

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE

At the meeting of the **North Northumberland Local Area Planning Committee** held at Main Hall, St James' United Reformed Church, Pottergate, Alnwick, NE66 1JW on Thursday, 19 December 2024 at 2.00 pm.

PRESENT

C Hardy
Vice-Chair, Planning – in the Chair

MEMBERS

S Bridgett	G Renner-Thompson
G Hill	C Seymour
I Hunter	M Swinbank
M Mather	T Thorne
W Pattison	J Watson

OFFICERS IN ATTENDANCE

M Bulman	Solicitor
V Cartmell	Planning Area Manager
R Little	Assistant Democratic Services Officer
M Waddell	Planning Officer

There were around five members of the public present.

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47 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Castle and Clark.

48 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Planning Committee held on Thursday, 21 November 2024 as circulated, were confirmed as a true record, and were signed by the Chair.

49 **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.

50 **24/03116/FUL**

**Retrospective. Creation of access road to Plot 12/No.18, Treatment Plan and Gas Tanks serving Vale View.
Land West of Vale View, Whittingham, Northumberland**

M Waddell – Planning Officer introduced the application with the aid of a PowerPoint presentation, and gave members the following updates:

- The National Planning Policy Framework had been updated on 12 December 2024, and although new policies were added, those that were applicable to the application had not changed when the initial decision for approval was made. Changes to paragraph numbers referenced in the report, would be updated.
- A clarification on paragraph 6 of the report. There were 10 objections, and 2 supporting comments.

Following the presentation from the Planning Officer, N Blackshaw spoke in objection to the application and gave members the following information:

- Plot 12 was shown on the approved resided layout however access to it was not as it lay outside of the application area.
- One of the conditions imposed by the Inspector on appeal was all highway and parking issues must be resolved to the satisfaction of the highway authority before any development took place.
- The access to plot 12 was not approved by the highway authority.
- The development of plot 12 could not be undertaken without land outside

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- the approved site, permission for the whole site was not valid.
- A full application for change of use for further development of lodges on land to the west of the Vale View site boundary had been refused.
- The development of the Vale View was out of character within the village of Whittingham and the conservation area that it is located in.

A Pearson then spoke in objection to the application and gave members the following information:

- The owners of 18 Vale View cautiously supported the proposal, as they had originally purchased the property under assumption that the access to the property had planning permission.
- It had been confirmed that there was planning permission for the lodge but not permission for access to the property or car parking.
- The ground surface was unsafe and should be upgraded to match the rest of the park.

A Young then spoke in support of the application and gave members the following information:

- The properties were received well by the market and had received compliments by residents and passers-by.
- The scheme included 12 homes which were cherished by their occupants.
- The other scheme, which was refused, would be appealed in 2025.
- The original application was agreed at appeal January 2019, with a variation submitted in May 2019 and decided December 2019.
- The applicant misunderstood planning rules and did not blatantly ignore them.

Following public speaking, members had an opportunity to ask questions of the planning officer. The following information was then provided:

- Gravel was less intrusive than a tarmacked road and was acceptable for Highways.
- The scheme which the Planning Inspector approved was different to the application members were discussing.
- The dwellings were permanent occupation and not holiday homes.

Councillor Watson proposed to accept the officer's recommendation, Councillor Renner-Thompson seconded this.

A vote was taken as follows; FOR 5; AGAINST 4; ABSTAIN 2

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

51 **APPEAL UPDATE**

RESOLVED that this was noted.

52 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee
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was scheduled for Thursday, 23 January 2025.

CHAIR.....

DATE.....

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