

Morpeth Town Council
Minutes of the Planning and Transport Committee
Wednesday 16th October 2019 at 6:30pm
in the Council Chambers at the Town Hall, Morpeth

Present:	Councillors:	N Best	- Chair
		A Byard	
		J Gebhard	
		J Wearmouth	
	Clerks:	Mrs J Wilson	- Deputy Clerk
		Miss K Carter	- Democratic Services Assistant
		Miss C Rowell	- Administration Assistant
	Absent Councillors:	J Parreira	- Business
		N Bawn	- Personal
		A Tebbutt	- Personal
		J Tebbutt	- Personal

Five member of the public were also in attendance.

137/19 **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.

138/19 **Mayoral Announcements**

- The Mayor's Ball will take place on Saturday 14th December 2019. Tickets are now sold out.
- The traditional Collingwood Toast will take place on Monday 21st October 2019 at 11:40am.
- Members were also reminded that the annual Remembrance Parade and Two Minutes Silence will take place on Sunday 10th November and Monday 11th November 2019 respectively.
- The Mistletoe Fair and Christmas Lights Switch On event takes place on Saturday 16th November 2019.

139/19 **Declarations of Interest**

The Chairman received no declarations of interest on this occasion.

140/19 **Public Participation Time**

Mark Ketley, Planning Director at Bradley Hall, and representatives from Galliford Try attended to address the council's objections to planning application 19/00904/FUL – Former St Georges Hospital, Morpeth (Phase 1B).

The site was originally allocated for housing development in the 2003 Local Plan and was secured for this purpose by Homes England and Linden Homes in 2014.

- The original application was for 119 houses. As a reaction to market intelligence, the application has increased to 159 dwellings.
- Due to other housing developers the market for 4/5 bedroom houses has been oversaturated. As a result of this 70% of the houses at the St Georges site will be 2 or 3 bedroom houses, making it easier for Morpeth residents to become first time buyers. Smaller houses also cater to elderly people who are looking to downsize from a larger house.
- Overall green space has increased by 0.15 hectares compared to original plans and development has been narrowed down to retain a generous green wedge with a 15 metre buffer around woodland areas.
- Green spaces will be utilised as play areas for children with natural, environmentally friendly play equipment.

Cllr Best thanked Mr Ketley for addressing the council's concerns, but advised that as the Town Council's objections had already been submitted a request to ask if we are prepared to withdraw our comments would have to come from Northumberland County Council.

RESOLVED

- a) Information duly noted.

Three members of public left at 6:40pm.

141/19 Minutes of the Planning and Transport Committee held on 11th September 2019

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

RESOLVED

- a) That the minutes of 11th September 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.

142/19 Matters Arising

See Appendix B.

143/19 Licenses

Members were advised that the following license applications were received.

- (i) Café Vault, 29 Newgate Street, Morpeth, NE61 1AT.

Members had no comments to this application.

RESOLVED

- (i) Information duly noted.

144/19

Town and Country Planning Act 1990

- (i) Members were asked to consider the planning list for w/c 7th October 2019, see Appendix C.
- (ii) Members noted the comments submitted to applications on planning lists for w/c 9th September, w/c 16th September and w/c 30th September 2019.
- (iii) 19/01981/VARYCO – Former Fire and Rescue Workshop, Loansdean, Morpeth

Members were advised that the above application was heard at Strategic Planning Committee on Tuesday 1st October 2019.

RESOLVED

- a) Information duly noted.

- (iv) 19/02747/FUL – Land North East of Pegswood First School, Butchers Lane, Pegswood

Members were advised that the above application was heard at Local Area Council on Monday 14th October 2019.

RESOLVED

- a) Information duly noted.

- (v) 19/02305/FUL – Collingwood School and Media Arts College, Morpeth

Members were advised that the above application was heard at Local Area Council on Monday 14th October 2019.

RESOLVED

- a) Information duly noted.

- (vi) Black Bull Hotel, 47 Bridge Street, Morpeth

Members were advised that the following planning applications regarding the above premises have been granted permission:

- 19/01856/FUL - Front elevation re-render/decorate, new/replacement lighting, 2no. new windows to the rear, new

sliding barn door gate to the rear, 1no. new timber pergola to the rear and use of rear outbuilding as bar ancillary to main premises (Amended description 28/06/2019).

- 19/01857/LBC - Listed Building Consent: Front elevation Re-render/decorate, new/replacement lighting, 2no. new windows to the rear, new sliding barn door gate to the rear and 1no. new timber pergola to the rear (Amended description 25/06/2019).
- 19/02132/LBC - Listed Building Consent to install replacement signs on premises.
- 19/02048/ADE - Advertisement Consent: Installation of replacement illuminated and non-illuminated signs to the exterior of the building.

RESOLVED

- a) Information duly noted

145/19 Northumberland Local Plan Consultation on Scoping Documents for the Affordable Housing and Planning Obligations SPDs

Members were asked if they wish to comment to the above.

Cllr Best advised members that the deadline to comment is 6th November 2019.

