

**Planning and Transport Committee**  
**Agenda for Wednesday 20<sup>th</sup> February 2019 at 6:30pm**  
**in the Council Chambers of the Town Hall, Morpeth**

**1. Committee Chairman's Announcements**

- Usual rules about recordings apply.
- Usual rules regarding the use of mobile phones apply.

**2. Mayoral Announcements**

- Nominations for Civic Awards must be submitted by 22<sup>nd</sup> February 2019.
- Two teams will represent the Mayor's charity at the Lions' Swimathon.
- A meal at Lollo Rosso in Morpeth is being organised to raise money for the Mayor's charity.

**3. Apologies for Absence**

**4. Declarations of Interest**

Members to inform the Chairman of Committee of any Declarations of Interest for matters set out within this agenda.

**5. Public Participation Time**

In accordance with Section 1(d) of the MTC Standing Orders members of the public present may address the Council or Committee at this point on the agenda. The Council/Committee reserves the right to respond or debate the issue at a later date.

**6. Minutes of the Planning and Transport Meeting held on Wednesday 16<sup>th</sup> January 2019**

To approve the minutes of the above meeting, see Appendix A.

**7. Matters Arising from previous committee meetings**

See Appendix B.

## **8. Licences**

There are no license applications to consider on this occasion.

## **9. Town and Country Planning Act 1990**

- (i) Members are asked to consider the planning list for w/c 11<sup>th</sup> February 2019, and those requested to be brought to committee from previously circulated planning lists (w/c 28<sup>th</sup> January 2019), see Appendix C.
- (ii) Members are provided for information with the comments submitted to applications on planning lists for w/c 14<sup>th</sup> January, see Appendix D, w/c 21<sup>st</sup> January, see Appendix E, w/c 28<sup>th</sup> January, see Appendix F, and w/c 4<sup>th</sup> February, see Appendix G.
- (iii) 18/04029/ADE – Morpeth Lodge Bed and Breakfast, 6-8 Staithes Lane, Low Stanners, Morpeth, NE61 1TD

Members are advised that the above application has been granted permission.

- (iv) 18/02629/FUL – Land North of the Garth, Pottery Bank, Morpeth

Members are advised that the above planning application was heard at Local Area Council on Monday 11<sup>th</sup> February 2019, and was refused planning permission.

## **10. Northumberland Local Plan – Publication Draft Plan Consultation**

Members are asked to consider the above consultation, a link to the consultation documents is provided:

[www.northumberland.gov.uk/localplan](http://www.northumberland.gov.uk/localplan)

## **11. NCC Planning Procedures**

A verbal update will be given on the night.

## **12. Northgate Hospital Update**

A verbal update will be given on the night.

**13. Road Closures**

There are no road closures on this occasion.

**14. Local Council Issues**

A verbal update will be given on the night.

Members are asked to consider any issues to be brought to the attention of the next Local Council meeting.

**Morpeth Town Council**  
**Minutes of the Planning and Transport Committee**  
**Wednesday 16<sup>th</sup> January at 6.30pm**  
**in the Council Chambers at the Town Hall, Morpeth**

<b>Present:</b>	<b>Councillors:</b>	J Wearmouth	- Chairman
		N Best	- Vice Chairman
		J Gebhard	- Mayor (ex-officio)
		N Bawn	
		A Byard (arriving at 6.35pm)	
		D Herne (arriving at 6.35pm)	
		J Parreira	
	<b>Clerks:</b>	Mrs T Bell	- Town Clerk
		Mrs J Wilson	- Deputy Clerk
		Ms A Cole	- Administration Assistant
		Miss K Carter	- Administration Assistant
	<b>Absent Councillors:</b>	A Tebbutt	- Personal
		J Tebbutt	- Personal
		K Holmes	- Personal

Cllr R Wearmouth and 1 member of the public were also in attendance.

**244/18**      **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.

**245/18**      **Mayoral Announcements**

- There will be a Burns Night supper on Monday 28<sup>th</sup> January 2019 at the Sun Inn. Tickets are on sale at £23.50 each, all profits will go towards the Mayors charity.

