

Morpeth Town Council
Minutes of the Planning and Transport Committee
Wednesday 10th February 2021 at 6:30pm
Via Zoom

Present:

Councillors:

N Best - Chair
A Byard
A Tebbutt
J Tebbutt

Clerks:

Mrs J Wilson - Deputy Clerk
Miss K Carter - Democratic Services Assistant

Absent Councillors:

D Bawn - No apologies received
N Bawn - No apologies received
J Gebhard - No apologies received
J Wearmouth - No apologies received

Open Session

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

172/20 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.

173/20 Mayoral Announcements

- All mayoral activities have been suspended due to the new government restrictions.
- The Valentine's Day themed fundraiser on Facebook to raise money for the Mayor's chosen charity will conclude on Thursday 11th February 2021.

174/20 Declarations of Interest

The Chairman received no declarations of interest on this occasion.

175/20 Minutes of the Planning and Transport Committee held on 13th January 2021

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

RESOLVED

- a) That the minutes of 13th January 2021, a copy of which had been previously circulated to each Member, be approved, and signed as a correct record by the Chair.

176/20 Matters Arising

See Appendix B.

177/20 Licenses

The following license application was received for consideration:

- (i) Made in Sicilia, 56a Newgate Street, Morpeth NE61 1BE.

There were no comments to this application.

RESOLVED

- a) Information duly noted.

178/20 Town and Country Planning Act 1990

- (i) Members were asked to consider the planning list for w/c 1st February 2021, see Appendix C.

- (ii) Members noted the comments submitted to applications on planning lists from w/c 11th January, w/c 18th January, and w/c 25th January 2021, with some additional comments, see Appendix D.

- (iii) 20/02838/LBC - Castle Courthouse, Castle Bank, Morpeth, NE61 1YJ

Members noted that the above application has been granted planning permission.

- (iv) 20/02837/FUL - Castle Courthouse, Castle Bank, Morpeth, NE61 1YJ

Members noted that the above application has been granted planning permission.

- (v) 20/01428/FUL - Land North of Waste Recovery Centre, Whorral Bank, Morpeth

Members were provided for information with a timeline for the above application.

Cllr Best advised members that the Planning Officer has recommended approval of this planning application.

He also advised that as the planning system has been relaxed due to the COVID-19 pandemic the deadline for this application has not expired.

RESOLVED

- a) Information duly noted.
- b) To email the timeline to County Councillors Bawn and Towns for information.

179/20 Private Sector Housing Strategy for Northumberland 2021-2023 Consultation

Members were provided with the draft Private Sector Housing Strategy 2021 – 2023 for consideration.

Cllr Best suggested that Morpeth Town Council should respond to the consultation giving views based on experiences in Morpeth.

Cllr Byard raised several points:

- Measures to return empty housing stock to use are welcome, including enforcement. I have been asked to assist in a case where a house has been built but unfinished for 12 years to the annoyance of the neighbours and NCC only taking measures to enforce completion now.
- New homes should be built with the highest standard of insulation and include solar panels which would make heating/hot water more affordable for vulnerable tenants while reducing energy consumption.
- Are there requirements for developers to build a percentage of disabled access homes, e.g. bungalows, level access, lower light switches etc?
- Better communities - some problems experienced on new developments could be designed out, e.g. circular bus route street design to facilitate public minibus, clear ownership of parking spaces and bin stores directly adjacent to owner's home to avoid disputes, plus clear marking of visitor bays to avoid 'appropriations'.
- Developers should protect the rights of other residents by enforcing their own covenants e.g. issues such as residents parking business vehicles at home etc.

Cllr Best informed members that several of these issues are planning related but should still be mentioned when responding to this application. He suggested that there should be better communication between the Housing and Planning Departments.