Cllr Byard felt that a response should be considered, but members may require more time to formulate a response.

Cllr Best suggested an extension to comment until 31st October 2019.

RESOLVED

- a) Information duly noted.
- b) The Deputy Clerk to circulate to all members, asking for comments by 31st October 2019
- c) The Deputy Clerk and Cllr Best be given delegated powers to respond to the consultation.

146/19 Extension to Comment on Planning Applications

Members were provided for information with an email received from Northumberland County Council Director of Planning in response to concerns raised regarding requests to grant an extension to comment.

Cllr Best advised members that if they would like to request an extension to comment on a planning application, an adequate reason must be provided to support the request.

RESOLVED

- a) Information duly noted.

147/19 **Planning in Northumberland**

Members were provided for information with the notes of a meeting held on 30th September 2019 between NALC and Northumberland County Council

RESOLVED

- a) Information duly noted.

148/19 **Morpeth Conservation Area Character Appraisal**

Members were provided for consideration with the first draft of the above appraisal.

The Deputy Clerk advised members that a meeting with stakeholders and representatives from Land Use Consultants Ltd (LUC) took place on the 14th October 2019. This was an opportunity for LUC to present the first draft of the Morpeth Conservation Area Character Appraisal, and invite feedback on the document.

Cllr Byard informed members that the stakeholder response had been largely positive and they felt that it had captured the history of Morpeth.

Cllr Best advised members that there is further opportunity to feed back any comments they may wish to make. The deadline to comment is the 24th October 2019, any comments are to be submitted to the Deputy Clerk.

RESOLVED

- a) Information duly noted.
- b) The Deputy Clerk to recirculate the document to all members, requesting comments are submitted by the 24th October 2019 for collation and submission to LUC.

149/19 **Road Closures**

There were no road closures on this occasion.

RESOLVED

- a) Information duly noted.

150/19

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 7:10pm with Councillors N Best, A Byard, J Gebhard and J Wearmouth present.

142/19 - Matters Arising from Previous Committee Meetings – Appendix B

Minute Number	Item	Current Position	Action from meeting
87/19b, 107/19	16/04486/FUL – Land North of the Garth, Pottery Bank, Morpeth	<p>Members were provided for information with a response from the Planning Inspectorate regarding notification of the decision, following concerns raised by Councillors at not being informed of the decision.</p> <p>The Deputy Clerk advised members that notification of decisions are only sent to interested parties if requested.</p>	Information duly noted.
60/19, 83/19, 110/19	Local Transport Plan Programme 2020-21	Members were provided for information with the submitted highways and transport priority issues for 2020-21.	Information duly noted.
109/19	Planning Portal	<p>Members were provided for information with an email received from Northumberland County Council Planning Department regarding pictures on the Planning Portal.</p> <p>The Deputy Clerk advised members that pictures in relation to Tree Preservation work are not made available on the public Planning Portal.</p>	Information duly noted.

APPENDIX C - PLANNING APPLICATIONS W/C 7th October 2019

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
19/03931/FUL	Mr Andrew Sparks 1 Chathill Close, Stobhill Farm, Morpeth, NE61 2TH	Construction of single storey rear lean-to extension and proposed new fence line.	Morpeth Town Council object to this planning application as the extension of the fence line would change the character of the area and could also set a precedence.		Application Granted
19/03970/FUL	Mr Tony Moody 57 Eden Grove, Stobhill Grange, Morpeth, NE61 2UW	Two storey extension to side and single storey extension to rear.	Morpeth Town Council have no comment to this application.		Application Granted
19/03981/FUL	Mr Colin Kidd 4 Curlew Hill, Lancaster Park, Morpeth, NE61 3SH	Removal of existing conservatory and erection of Sun room.	Morpeth Town Council have no comment to this application.		Application Granted
19/03863/VARYCO	Mr Barry Ladhar Queens Head, Bridge Street, Morpeth, NE61 1NB	Variation of condition no. 2 (approved plans) pursuant to planning application 16/02233/FUL - Retention of the demolition of the existing 2 storey and single storey buildings to the rear together with amendments to rear of the building to include a new 2 and 3 storey extension and refurbishment of the existing hotel, including the removal and amendments to conditions to correspond with proposed changes.	Morpeth Town Council support this planning application subject to the information available at this time.		Application Granted
19/03772/FUL	Mr & Mrs Moll 73 Newgate Street, Morpeth, NE61 1BX	Construction of single storey extension to rear.	Morpeth Town Council have no comment to this application.		Application Granted
19/03988/CLEXIS	Mr Kelcher Land West Of Hebron Hill Farm, Hebron Hill, NE61 3DF	Certificate of Lawful Development of an existing use - implementation of planning permission 18/00646/FUL.	Morpeth Town Council have no comment to this application.		
19/03922/FUL	Mr Andrew Baron Baronoaks Dunces Houses, Hepscoth, Morpeth, NE61 6NU	To erect a boundary wall and gate.	Morpeth Town Council have no comment to this application.		

