

**Morpeth Town Council**  
**Minutes of the Planning and Transport Committee**  
**Wednesday 11<sup>th</sup> December 2019 at 6:30pm**  
**in the Council Chambers at the Town Hall, Morpeth**

<b>Present:</b>	<b>Councillors:</b>	N Best	- Chair
		A Byard J Parreira A Tebbutt J Tebbutt J Wearmouth	
	<b>Clerks:</b>	Mrs J Wilson Miss K Carter Miss C Rowell	- Deputy Clerk - Democratic Services Assistant - Administration Assistant
	<b>Absent Councillors:</b>	N Bawn J Gebhard	- No Apologies Received - Business

Two members of the public were also in attendance. The meeting commenced at 6:36pm.

**194/19**      **Open Session**

Mrs Dorothy Moore addressed members regarding concerns for two planning applications at High House Road.

**19/04659/FUL – New access and gate to field**

- The original planning application was granted in 2011, but revoked as the conditions were not abided to.
- The existing gate is adequate enough for maintenance to the 3.2-hectare field.
- Mrs Moore believes if the gate does need to be replaced it should be like-for-like.
- Proposed hard surfaces pose a threat to drainage of nearby homes.

**19/04443/AGTRES - Convert single storey agricultural brick building with dual pitched slate roof to single bed dwelling using existing openings.**

- Mrs Moore does not believe that this is an agricultural building, but that the stables were only used for leisure purposes.
- The field is not a viable size to sustain crops or livestock.
- Development would go against the Morpeth Neighbourhood Plan as the site is located 5 metres from Borough Woods, which is an ancient woodland.
- Deepening of foundations would damage the habitat.
- The entrance sits on a blind summit, posing a threat to oncoming traffic.
- Northumberland County Council (NCC) Highways have recommended refusal.

- The proposal states that as the building is too far away from sewers it will need its own treatment plant, which uses chemicals. Mrs Moore was concerned regarding a potential pollution risk.
- A petition has been signed by over seventy people to try and stop this development.
- Mrs Moore is concerned that this application may lead to developers putting in an application for housing as has been done in the past.

Cllr Best informed the members and members of the public that planning application 19/04659/FUL would be discussed at the next Planning & Transport committee meeting on the 15<sup>th</sup> January 2020.

Members unanimously agreed to bring forward item 8(i) – planning list for w/c 2<sup>nd</sup> December 2019 – planning application 19/04443/AGTRES – Land West of Coach House, High House Road, Morpeth.

Cllr J Tebbutt advised members that this area is designated Greenbelt and is subject to significant restrictions on development.

Cllr Best informed members that an AGTRES application is for essential agricultural works, for example, a shed for lambing. The applicant would have to prove that they have employee(s) to justify the development.

Cllr Best proposed that, using Mrs Moore’s notes, himself, the Deputy Clerk and Cllr J Tebbutt compile comments objecting to the above planning application. A copy of these comments will be sent to Mitford Parish Council for information.

Two members of the public left at 6:52pm.

## **RESOLVED**

- a) Information duly noted.
- b) To consider planning application 19/04659/FUL at the next Planning & Transport committee on the 15<sup>th</sup> January 2020.
- c) The Deputy Clerk and Cllrs Best and J Tebbutt compile comments objecting to the above planning application. A copy of these comments will be sent to Mitford Parish Council for information.

**195/19**

### **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.

**196/19**

### **Mayoral Announcements**

- The 1920’s themed Mayor’s Ball will take place on Saturday 14<sup>th</sup> December 2019, 6:30pm arrival to be sat down at 7pm.

- A collection at Morrisons in aid of the Mayor's charity will take place on Friday 20<sup>th</sup> December 2019 11am-4pm.
- The Mayor's charity Christmas cards are now for sale from the Town Hall at £1 each.
- Cllr Tebbutt organised an afternoon tea at Café Des Amis on Sunday 8<sup>th</sup> December 3-5pm. £615 was raised for the Mayor's charity.
- The Mayor was presented with a donation of £3,000 to the Mayor's charity from the Freemasons at an event she attended on Tuesday 10<sup>th</sup> December 2019.

**197/19**      **Declarations of Interest**

The Chairman received no declarations of interest on this occasion.

**198/19**      **Minutes of the Planning and Transport Committee held on 13<sup>th</sup> November 2019**

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

**RESOLVED**

- a) That the minutes of 13<sup>th</sup> November 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.

**199/19**      **Matters Arising**

See Appendix B.

**200/19**      **Licenses**

There were no license applications to consider on this occasion.

**201/19**      **Town and Country Planning Act 1990**

- (i) Members were asked to consider the planning list for w/c 2<sup>nd</sup> December 2019, see Appendix C.
- (ii) Members noted the comments submitted to applications on planning lists for w/c 11<sup>th</sup> November, w/c 18<sup>th</sup> November and w/c 25<sup>th</sup> November 2019.
- (iii) 19/00941/PREAPP - Former Benfield Motors, Hillgate

Members were provided with comments submitted to the above application and were also asked to consider any further comments.

Cllr J Tebbutt informed members that she felt that the comments had been thoroughly surmised.

Members agreed that no further comments were required.

**RESOLVED**

a) Information duly noted.

