

Morpeth Town Council
Minutes of the Planning and Transport Committee
Wednesday 8th May 2019 at 6:30pm
in the Council Chambers at the Town Hall, Morpeth

Present:	Councillors:	J Wearmouth	- Chair
		N Best	- Vice Chairman
		N Bawn	
		A Byard	
		J Gebhard	
		D Herne	
		A Tebbutt	
	J Tebbutt		
	Clerks:	Mrs T Bell	- Clerk
	Absent Councillors:	K Holmes	- Personal
		J Parreira	- Illness

Cllr R Wearmouth and four members of public were also in attendance.

371/18 **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.

372/18 **Mayoral Announcements**

- The Mayor Making Ceremony will take place on Wednesday 15th May 2019 at 6:00pm in the Ballroom in the Town Hall.
- A paranormal evening will be taking place on Saturday 11th May 2019, proceeds will go to the Mayor's charity. Tickets are £25 each.

373/18 **Declarations of Interest**

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

Cllr N Best – Licenses – Harry's Coffee Bar – (Personal and Prejudicial Interest – knows the applicant)

374/18 **Public Participation Time**

A member of the public representing the residents at St Georges development addressed members with concerns regarding planning application 19/00904/FUL Land South of Bluebell Court East Cottingwood, Morpeth, including:

- Significant loss of open space which will intrude and encroach on those who already live on the estate as well as causing a detrimental impact on Bluebell Wood
- Development will result in overcrowding of the historical buildings on the site
- 40% increase of dwellings is over development of the site which goes against the Policies in the Morpeth Neighbourhood Plan (MNP)
- Detrimental impact on the health and wellbeing of those who live in area

Members unanimously agreed to bring forward item 9 (i) planning list for w/c 29th April 2019 **19/00904/FUL – Land South of Bluebell Court East Cottingwood, Morpeth**

Cllr Best stated that this goes against the spirit of the Morpeth Neighbourhood Plan (MNP). He advised that the green open space was advertised as a selling point for the area but it also provides a vital buffer to the wildlife which is situated in Bluebell Wood. He stated that a 40% increase in development is disproportionate and excessive as the five-year housing supply has been exceeded.

Cllrs Herne and A Tebbutt both objected to the development and supported the residents and Cllr Best's objections.

Cllr J Tebbutt raised concerns regarding the proximity of the development to an adjacent ravine which could cause the banks to subside into Bluebell Woods which would have a detrimental impact on the wildlife and ancient woodland.

A general discussion took place regarding the many objections to the proposal, Members unanimously agreed that Cllr A Tebbutt should represent the Town Council's objections at NCC Planning Committee, he stated that he would work with the residents to prepare a coordinated response.

RESOLVED

- a) Information duly noted.
- b) Morpeth Town Council (MTC) to object to the application

Four members of public left the meeting at 6:45pm.

375/18

Minutes of the Planning and Transport Committee held on 10th April 2019

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

RESOLVED

- a) That the minutes of 10th April 2019, a copy of which had been previously printed and circulated to each Member, be approved and signed as a correct record by the Chair.

376/18 **Matters Arising**

There were no matters arising on this occasion.

377/18 **Licenses**

Members were advised that the following license applications were received and circulated for comment, no objections were received:

- (i) Harry's Coffee Bar, 20 Newgate Street, Morpeth, Northumberland, NE61 1BA
- (ii) The Auction House, Oswalds House, 63 Bridge Street, Morpeth, Northumberland, NE61 1PQ

RESOLVED

- a) Information duly noted.

Cllr Best declared a Personal and Prejudicial Interest in this matter, see Min 373/18.

378/18 **Town and Country Planning Act 1990**

- (i) Members were asked to consider the planning list for w/c 29th April 2019 see Appendix B.

19/00658/ADE Primo Piano Morpeth Ltd 7 Newmarket, Morpeth, NE61 1PS

A discussion took place with regard to the position, size and amount of flags proposed and if this was excessive.