**246/18**      **Declarations of Interest**

The chairman received no Declarations of Interest on this occasion.

**247/18**      **Public Participation Time**

A member of the public addressed the Council to ask who to speak to regarding roadworks in Bedlington.

He was advised to contact Northumberland County Council (NCC) or the local County Councillor.

**248/18**      **Minutes of the Planning and Transport Committee held on 12<sup>th</sup> December 2018**

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

**RESOLVED**

- a) That the minutes of 12<sup>th</sup> December 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.

**249/18**      **Matters Arising**

See Appendix B

Cllr's Byard and Herne arrived at 6.35pm.

**250/18**      **Licenses**

Members were asked to consider the following licence application: Brick Club Tattoo, 8 Newmarket, Morpeth NE61 1PS

**RESOLVED**

- (a) Information duly noted  
(b) Morpeth Town Council (MTC) has no comment to this application

**251/18**      **Town and Country Planning Act 1990**

- (i) Members were asked to consider the planning applications for w/c 7<sup>th</sup> January 2019, and those requested to be brought to committee from previously circulated planning lists (w/c 11<sup>th</sup> December), see Appendix D.
- (ii) Members noted the comments submitted to applications on planning lists for w/c 10<sup>th</sup> December, w/c 17<sup>th</sup> December and w/c 31<sup>st</sup> December.

252/18

**Post Office Services in Morpeth**

Members were provided for information with notification of a new postal service within the Mace store, at St. Mary's Field, Morpeth. Members welcomed the new service in the town however, concerns were raised regarding road safety due to the location of the shop on a busy junction and the potential increase in traffic.

**RESOLVED**

- a) Information duly noted
- b) Deputy Clerk to contact the Post Office advising them that MTC support the additional service, however highlighting concerns regarding potential car parking and traffic management issues in the area.

253/18

**Street Trees**

Members were asked to consider responding to a DEFRA led proposal to introduce new measures for the process of felling street trees. Councillors agreed this was a matter for the principle authorities however, further consideration would be given at a local level as and when appropriate.

**RESOLVED**

- a) Information duly noted

254/18

**Road Closures**

There were no road closures on this occasion

255/18

**Local Council Issues**

The Deputy Clerk advised members that a response had been received from NCC to concerns previously raised at local council.

- (i) Recovery costs for events/road closures and how the charges have been arrived at:

NCC advised that the consultation deadline for submitting comments was 7<sup>th</sup> January 2019, though our comments will be taken into consideration when drafting the final report for decision, it would not be the intention to respond to individuals. In the past costs

undertaken for traffic management for events have been met by the NCC Highway maintenance budget. Due to financial pressures NCC will now have to prioritise financial resources, and recover costs for events/road closures.

(ii) **Car Parking Charges at Morpeth Railway Station:**

NCC advised that the consultation deadline on the car parking charges was 7<sup>th</sup> January 2019, NCC are evaluating the responses received and MTC comments will be taken in to consideration. The report and final decisions will be widely communicated in due course.

There were no other issues raised on this occasion.

**RESOLVED**

a) Information duly noted

There was no other business to discuss and the meeting concluded at 7.03pm with Councillors J Wearmouth, N Best, N Bawn, A Byard, J Gebhard, D Herne, and J Parreira present.

