

## NORTHUMBERLAND COUNTY COUNCIL

### STRATEGIC PLANNING COMMITTEE

At the meeting of the **Strategic Planning Committee** held Remotely on Tuesday, 2 March 2021 at 4.00 pm.

#### PRESENT

C Horncastle (Chair) (in the Chair)

#### MEMBERS

E Armstrong  
R Dodd  
J Foster  
J Gobin  
J Lang  
M Robinson  
T Thorne

L Bowman  
B Flux  
R Gibson  
A Hepple  
J Reid  
G Stewart

#### OFFICERS

M Bulman  
L Dixon  
S Johnson  
L Little  
C Mead  
R Murfin  
J Murphy  
  
R Soulsby

Solicitor  
Democratic Services Apprentice  
iNorthumberland Project Administrator  
Senior Democratic Services Officer  
Highways Development Manager  
Director of Planning  
Planning Area Manager - Development  
Management  
Planning Officer

#### 138 **PROCEDURE TO BE FOLLOWED AT A VIRTUAL STRATEGIC PLANNING COMMITTEE**

The Chair outlined the procedure which would be followed at the virtual meeting and of the changes to the public speaking protocol. He also advised Members that if their connection was lost during consideration of an application and it was not possible for a short recap to be provided then the Member would not be allowed to vote on the application.

#### 139 **ATTENDANCE AND APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Renner-Thompson and Swithenbank.

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140 **MINUTES OF PREVIOUS MEETINGS**

**RESOLVED** that the minutes of the Strategic Planning Committee held on Tuesday 2 February 2021, as circulated, be agreed as true record and signed by the Chair.

141 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillors Reid, and Robinson both declared a personal and prejudicial interest in application 20/03097/FUL as they were Directors of Advance Northumberland and withdrew from the meeting.

142 **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 the information be noted.

143 **20/03097/FUL**

**Proposed erection of Roadside Services comprising a Petrol Filling Station and Ancillary Retail Unit, Drive-Thru Coffee Shop and Associated Landscaping and Works.**

**Land North of Bernicia Headquarters, Ashwood Drive, Ashwood Business Park, Ashington, Northumberland.**

There were no questions in relation to the site visit videos which had been circulated to Members prior to the meeting.

R Soulsby, Planning Officer introduced the application to the Committee with the aid of a Power Point presentation. Updates were provided as follows:-

- Condition 10 was to be removed. The applicant had provided additional information and the condition was no longer required.
- One representation had been received requesting electric vehicle charging points which was read out by the Officer. It was clarified that condition 12 outlined the requirement for electric vehicle charging points to be provided.

In response to questions from Officers the following information was noted:-

- It was confirmed that the reason the application was before the Committee was that it was an Advance Northumberland application.
- The future use of electric vehicles and decline in the requirement for petrol/diesel was not a material planning consideration. It was clarified that there would still be a requirement for petrol/diesel during the transition period and there would be a need for rapid electric vehicle charging points in the future, with the development being easily adapted

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for this. The application included a supermarket and coffee shop which added to the diversification.

- A S106 agreement was not required as all controls required on the development would be secured by planning conditions attached to any permission granted.

Councillor Flux proposed acceptance of the recommendation as outlined in the report with the removal of Condition 10 as above, which was seconded by Councillor Lang.

A vote was taken and it was unanimously

**RESOLVED** that the application be **GRANTED** for the reasons and subject to the conditions as outlined in the report and amended above.

144 **APPEALS UPDATE**

Information was provided on the progress of planning appeal and related to appeals throughout all five Local Area Council Planning Committee areas and the Strategic Planning Committee.

**RESOLVED** that the information be noted.

145 **S106 AGREEMENTS UPDATE REPORT**

The Director of Planning advised that a new process had been introduced to monitor S106 funding and an annual report would be produced and uploaded to the Council's website which would provide a narrative of what the funds had been used for. A short overview of the Coastal Mitigation funding would be provided for Members.

Additional resources had been put into the Highways Development function to speed up the S278 process and to allow more transparency. The Highways Development Manager would be asked to provide a schedule for Members.

**RESOLVED** that the information be noted.

**CHAIR**.....

**DATE**.....

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