

Morpeth Town Council
Minutes of the Planning and Transport Committee
Wednesday 15th August 2018 at 6.30pm
in the Council Chambers at the Town Hall, Morpeth

Present:	Councillors:	J Wearmouth	– Chairman
		N Best	– Vice Chairman
		J Gebhard	– Mayor (ex-officio)
		A Byard	
		A Tebbutt	
		J Tebbutt	
		K Holmes	
	Clerks:	Miss D Smith	– Deputy Clerk
		Ms A Cole	– Administration Assistant
	Absent Councillors:	Cllr D Herne	- Business
		Cllr J Parreira	- Business
		Cllr N Bawn	- Business

There were 7 members of the public in attendance.

The meeting commenced at 6.35pm.

83/18 **Committee Chairman's Announcements**

- Members were advised of the usual rules about the recording of meetings;
- Members were reminded that mobile phones should be turned on to silent and should not be used during the meeting.

84/18 **Mayoral Announcements**

- Meet the Mayor takes place on Friday 7th September at the Town Hall Corn Exchange;
- The Mayor completed a 500 mile cycle challenge in Scotland last week in aid of the Mayor's charity;
- An auction will take place at the Sun Hotel in Warkworth, on August 19th at 7pm. All proceeds will be in aid of the Mayor's charity;
- The MS Research and Relief Fund will be having a 'Bake for Benmar' event on 30th August, 5pm at the Riverside Lodge, Morpeth.

85/18 **Declarations of Interest**

The Chairman received the following declarations of interest on this occasion:

Cllr Andrew Tebbutt –Local Transport Plan- (Personal Interest- Governor of Abbeyfields School).

86/18

Public Participation Time

Members of the public were in attendance to discuss their concerns regarding planning application 18/02629/FUL - Detailed planning proposal for 53 residential dwellings and associated infrastructure on land North of the Garth, Pottery Bank, Morpeth. These included:

- Traffic lights – this is a residential and busy area and would cause more traffic build up, and more fumes. A roundabout would be more beneficial. There is also insufficient information provided regarding the impact on the highways network;
- Impact and neighbour amenity – the masterplan documents are out of scale, so houses would be much closer than they show;
- Landscaping – the area is a marshy area and already has standing water. This land has not been designated for housing, therefore is contrary to the Morpeth Neighbourhood Plan (MNP). Light will be compromised due to mature trees, and there will be also a privacy issue;
- Design height and massing – the dwellings will not be in keeping with the rest of Pottery Bank area and will triple the amount of houses;
- Extra noise and pollution;
- Damage to the wildlife and landscape corridors;
- Health and Education services – impact on already struggling health and education services;
- Insufficient information provided regarding flooding.

were Two objections, emailed to the Town Council Office prior to the meeting, also circulated amongst members.

Members unanimously agreed to bring forward item 10.(i) **18/02629/FUL - Land North of the Garth, Pottery Bank, Morpeth**

RESOLVED

- a) Information duly noted
- b) Morpeth Town Council (MTC) to object to this application. See Appendix C.

All members of the public left at 6.56pm

87/18
2018

Minutes of the Planning and Transport Committee held on 11th July

The minutes of the above meeting was approved as a true record.

RESOLVED

- a) That the Minutes of 11th July 2018, a copy of which had been previously printed and circulated to each Member, be approved and signed as a correct record by the Chair.

88/18 **Matters Arising**

See Appendix B

89/18 **Items referred from other Committees and Working Groups**

There were no items referred on this occasion.

90/18 **Licences**

There were no licenses to consider on this occasion.

91/18 **Town and Country Planning Act 1990**

- (i) Members considered the planning applications for w/c 6th August 2018, see Appendix C.
- (ii) Members noted the comments submitted to applications on planning lists for the 9th, 16th, 23rd, and 30th July 2018.
- (iii) 18/01973/LBC Morpeth Railway Station – Listed building consent for installing a new waiting shelter on platform 2

Members were advised that the above application had been withdrawn at the applicant's request. MTC had supported this application.

RESOLVED

- a) Information duly noted.