**Min 249/18 Matters Arising from Previous Committee Meetings – Appendix B**

Minute Number	Item	Current Position	Action from meeting
222/18 (183/18) (157/18) (92/18)	<ol style="list-style-type: none"> <li>1. Morpeth Neighbourhood Plan Housing Policy (MNP)</li> <li>2. Items referred from F&amp;GP Committee - Community Action Plan- Environment Comprehensive Tree Strategy</li> <li>3. Items referred from F&amp;GP Committee - Community Action Plan- Resources – S106 Discussions</li> </ol>	<p>The Deputy Clerk gave an update from NCC on these issues raised previously.</p> <p>NCC recognised that the loss of senior staff and a struggle to recruit new staff had impacted on individual's workloads. The new director of planning will be informed of our concerns, and will look for ways to improve response times.</p> <ol style="list-style-type: none"> <li>1. NCC confirmed that the MNP does hold weight and is referred to when considering applications. However, planning decisions are made on reasons to object and not on number of houses. The optimum number of houses for development is an aspiration and not a constraint.</li> <li>2. The lack of response regarding the request for guidance on trees in new developments was likely due to the reduction in staff numbers and consequent increase of workload.</li> <li>3. NCC confirmed that existing protocol of 3-way discussions regarding S106 requirements does not mean there should not be discussions with the Town Council. The S106 requirements should be based on a need to have rather than a nice to have basis as this leaves it open for the developer to argue the case against the requirements. Consideration will be given to the S106 matrix submitted by MTC.</li> </ol> <p>The issue regarding the level of affordable housing in Morpeth and the lack of information was addressed. NCC will arrange for a package of information to be issued to MTC on a quarterly basis.</p>	<ol style="list-style-type: none"> <li>a. Information duly noted.</li> <li>b. Ask NCC if the original response to the weight of the MNP can be publicised on the MTC website.</li> <li>c. Ask NCC if they would be willing to meet with MTC to discuss S106 requirements on a regular basis.</li> </ol>



**Min 251/18 Appendix D - PLANNING APPLICATIONS W/C 7<sup>th</sup> January 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
18/04226/FUL	Requested to be brought to committee by Cllr Byard, from planning list w/c 11 <sup>th</sup> December 2018. Extension granted to 17 <sup>th</sup> January 2019. Mr Robin Wood Garage South of Castle Bank Villa, castle Bank, Morpeth	Proposed development of 2 bedroom dwelling on former garage/workshop/rooms site	Morpeth Town Council object to this application subject to reassurances that due consideration is given to the neighbouring properties comments, particularly in relation to traffic and drainage concerns.		
18/04384/FUL	Requested to be brought to committee by Cllr A Tebbutt from planning list w/c 31 <sup>st</sup> December 2018. Extension granted to 17 <sup>th</sup> January 2019 Mr Ken Anderson St Georges United Reformed Church Bridge St, Morpeth NE61 1PD	Replacement of existing main entrance timber doors with fully glazed doors within a slim timber frame.	Morpeth Town Council have no comment to this application.		
18/04437/FUL	Requested to be brought to committee by Cllr Byard from	Installation of front and rear dormer windows, rear balcony plus rear extension to include pitched roof over bathroom.	Morpeth Town Council object to this application on		

	<p>planning list w/c 31st December 2018. Extension granted to 17<sup>th</sup> January 2019</p> <p>Mr &amp; Mrs Raftery 4 Tenter Terrace Middle Greens Morpeth NE61 1TN</p>		<p>the following grounds –</p> <p>The dormer window to the front of the property is not in keeping with the street scene. The dormer window to the rear of the property would also be a concern if Goosehill First School were to be demolished in the future.</p>		
18/04470/FUL	<p>Mr Tom Palmerley 24 Stobhill Villas, Morpeth, NE61 2SH</p>	<p>Rear single storey extension with balcony above kitchen</p>	<p>Morpeth Town Council have no comment to this application.</p>		
18/04496/FUL	<p>Mrs Rosemary Merritt 47 Low Stobhill, Stobhill Grange, Morpeth NE61 2SG</p>	<p>Conversion of garage to study/bedroom/ensuite with new pitched roof over and new pitched roof to existing conservatory.</p>	<p>Morpeth Town Council have no comment to this application.</p>		
18/04150/FELTPO	<p>Mr Ryan Lamb Orchard House 1 South Lodge Wood Hepscott Morpeth Northumberland NE61 6LH</p>	<p>Tree preservation order application for T1 Cherry crown reduction by 20%, T2 Larch dead fell, T3 Sycamore fell.</p>	<p>Tree to be replaced request – otherwise Morpeth Town Council have no comment to this application.</p>		