A vote was taken: 5 For, 2 Against and 1 Abstention

- (ii) Members noted the comments submitted to applications on planning lists for w/c 8th April, w/c 15th April, and w/c 22nd April 2019.
- (iii) 18/04437/FUL – 4 Tenter Terrace, Middle Greens, Morpeth, NE61 1TN

The Clerk advised members that she had received an email from NCC Planning asking if the Council wanted to remove its previous objections as the application had been resubmitted. The Clerk advised that following circulation of this email to the Chair and Vice Chair, it was agreed that the objection remain and additional concerns be raised regarding the extension increasing to two storeys which is excessive for the original scale of the terrace.

RESOLVED

- a) Information duly noted.

379/18

Road Closures

Members were advised of the following road closures:

1. C132 Hepscott Junction to Shadfen Junction/U6013 Hepscott to Dunces Houses Junction Hepscott
2. C132 Hepscott Junction to Shadfen Junction Hepscott

RESOLVED

- a) Information duly noted

380/18

Local Council Issues

There were no issues raised on this occasion.

RESOLVED

- a) Information duly noted

There was no other business to discuss and the meeting concluded at 6.58pm with Councillors N Bawn, N Best, A Byard, J Gebhard, D Herne, A Tebbutt, J Tebbutt and J Wearmouth present.



APPENDIX B - PLANNING APPLICATIONS W/C 29th April 2019

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/01008/FUL	<p>Requested to be brought to committee by Cllr J Wearmouth from planning list w/c 15th April 2019. Extension granted to 9th May 2019 Mr Mark Gabriele Land to North of Fairmoor Centre, A192 District Boundary to Northgate Roundabout, Morpeth</p>	<p>Construction of 61 no. dwellings with associated landscaping, access and infrastructure works.</p>	<p>Morpeth Town Council object to this application subject to the following –</p> <ul style="list-style-type: none"> • This is contrary to policy EMP 4 in the MNP which has this land identified as employment land and no evidence has been presented to justify de-allocation • Employment land is required due to the continued growth of Morpeth and the surrounding areas to balance the large number of housing consents, as reflected in the MNP • No need has been identified for the additional houses. • The 5 year housing supply is exceeded • The applicant has not provided sufficient evidence that Morpeth has a surplus of land allocated for employment to suggest that such land can be used for housing. 		
19/00904/FUL	<p>Requested to be brought to committee by Cllr J Wearmouth</p>	<p>Hybrid application for the construction of 159 dwellings, forming phase 1B of the</p>	<p>Morpeth Town Council object to this application subject to the following –</p>		

	<p>from planning list w/c 1st April 2019. Extension granted to 10th May 2019. Land South Of Bluebell Court East Cottingwood Morpeth Northumberland</p>	<p>development of the former St Georges Hospital site in Morpeth.</p>	<ul style="list-style-type: none"> • This development goes against the spirit of the MNP and specifically comments about the character of development of the St George's Hospital sites • 40% increase in houses is an over development of the site • Loss of green space will have a detrimental effect on the current residents in the area which will have an impact on their health and wellbeing, contrary to the MNP comments on development of the site (MNP para 7.3.3,7.3.12,7.3.13 – and the masterplan for the whole site produced in response to CAHou1) • 5 year Housing supply has already been exceeded. • The green space was to act as a buffer to Bluebell Woods and Howburn Woods (which have Local Wildlife Site status) to protect the environment and wildlife in the area (MNP Env1, Env5) • Concerns regarding the potential for subsidence 	
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		<p>into the woodlands due to over development and the site profile</p> <ul style="list-style-type: none"> Homes Communities Agency identified that the provision of green spaces on the site was a key component to the mental health and wellbeing of those in St George's Park Hospital local residents. 		<p>19/00658/ADE</p>	<p>Primo Piano Morpeth Ltd 7 Newmarket, Morpeth, NE61 1PS</p>			<p>Morpeth Town Council have no comment to this application.</p>	<p>Advertising consent for 5no. signage flags.</p>		
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SIGNED: 
DATE: 12-6-19
CHAIRMAN/VICE-CHAIRMAN
MORPETH TOWN COUNCIL
STANDING COMMITTEE