92/18 **MNP Housing Policy**

Members were provided with a written response from Northumberland County Council (NCC) regarding the recent press coverage regarding the threat to the MNP housing policy.

NCC confirmed that their position is that the housing policies in the MNP should be given full weight and that the MNP confirms the principle that planning permission should be granted for development inside the settlement boundaries, subject to other normal planning policy considerations which are clearly defined in the plan.

RESOLVED

- a) Information duly noted.
- b) To write to NCC:
 - (i) To ensure all Planning Officers are taking the MNP policies into account when considering planning applications;
 - (ii) To request permission from NCC to put the statement provided onto the Town Council website.

93/18

Consultation on Street Naming and Numbering Request

Members were asked to consider the above consultation for the new development at 94 Newgate Street, Morpeth.

RESOLVED

- a) To request that the new development is named 'Scholars Court' as this reflects the importance of the schools in Morpeth.

94/18

Local Transport Plan

Members were asked to consider their top three highways and transport priorities for the Local transport Plan Programme 2019/20.

RESOLVED

- a) To request the following priorities:
 - (i) Resurfacing of the road at Highmoor, Kirkhill;
 - (ii) Resurfacing of the red tarmac road on Bankside, top of Allery Banks;
 - (iii) Resurfacing of the road and the removal of the island in the middle of the road outside the Riverside Lodge.

Cllr Andrew Tebbutt declared a Personal Interest in this matter, see Min 85/18.



95/18 **Potential Cut to Northumberland Rail Services**

Members were asked to consider a response to the Department of Transport Cross Country Passenger Rail Franchise public consultation.

RESOLVED

- a) To respond to the consultation stating our concerns about the potential cuts to rail services to smaller stations between Newcastle and Edinburgh;
- b) To request a copy of SENRUG's response to this consultation.

96/18 **Tree Protection Orders (TPO's)**

Members were provided for information with a copy of the notification of a TPO on land on the western boundary of Old Bakehouse Yard, Morpeth.

RESOLVED

- a) Information duly noted

97/18 **Road Closures**

There were no road closures to consider on this occasion.

98/18 **Morpeth Forum**

There was no update given on this occasion.

99/18 **Local Council Issues**

- (i) Concerns were raised regarding the number of For Sale signs along the side of the highway, close to the Kylins, Morpeth

RESOLVED

- a) To write to NCC to ask why so many For Sale signs are displayed along the side of the highway and how they can be removed.

There was no other business to discuss and the meeting concluded at 7.30pm with Councillors J Wearmouth, N Best, A Byard, J Gebhard, K Holmes, A Tebbutt and J Tebbutt present.



88/18 Matters Arising from Previous Committee Meetings – Appendix B

Minute Number	Item	Current Position	Action from meeting
478/17	Northumberland County Council – Road Hierarchy	Members are advised that no response was received from NCC to our further comments to Road Hierarchy.	Information duly noted. To chase a response from NCC. To remove from the agenda until a response is received.
30/18	Public Participation Time – 18/00282/FUL 55 Newgate Street	No response has been received from NCC regarding confirmation of any conditions associated with the application in relation to parking and access.	Information duly noted. To chase a response from NCC. To remove from the agenda until a response is received.
66/18	Northumberland Local Plan – Spring 2018 Consultation	The following response was submitted to NCC: 1. With respect to the proposal to safeguard land to the southeast of Coopies Lane Industrial Estate for potential employment use, MTC supports this approach. However, MTC wishes to make it clear that its support for any such development would be conditional on the construction of the Stobhill/Loansdean Link Road (which we welcome being protected by Policy Tra3). 2. The proposals map allocates land to the northwest of the Lancaster Park housing estate for employment uses via policies ECN6, ECN7 and ECN8. Whilst MTC acknowledges that this currently has planning permission for employment uses, this development has not yet commenced. We would prefer for this land to revert to white land status in the event that the said planning permission expires or falls away for whatever reason. We would appreciate consideration being given to the practicalities of enabling this outcome.	To ask NCC: 1. What are the next steps for the Morpeth Link Road and to arrange a meeting with NCC regarding this? 2. If the Mitford Estates planning application does not go ahead, could it be removed and if so, what is the mechanism to remove it? 3. To refer this to the October F & GP meeting with the recommendation that a cross-committee

