

Morpeth Town Council
Minutes of the Planning and Transport Committee
Wednesday 21st October 2020 at 6:30pm
Via Zoom

Present:

Councillors:	N Best A Byard A Tebbutt J Tebbutt J Wearmouth	- Chair
Clerks:	Mrs J Wilson Miss K Carter	- Deputy Clerk - Democratic Services Assistant
Absent Councillors:	D Bawn N Bawn J Gebhard	- Personal - No apologies received - No apologies received

Open Session

There were no members of the public present who wished to ask a question on this occasion.

64/20

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.

65/20

Mayoral Announcements

- All mayoral activities have been suspended due to the new government restrictions.
- Councillors raised £150 in aid of Wansbeck Valley Food Bank as the collection point in the Town Hall is currently closed.

Cllr Byard advised that the annual toast to Admiral Collingwood took place today. A wreath was laid at the bust of Collingwood in the Buttermarket and a small, socially distanced service took place beside the river opposite Collingwood House.

66/20

Declarations of Interest

The Chairman received no declarations of interest on this occasion.

67/20 **Minutes of the Planning and Transport Committee held on 16th September 2020**

Members were advised that the approval of the above minutes are deferred to the next meeting.

RESOLVED

- a) Information duly noted.

68/20 **Matters Arising**

See Appendix B.

69/20 **Licenses**

There were no license applications received on this occasion.

RESOLVED

- a) Information duly noted.

70/20 **Town and Country Planning Act 1990**

- (i) Members were asked to consider the planning list for w/c 12th October 2020, see appendix B.
- (ii) Members noted the comments submitted to applications on planning lists for w/c 14th September, w/c 21st September, w/c 28th September, and w/c 5th October 2020.
- (iii) 19/03789/FUL - Land West of Field House, Hepscott

Members were advised that the above application was heard at Local Area Council on Monday 12th October 2020. No decision has been received to date.

RESOLVED

- a) Information duly noted.

- (iv) 20/02506/VARYCO - Land West of High House, High House Road

Members were advised that the above application was refused permission at Local Area Council on Monday 12th October 2020.

RESOLVED

- a) Information duly noted.

71/20

Government White Paper – Planning for the Future

Members were provided for consideration with a draft response to the above consultation.

Cllr Best suggested that the response should be sent to the local MP and Rob Murfin, Director of Planning at Northumberland County Council (NCC).

RESOLVED

- a) Information duly noted.
- b) To submit the response to the Government White Paper consultation.
- c) To circulate to MPs and the Planning department at NCC.

72/20

Road Closures

Cllr Best advised that the overflow car park next to the Terrace car park is currently closed, but is due to reopen on the 2nd November 2020.

He also advised that there will be roadworks at All Saints school at Lancaster Park due to improvements to the school car parking, commencing on the 24th October 2020 and lasting nine days.

RESOLVED

- a) Information duly noted.

73/20

Local Council Issues

Cllr Best suggested that at the next Local Area Council meeting some clarification on s106 protocols and how best to engage with Planning Officers was needed.

RESOLVED

- a) Information duly noted.
- b) To email NCC to enquire if these queries can be addressed at Local Area Council.

There was no other business to discuss and the meeting concluded at 6:54pm with Councillors N Best, A Byard, A Tebbutt, J Tebbutt and J Wearmouth present.

68/20 - Matters Arising from Previous Committee Meetings – Appendix A

Minute Number	Item	Current Position	Action from meeting
32/20 (272/19) (240/19) (231/19)	Strategic County Councillor Updates – s106	Members were provided for information with an email regarding s106 provision at Cottingwood Lane, advising that our request for a contribution towards path repairs has been declined.	Information duly noted.

70/20 - PLANNING APPLICATIONS W/C 12th October 2020 – APPENDIX B

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
20/02980/FUL	<p>Requested to be brought to committee by Cllr D Bawn from planning list w/c 5th October 2020 Michie Land North Of Katerdene, Fulbeck, Morpeth</p>	<p>Redevelopment of existing land and buildings and the erection of 7No dwellings.</p>	<p>Morpeth Town Council object to this application for the following reasons -</p> <ul style="list-style-type: none"> • It is overdevelopment in open countryside; • It is outside the settlement boundary of the MNP; • Granting permission of this development could lead to further applications for development in the area where luxury houses are not required; • This development would increase the traffic on what is already a busy road in Fulbeck and would make a significant difference to volumes of traffic; <p>As the applicant notes, this site is outside the settlement boundary of Morpeth so the Neighbourhood Plan (MNP) policy Set1 applies.</p> <p>We disagree with the applicant that Clause E of Policy Set1 applies and are surprised at the suggestion that NCC officers have given the applicant some comfort on this during pre-application discussions. Clause E allows for housing in accordance with NPPF para 55 (now para 78 in the 2018 NPPF) which says:</p> <p>78: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> <p>This paragraph relates solely to development in small villages where increased population may make a significant difference to the viability of local facilities. These seven new houses cannot in any way be considered as a small settlement needing a population boost and nor can Fulbeck, while Morpeth cannot – by any stretch of the imagination – be considered a small village needing support for local services. Supplementary information supplied by NCC on "settlement hierarchy" for the current Local Plan Examination provides</p>		

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
			useful comments on what constitutes a village. We therefore argue that Clause E does not apply, and that the site is in the open countryside so should not be developed.		
20/02993/FUL	Ms M Morters 2 Steam Mill Cottages Dogger Bank Morpeth NE61 1RE	Construction of rear extension to provide garden room, plus conversion and extension of garage to provide entrance hall and utility with ground floor WC.	Morpeth Town Council has no comment to this application.		
20/02879/COU	Mrs Patricia Gilchrist Alliance Pharmacy, 1 - 2 Market Place West, Morpeth, NE61 1HE	Change of use from A1 to Sui Generis.	Morpeth Town Council has no comment to this application.		
20/02723/FUL	Miss Rhea Davidson 3 Norman Terrace, Middle Greens, Morpeth, NE61 1UQ	Enlargement of single storey rear extension.	Morpeth Town Council has no comment to this application.		
20/02535/FELTPO	Mr John Alderson Land East Of Pinewood House, 2A Pinewood Drive, Lancaster Park, Morpeth	Tree Preservation Order Works:- T1 (Ash) - Remove tree as it is pushing directly upon the property boundary fence of 2a Pinewood Drive and is causing damage to the fence.	Morpeth Town Council strongly object to this application as the tree contributes to the streetscape of Lancaster Park. We would like to see some solution to re-align the boundary fence.		