**202/19**

**Road Closures**

Members were advised of the following road closure:

1. U6114 – Bennetts Walk, Morpeth.
2. U6114 – Bankside, Morpeth.
3. C132 – Hepscott Junction to Shadfen Junction, Hepscott.
4. U6067 – Coopies Lane, Morpeth.

**RESOLVED**

a) Information duly noted.

**203/19**

**Local Council Issues**

There were no issues raised on this occasion.

Cllr Best advised members that the next Local Area Council meeting takes place on the 13<sup>th</sup> January 2020.

**RESOLVED**

a) Information duly noted.

There was no other business to discuss and the meeting concluded at 7:13pm with Councillors N Best, A Byard, J Parreira, A Tebbutt, J Tebbutt and J Wearmouth present.

### **199/19 - Matters Arising from Previous Committee Meetings – Appendix B**

<b>Minute Number</b>	<b>Item</b>	<b>Current Position</b>	<b>Action from meeting</b>
148/19, 166/19	Morpeth Conservation Area Character Appraisal	Members were advised that it was agreed at the Finance & General Purposes committee meeting on Wednesday 4 <sup>th</sup> December 2019 to add the Conservation Area Boundary Review to the budget for 2020/21.	Information duly noted.
168/19	18/04133/TREECA - Land at Dawson Place	Members were advised that no response has been received from Karbon Homes in relation to the removal of the tree on land at Dawson Place, and our request for replacement trees.	Information duly noted.  To bring this item back to the Planning & Transport committee once a response has been received, or to the meeting on the 12 <sup>th</sup> February 2020.

## APPENDIX C - PLANNING APPLICATIONS W/C 2<sup>nd</sup> December 2019

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/04518/FUL	<p><b>Requested to be brought to committee by Cllr Best from planning list w/c 25<sup>th</sup> November 2019.</b> Mrs D Flint Morpeth Chantry Middle School, Mitford Road, Morpeth, NE61 1RQ</p>	Renovation of MUGA surface and installation of MUGA lighting.	<p>Morpeth Town Council object to this application subject to the following –</p> <ul style="list-style-type: none"> <li>In answer to section 19 of the application form, the applicant does not believe the opening hours of the facility to be relevant. There should be conditions of use for the use of floodlights as this is relevant to the potential effect on local wildlife</li> <li>A more satisfactory ecology study is carried out to include the possible effects of not only bats but also badgers, squirrels and any other wildlife which may be in the vicinity. Need a more detailed look at the ecological effects (Morpeth Neighbourhood Plan Policy Env5 – Local Wildlife Sites)</li> <li>Consideration should be given to the type of floodlights to minimise the light spread</li> </ul>		Application Granted
19/04443/AGTRES	<p><b>Requested to be brought to committee by Cllr A Tebbutt from planning list w/c 25<sup>th</sup> November 2019. Extension granted to 13<sup>th</sup> December 2019.</b> Mr Chris Carlisle Land West Of Coach House, High House Road, Morpeth</p>	Convert single storey agricultural brick building with dual pitched slate roof to single bed dwelling using existing openings.	<p>Morpeth Town Council object to this application on the following grounds –</p> <ul style="list-style-type: none"> <li>The building in question has not been an agricultural building for at least 19 years, it has been used for equestrian leisure purposes only. The surrounding field is not of a viable size to sustain crops of farm animals</li> <li>The development itself would be contrary to the Neighbourhood Plan Policy Env1 – Landscape and wildlife corridors</li> <li>The site is in open countryside and is subject to the Neighbourhood Plan Policy Set1, and the advanced state of the Local Plan means that the imminent Green Belt designation should be given substantial weight</li> <li>The building footprint sits within 5 metres of the Borough Woods Nature Reserve, yet constraints in the application state there should be a 500m</li> </ul>		

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
			<p>buffer for ancient and semi-natural woodland (Policy Env1)</p> <ul style="list-style-type: none"> <li>• This application recommends, due to foundation movement, the removal of nearby trees and the deepening of foundations, which is damaging more of the natural habitat (Policy Env5)</li> <li>• The entrance to this land sits on a blind summit and is opposite the only access for the four dwellings within High House. On what has become a 'rat run' since the opening of the northern Morpeth bypass, another entrance will further compound the issue of trying to exit High House when pulling out to the right</li> <li>• The route is also busy at peak times due to this being a school bus route and is also heavily used by dog walkers, ramblers and visitors to Borough Woods, Athey's Dean and the Wansbeck corridor</li> <li>• The proposal states that a treatment plant is required as it is too far from the nearest sewer. The proposed dwelling sits at the top of the hill by Borough Woods so there are concerns as to where the final product is going and how will the potential pollution and smell be dealt with</li> </ul> <p>If this application is to be approved, a condition would need to be included to ensure that any replacement building should be restricted to use by agricultural works who would have to be based at that location.</p>		
19/04609/FUL	Astell Clarke 3 Morrison Road, Morpeth, NE61 1JP	Alteration to form WC, utility room, garden store and garden room.	Morpeth Town Council has no comment to this application.		Application Granted
19/04198/FUL	Mr & Mrs Brind Fintry, Fairmoor, Morpeth, NE61 3JL	Proposed single storey side extension with integral garage.	Morpeth Town Council has no comment to this application.		