		3. Members requested an update report on the Community Actions plan.	Working Group is set up.
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Appendix C - PLANNING APPLICATIONS W/C 6th August 2018

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
18/02629/FUL	Mr Samuel Kenny Land North of the Garth, Pottery Bank Morpeth Northumberland	Detailed planning proposal for 53 residential dwellings and associated infrastructure on land North of the Garth, Pottery Bank, Morpeth	Morpeth Town Council strongly object to this application on the following grounds: 1. This site was included together with the adjacent site being developed by Storey Homes, in the SHLAA with an overall assessment that it is suitable for a maximum of 40 homes. Storey Homes already have permission to build 39 homes. We therefore consider that the overall SHLAA site is very close to capacity. 2. Development on the site has been refused in the past on environmental grounds because of the variety of species using the site including deer, bats, badgers etc. There is a wildlife corridor and a Landscape Corridor identified within the	91/18 (i)	

Morpeth
Neighbourhood Plan
adjacent to the site and
we feel that their
integrity would be
damaged by the
proposed development.
3. The Cottingham has
been identified and
designated by
Northumberland
County Council in 2014
as a Local Wildlife Site.
The citation quotes
“The site is at risk from
isolation from
development” and we
believe that this risk of
isolation would be
realised if the proposed
development proceeds.
This citation designates
the Local Wildlife Site
but the Morpeth
Neighbourhood Plan
policy Env5 – Local
Wildlife Sites - gives
the designation
statutory protection.
4. Northumberland
County Council have
identified that the
Central Delivery Area
has more than a
5YHLS. Recent



Officer's Reports (e.g. 18/00162/OUT) have confirmed that, County-wide, there is currently a 12.1 year housing land supply. The Morpeth area is already contributing well in excess of the required housing in the plan period, including affordable homes. This number has well exceeded what is in the Morpeth Neighbourhood Plan (policy Hou1). In summary, there is simply no identified need for the proposed development and, given the potential adverse impacts, permission should therefore be refused.

5. Local infrastructure in terms of schools, GP surgeries etc are struggling to cope with the existing demand and this proposal would put yet more pressure on these services, although we recognise and fully



		<p>support the formulae recently used to secure capital contributions to such services via Section 106 contributions. We trust that a Section 106 agreement would be required in the event that the Council is minded to approve this application and that these formulae would be applied.</p> <p>6. The proposal is for homes on elevated land and they would overlook existing properties immediately to the south and at a much lower level.</p> <p>7. We consider that the proposed properties are of 'identikit' design that do not complement the existing properties immediately to the south, which have won an award for design.</p> <p>8. The proposal is therefore contrary to the Morpeth Neighbourhood Plan policies Sus1 and Des1. We suggest</p>		
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that, if a proposal were to go ahead on this site, that the maximum number of dwellings should be in the region of 15 and that they should all be to the north of the site, separated and screened from existing properties to the south. 9. We object to the use of traffic lights. This will obstruct the traffic and slow it down. The impact of temporary lights in this area last year caused northbound traffic to back up to Bullers Green. Traffic lights will block the Fulbeck junction affecting the residents there and the new Storey Homes development. This will be visually intrusive along the landscape corridor. A roundabout may help residents of Lancaster Park who have difficulty accessing the A192 at busy times and may slow the traffic speed

	down Pottery Bank.			
18/02708/ADE	Mr Andrew Farr, Unit 2, Caldburne Drive, Collingwood Manor, Morpeth, NE61 2FS	Fascia sign and hanging sign		91/18 (i)
18/02618/PRUTPO	Mrs Anne O'Connor 1 Westgate, Newminster Park, Morpeth, NE61 2BH	Tree Preservation Order: Crown lift to approx. 6 meters from ground level, removal of 3 lower branches and reshape remaining crown to one Sycamore tree	Morpeth Town Council has no comment to this application.	Application Granted

SIGNED: 
DATE: 19-9-18
CHAIRMAN/VICE-CHAIRMAN
MORPETH TOWN COUNCIL
STANDING COMMITTEE