

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

Present:

Councillors:

N Best - Chair
D Bawn
N Bawn
A Byard
J Wearmouth

Clerks:

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

Absent Councillors:

A Tebbutt - Personal
J Tebbutt - Personal
J Gebhard - No apologies received

2 members of the public were also in attendance.

Open Session

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

195/20 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.

196/20 Mayoral Announcements

- All mayoral activities have been suspended due to the new government restrictions.
- The Mayor is in the process of organising more online fundraisers. There may also be outdoor fundraising events in May 2021, government guidelines permitting.

197/20 Declarations of Interest

The Chairman received no declarations of interest on this occasion.

198/20 Minutes of the Planning and Transport Committee held on 10th February 2021

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

RESOLVED

- a) That the minutes of 10th February 2021, a copy of which had been previously circulated to each Member, be approved, and signed as a correct record by the Chair.

199/20 Matters Arising

See Appendix B.

200/20 Licenses

The following license application was received for consideration:

- (i) Auction House, 63 Bridge Street, Morpeth, NE61 1PQ, a draft response to this application was also included.

Cllr D Bawn proposed that Morpeth Town Council support this application. He noted that there may be some issues concerning noise, however as it is a town centre location some noise can be expected.

- (ii) The Pavilion Café, Carlisle Park, Morpeth, NE61 1YD.

There were no comments to this application.

RESOLVED

- a) Information duly noted.
- b) To support the Auction House full variation license application.

201/20 Town and Country Planning Act 1990

- (i) Members were asked to consider the planning list for w/c 1st March 2021, see Appendix C.
- (ii) Members noted the comments submitted to applications on planning lists from w/c 8th February, w/c 15th February, and w/c 22nd February 2021.
- (iii) 19/04708/CCD – Morpeth First School, Goose Hill, Middle Greens, Morpeth, NE61 1TL

Members were advised that the above application was heard at Local Area Council on the 8th March 2021.

Cllr D Bawn advised members that there had been some objections to this application regarding extra traffic at the junction on Castle Square, and increased pollution from the extra cars. He proposed that the junction be reviewed in 12 months to see if it is working effectively.

The application was approved with this amendment.

RESOLVED

(i) Information duly noted.

202/20 Morpeth Conservation Area Boundary Review Public Consultation

Members were provided with the final draft of the Conservation Area Boundary Review for consideration.

Cllr Best advised members that Auburn Terrace had been removed from the conservation area, however, Howard Terrace and the old police station site would remain within the conservation area.

The working group and consultant both agree that the recommendations are appropriate, and the comments have been adequately addressed.

Cllr Best proposed that the recommendations be endorsed and taken to Full Council for approval on the 24th March 2021.

A vote was taken: 5 For, 0 Against and 0 Abstention

Cllr Best left the meeting at 6:56pm, returning at 7pm. In his absence Cllr J Wearmouth assumed the Chair.

RESOLVED

- a) Information duly noted.
- b) To take the final draft of the Conservation Area Boundary Review to the next Full Council meeting on the 24th March 2021 for consideration.

203/20 Road Closures

Members were advised that there were no road closures on this occasion.

RESOLVED

a) Information duly noted.

204/20 Local Council Issues

Cllr D Bawn advised members that works on the central footpath at Lancaster Park will begin, week commencing 15th March 2021.

Cllr Byard enquired whether the faded crossing on Shields Road had been included on the Local Transport Plan. County Cllr John Beynon is aware of this issue.

The Deputy Clerk advised members that the Town Council had not been notified of the priorities for Morpeth yet. She will request an update.

Cllr Best left the meeting at 7pm. In his absence Cllr J Wearmouth assumed the Chair.

RESOLVED

- a) Information duly noted.
- b) The Deputy Clerk to request an update on the priorities for Morpeth in the Local Transport Plan.

There was no other business to discuss and the meeting concluded at 7:01pm with Councillors A Byard, D Bawn, N Bawn and J Wearmouth present.

199/20 – Appendix B – Matters Arising from Previous Committee Meetings

Minute Number	Item	Current Position	Action from meeting
199/20 (176/20) (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 emailed Northumberland County Council (NCC) to enquire who handles the s106 negotiations. She has not yet received a response. The Deputy Clerk has chased again, asking for Rob Murfin to respond to the query, but there has been no response yet. Cllr D Bawn has also forwarded the email on to Rob Murfin and also has not received a reply. Cllr Best suggested that after the elections in May 2021 new Councillors be advised of s106 protocols and the progress that has been made on this matter.	Information duly noted. To advised incoming Councillors of s106 protocols.