Cllr Best also raised several points:

- The activity of mass market housebuilders in Morpeth has given rise to a number of systemic issues with poor quality construction and finishing in new estates. Can the Strategy include pointers and support for new homeowners with grievances against the developers?
- The emphasis on energy conservation and efficiency is welcome. However, a particular aspect of grant funding e.g. Green Deal is whether tenants (long term vs. short term) or landlords have access to grants.
- The Strategy correctly identifies the reliance of small-scale landlords on letting agents etc. Would the Council be willing to adopt an accreditation scheme for letting agents and management companies?
- Morpeth has more of an issue with “under-occupied” larger houses than with empty properties. Would it be appropriate for the Strategy to offer pointers and support for people to downsize as (as appropriate) from larger properties?
- Can the housing condition survey include evidence to assess the range of house sizes in a community? Despite recent mass market housebuilding in Morpeth,

there are concerns that the choice of available house sizes is restricted, given developers' preference for executive-style housing.

RESOLVED

- a) Information duly noted.
- b) The Deputy Clerk to combine these comments and submit a response to the consultation by Friday 12th February 2021.

180/20 Proposed Base Station Installation Upgrade at Morpeth Central, Green Agricultural Company, Old Station Buildings, Morpeth

Members were provided with the above consultation for consideration.

Members had no comments to this consultation.

RESOLVED

- a) Information duly noted.

181/20 Morpeth Conservation Area Boundary Review Public Consultation

Members were advised that the working group met on Wednesday 10th February 2021 to discuss the comments received to the consultation.

The Deputy Clerk advised members that following the end of the consultation, 23 comments had been submitted on the online hub, plus several comments direct to Morpeth Town Council/LUC.

Comments received were both positive and negative, main concerns being the impact on residents wishing to carry out home improvements. Concerns were also raised as to the nature of the consultation, with it being mainly online. The Deputy Clerk advised that the consultation was within the guidance given at this time and NCC were content with how it was conducted.

The draft addresses the comments received and a few changes will be made including the removal of Auburn Terrace as they are not of heritage value. Following a lengthy discussion, it was agreed that the site of the old police station remain for inclusion to the conservation area.

The final draft will be considered at the next Planning and Transport committee on the 10th March 2021, with recommendations going to Full Council on the 24th March 2021.

If approved at Full Council it will be passed to NCC for consideration for adoption.

If adopted by NCC the Conservation Area Appraisal will be updated to reflect any changes and passed to NCC for approval.

Cllr Byard suggested that once the boundary review is published it is made clear to members of the public that the Town Council acted appropriately to clear up any misunderstanding.

Cllr Best has requested that NCC produce an up to date document detailing how individuals may be affected by their properties being included in the conservation area.

RESOLVED

- a) Information duly noted.
- b) To take the final draft of the Conservation Area Boundary Review to the next Planning and Transport committee on the 10th March 2021.

182/20 Road Closures

Members were advised of the following road closures:

- 1. U6109 – Clarks Field, Morpeth
- 2. U6109 – Abbey Meadows, Morpeth
- 3. U6111 – Pinewood Drive, Lancaster Park footway and Lancaster Park to Pinewood Drive footway, Morpeth
- 4. U6114 – Bennetts Walk, Morpeth
- 5. U6106 – Howard Road, Morpeth

Cllr Best asked if updates could be sought on the possible rescheduling of these planned works, and previous works that are ongoing, due to adverse weather conditions.

RESOLVED

- a) Information duly noted.
- b) To enquire if the works will be rescheduled due to adverse weather conditions.

183/20 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 7:19pm with Councillors N Best, A Byard, A Tebbutt, and J Tebbutt present.

176/20 – Appendix B – Matters Arising from Previous Committee Meetings

Minute Number	Item	Current Position	Action from meeting
149/20 (143/20) (121/20) (89/20) (73/20) (60/20) (32/20) (272/19) (240/19) (231/19)	Strategic County Councillor Updates – s106	Members were advised that the Deputy Clerk has chased Northumberland County Council (NCC) Democratic Services department, copying in Cllr D Bawn, for a written response regarding s106 protocols and how best to engage with Planning Officers in future. She has not yet received a response.	Information duly noted. The Deputy Clerk informed members that Rob Murfin had replied to Cllr David Bawn on the 15 th January 2021. He stated that he thought he had already replied, however, there has been no response yet. The Deputy Clerk will enquire who handles the s106 negotiations and contact them for guidance.

