hut in the rear garden of White Cottage had no mention of development of the cottage to provide additional accommodation.
- The applicant had operated the premises for over two years as a commercial venue without planning or building regulations.
- Concern regarding traffic congestion due to cars dropping off customers for the Joiners Arms.
- There was a sign on the entrance to the driveway which stipulated “No Parking 24 Hour Access Required”.
- Parking spaces had been removed to provide extensive seating areas and space for hot tubs.

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- The only parking provision that was available to customers of the applicant business was the free NCC carpark.
- In the revised plans, the applicant made no mention of alteration to the drainage/sewerage for the site because of extra bathrooms and toilets in White Cottage and the installation of two hot tubs.
- The applicant had altered Newton Hall, Newton Hall Caravan Site, The Joiners Arms and The Joiners Den without suitable permission then applied for retrospective planning.

Councillor W Pattison had registered to speak as the Local Member and submitted a speech to be read out by an officer at the meeting, in accordance with the Public Speaking Protocol. The committee were given the following information:

- Councillor Pattison objected to the application and noted that it did not differ from the application submitted under 20/04267/FUL.
- The application was overdevelopment in a crowded area of the village.
- There was no adequate parking provision for the property.
- The applicant had not taken sustainability of the village into account.
- Light pollution and the overdevelopment of a small village in the AONB was a concern.

J Roper spoke on behalf of Newton-by-the-Sea Parish Council and gave the committee the following information:

- The Parish Council asked that the committee judged the application by The Apartment Group as a whole and not as a stand-alone application.
- The large expansion of The Joiners Arms in 2011 included; 5 B&B rooms added above the pub, and extension to the front beer, a new rear beer garden, and the building footprint was increased by 30%.
- Including White Cottage, The Apartment Group had bought six of the residential properties in High Newton equating to 18% of the stock.
- The change of use from dwelling house to serviced holiday accommodation was not supported.
- The further expansion of the Joiners Arms was considered overdevelopment in the rural village set in an AONB.
- The planning officers report had failed to contest or respond to the AONBs objection that the application constituted overdevelopment.
- The parking spaces which had been proposed in the application fell short of the councils' standards.
- Highways Design Management had agreed that the provision for parking should be a minimum of five places plus extra provision for staff.
- Planning condition 7 of the planning approval for extension of the Joiners Arms in 2011 stipulated four spaces to be provided at the pub. These had not been provided and the area had been roped off and an extra row of picnic tables.
- The Parish Council asked that the application be refused on the grounds of unacceptable cumulative of overdevelopment in the village, inadequate parking provision and further erosion of housing stock.

S Bailey spoke in support of the application and gave members the following information:

- The Apartment Group apologised for the retrospective application.

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- There would be no additional staff required to service The White Cottage.
- There would be a parking management plan in place with a shuttle to the accommodation from a drop off point.
- There was no issues with regarding the drainage of hot tubs.

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

- Retrospective applications were not a material planning consideration.
- A shortfall of two spaces was not a significant impact if it could be managed by a parking plan.
- A parking management plan could be added and enforced through an additional condition.
- Nothing had fundamentally changed visually in respect of the building.
- The village had permit parking for residents and visitors as well as double yellow lines to prevent illegal parking.

Councillor Hill proposed to refuse the application based on overdevelopment and the negative effect on the tranquillity in the AONB, with exact wording of reasons and policies to be delegated to officers. This was seconded by Councillor Swinbank.

A vote was taken, and it was FOR; 5, AGAINST; 1, ABSTAIN; 1.

RESOLVED that the application be refuse **REFUSED** based on overdevelopment and the negative effect on the tranquillity in the AONB, with exact wording of reasons and policies to be delegated to officers.

54 **APPEAL UPDATE NOVEMBER 2023**

RESOLVED that this was noted.

55 **S106 UPDATE REPORT SEPTEMBER 2023**

RESOLVED that this was noted.

56 **DATE OF NEXT MEETING**

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

RESOLVED that this was noted.

CHAIR.....

DATE.....

Ch.'s Initials.....