201/20 – Appendix C – PLANNING APPLICATIONS W/C 1st March 2021

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
21/00251/FUL	<p>Requested to be brought to committee by Cllr Best from planning list w/c 8th February 2021. Extension granted to 12th March 2021. John Young 11 Kings Avenue, Morpeth, NE61 1HX</p>	<p>Demolition of existing car port to side elevation and erection of single storey rear and side extension to house breakfast room, utility, downstairs toilet, pantry & garage.</p>	<p>Morpeth Town Council have no objection to this application. However, we do note the objection from the neighbouring property and would seek assurances that the modifications to the design apparently agreed between the objector and applicant be considered.</p>		
21/00236/FUL	<p>Requested to be brought to committee by Cllr Best from planning list w/c 8th February 2021. Extension granted to 12th March 2021 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 objects to this application because if the principle is agreed then Morpeth Neighbourhood Plan (MNP) Policy Set1 will be severely compromised. We note that the applicant confirms that the site is outside the settlement boundary and in the open countryside. We dispute the arguments put that Policy Set1 does not apply:</p> <ul style="list-style-type: none"> (i) The site is within Green Belt designate (pending adoption of the Northumberland Local Plan). Despite the applicants' suggestion that the site does not cause coalescence, it is in fact about 200m from the Northgate Hospital complex and under 400m from the new St Andrew's Park estate. (ii) The applicant tries to justify overriding Policy Set1 on the grounds that although the site is outside the settlement boundary of Morpeth, it is "within the settlement of Morpeth". Policy Set1 refers to the settlement boundary of Morpeth and does not allow for the concept of "within the settlement". And – if it were the case – then the argument (i) that development of the site does not cause coalescence does not hold. (iii) The applicant makes the argument that the site is "sustainable" because it is "physically and 		

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
			<p>functionally part of Morpeth". However, access to the facilities depends fundamentally on car use, and the site does not meet any of the "access to facilities within walking distance" normally used to define sustainability. If this argument is allowed to stand, then any site within a 30min drive from Morpeth could be claimed to be "sustainable".</p> <p>We note that rebuilding on the footprint of disused buildings can be permissible within the open countryside, but we would argue that replacing two buildings with seven buildings is inappropriate, and that the site cannot be considered a "windfall" site in this sense.</p> <p>Morpeth Town Council has no strong objection to the character of this small-scale development, but if the arguments against the application of MNP Policy Set1 are upheld, then they will set a precedent that will be exploited by large scale developers.</p>		
21/00552/COU	Chloe Penfold 6 Newmarket, Morpeth, NE61 1PS	Change of use from retail to a 'Takeaway' with the sale of food for consumption mostly off premises.	Morpeth Town Council support this application.		
21/00516/FUL	Mr Wilson 4 Fernway, Allery Banks, Morpeth, NE61 1XJ	Proposed single storey rear extension.	Morpeth Town Council has no comment to this application.		Application Granted
21/00469/FUL	Mr & Mrs M Archbold Conewood, Fulbeck, Morpeth, NE61 3JU	Proposed single storey Annex extension and detached Garage.	Morpeth Town Council has no comment to this application.		Application Granted
21/00553/VARYCO	Carole Wardrobe 2 High Stobhill, Stobhill Grange, Morpeth, NE61 2TT	Variation of condition 2 (approved plans) and removal of condition 3 (ancillary accommodation) on approved	Morpeth Town Council has no comment to this application.		Application Granted

PLANNING REF	NAME & LOCATION	PROPOSAL	MTC RESPONSE	MIN NO	NCC DECISION
		application 18/00440/FUL to allow amendments to elevation door and window detail and internal floor layout. Condition 3 is not required or necessary due to proposed revised layout of 2 storey side extension.			
21/00421/FUL	Mr Robert Anderson 4 Thorp Avenue, Morpeth, NE61 1JT	Erection of timber/brick victorian style greenhouse (retrospective).	Morpeth Town Council has no comment to this application.		Application Granted
21/00541/FUL	Mr Joseph Oliphant 27 The Fairway, Loansdean, Morpeth, NE61 2DS	Rear extension to create additional bedroom and increase size of dining room and kitchen.	Morpeth Town Council has no comment to this application.		Application Granted