178/20 – Appendix C – PLANNING APPLICATIONS W/C 1st February 2021

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
20/04355/FUL	Requested to be brought to committee by Cllr Byard from planning list w/c 18th January 2021. Extension granted to 12th February 2021. A Miah 8 Thornton Close, Stobhill Manor, Morpeth, NE61 2XB	Construction of new porch to front entrance.	Morpeth Town Council object to this application on the following grounds: <ul style="list-style-type: none"> The style of the new porch is inappropriate for the character of the other houses in the neighbourhood. It may set an unwelcome precedent for similar designs. 		
21/00078/FUL	Mr Simon Harries Club House, Morpeth Rugby Football Club, Mitford Road, Morpeth, NE61 1RJ	5no. containers to be applied to extend the existing building for storage. Use for containers to be extended from the existing building. D2 use required. External alterations to the existing building to include extending the balcony, alterations to external fire escapes and windows and doors.	Morpeth Town Council neither object nor support this application, however, would strongly suggest that the containers are a temporary feature and permission, if granted, is renewed on a regular basis to ensure they do not become a permanent solution.		
21/00099/ADE	Mr Ricky Sharma Unit 3 (First Floor Premises), Sandersons Arcade, Morpeth, NE61 1NS	Advertisement consent to display of 2 x internally illuminated projecting signs, 2 x internally illuminated letter fascia signs and various window vinyls.	Morpeth Town Council object to this application as the signage is not suitable for this type of building in either style or size. Although Sanderson Arcade does not fall within the Conservation Area, they did say any developments would be sympathetic. Morpeth Town Council strongly suggest that the illumination of the signs should only be when Sanderson Arcade and the Bus Station are open.		

21/00064/FUL	Mr John Garner 37 Beaumont Court, Pegswood, Morpeth, NE61 6BF	Proposed 2 storey side and single storey rear extension. Roof to be replaced with new pitch from 35 degrees to 37.5 degrees to accommodate loft conversion with 3no. new dormers to rear elevation and 2no. new roof lights to front elevation.	Morpeth Town Council has no comment to this application.		
21/00144/FUL	Mr Shaun Sadler Celtic Manor, Gubeon Wood, Tran well Woods, NE61 6BH	Ground floor gym room extension to the rear.	Morpeth Town Council has no comment to this application.		
21/00122/FUL	Mr & Mrs Gilbert Lomond House, Tranwell Woods, Morpeth, NE61 6AQ	Proposed entrance lobby to main entrance and new dormer window to gym.	Morpeth Town Council has no comment to this application.		
21/00060/FUL	Mr. And Mrs. Wraith Font Ford Lodge, Mitford, NE61 3PW	Proposed conversion of existing single storey garage to form annexe accommodation. Construction of single storey extensions to form annexe accommodation and to link annexe to main house.	Morpeth Town Council has no comment to this application.		

178/20 – Appendix D

PLANNING APPLICATIONS W/C 11th January 2021

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
20/04241/FUL	Mr David Chambers 26-28 Newgate Street, Morpeth, NE61 1BA	Internal alterations including re alignment of shop front and insertion 4no windows and 1 door.	Morpeth Town Council support this application in principle; however, to reiterate our previous comments, the medieval wall should be preserved as it has heritage value, and the heritage statement included does not refer to the conservation area appraisal.		
20/03654/COU	N1 Golf N1 Golf Centre Ponteland Road Morpeth NE61 3FR	Change of use of land from golf course to tourism site comprising up to 20no. pitches.	Morpeth Town Council have no objections to this application, except given that the location is in a designated Green Belt area there are concerns that the pitches would become permanent which would intrude on the openness of the countryside.		

PLANNING APPLICATIONS W/C 25th January 2021

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
18/03339/DISCON	Euro Garages Limited Land West of Lancaster Park, Pinewood Drive, Lancaster Park, Morpeth	Discharge of Condition 11 (Phasing Plan for the timing and delivery of the development) on approved planning application 16/00078/OUT.	Morpeth Town Council have no objections to this application, however, would like to see some guarantee of the delivery and detail of the later phases.		