**Matters Arising from Previous Committee Meetings – Appendix B**

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**APPENDIX C - PLANNING APPLICATIONS W/C 11<sup>th</sup> February 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/00184/VARYCO	Requested to be brought to committee by Cllr Best, from planning list w/c 28 <sup>th</sup> January 2019. Extension granted to 22 <sup>nd</sup> February 2019. Mr Peter Smith The Old Registry, Northumberland Gardens, Morpeth	Removal of condition 32 (Entrance gates) pursuant to planning application 18/003336/FUL in order to omit the installation of gates.			
17/01329/OUT	Requested to be brought to committee by Cllr Best, from planning list w/c 28 <sup>th</sup> January 2019. Extension granted to 22 <sup>nd</sup> February 2019. Mr Anderson Land North Of Fernleigh, Cottingwood Lane, Morpeth	Outline application to build a single dormer bungalow to include parking and garden areas (some matters reserved).			
18/04456/FUL	Requested to be brought to committee by Cllr Best, from planning list w/c 28 <sup>th</sup> January 2019.	Construction of single four-bedroom dormer bungalow within overall site boundary of 94 Newgate Street (former Council Offices) development.			

		<b>Extension granted to 22<sup>nd</sup> February 2019.</b> <b>Mr Peter Smith</b> 94 Newgate Street, Morpeth, NE61 1BU				
19/00411/FUL		<b>Mr Iain Wilmore-Smith</b> 26 Curlew Hill, Lancaster Park, Morpeth, NE61 3SH	Construction of first floor extension above garage and porch to front.			
18/04473/FUL		<b>Mr Sean Taylor</b> Scout Hut, Low Stanners, Morpeth, NE61 1TE	Extension to side of existing building.			

**APPENDIX D - PLANNING APPLICATIONS W/C 14<sup>th</sup> January 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/00066/FELTPO	Mr Barry Wilson 5 Chathill Close, Stobhill Farm, Morpeth, NE61 2TH	Sweet Chestnut (T1) - fell due to amount of deadwood in canopy indicating crown decline. Tree is growing entirely over garden of 5 Chathill Close where family with young children live.  Do not propose to plant replacement tree as this is a woodland area with natural regeneration taking place.	Morpeth Town Council have no comment to this application.		

**APPENDIX E - PLANNING APPLICATIONS W/C 21<sup>st</sup> January 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/00183/VARYCO	Mr Peter Smith The Old Registry, Northumberland Gardens, Morpeth	Variation of condition 7 (Passenger lift) relating to approved planning application 17/00885/LBC.	Morpeth Town Council have no comment to this application.		

**APPENDIX F - PLANNING APPLICATIONS W/C 28<sup>th</sup> January 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/00311/FUL	Mr Tony Hannon 21 Moorfields, Stobhill Grange, Morpeth, NE61 2UD	Construction of proposed side extension with internal alterations.	Morpeth Town Council have no comment to this application.		
19/00249/VARYCO	Mitford Water Treatment Works, Mitford	Variation of Condition pursuant to 17/01360/REM in order to amend plot 5 house type.	Morpeth Town Council have no comment to this application.		



**APPENDIX G - PLANNING APPLICATIONS W/C 4<sup>th</sup> February 2019**

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
18/04320/FUL	Mr Brian Hedley School House, Morpeth All Saints C Of E Aided First School, Pinewood Drive, Lancaster Park, Morpeth, NE61 3RD	Change of use from residential caretaker property to out of hours childcare provision (educational and commercial use).	Morpeth Town Council have no comment to this application.		
19/00316/FUL	Miss Michelle Dobson 2 Highmoor, Kirkhill, Morpeth, NE61 2AL	Rear two storey extension, first floor extension over existing garage and front elevation and porch alteration.	Morpeth Town Council have no comment to this application.		
18/04336/ADE	Mr Kieth Tallentire Land Of Former Fulbeck Grange, Fulbeck, Morpeth	Advertisement consent for signage. (Retrospective).	Morpeth Town Council have no comment to this application.		
19/00336/ADE	Mr Graham Ellwood The Factory Shop, 6 Market Place, Morpeth, NE61 1HG	Advertisement consent for one fascia sign to front elevation.	Morpeth Town Council have no comment to this application.		
19/00340/FUL	Mr Julian Negrut 7 Barmoor Bank, Barmoor, NE61 6LD	Construction of two storey rear extension	Morpeth Town Council have no comment to this application.		