At a meeting of the Area Planning Committee - West held at Council Chamber, Prospect House, Hexham, NE46 1XD on Wednesday, 19 June 2013 at 6.00 pm.

PRESENT
CW Horncastle (Chairman)
E Armstrong, A Dale, RR Dodd, JB Fearon, I Hutchinson, A Reid, JR Riddle

1 Membership and Terms of Reference
It was RESOLVED to note the membership and terms of reference of the committee.

2 Apologies for Absence
Apologies for absence were received from Cllrs Dale and Reid.

3 Minutes
It was RESOLVED that the minutes of the meeting on Wednesday, 24th April, 2013 were a true record.

4 Disclosures of Interests
Cllr Fearon declared a non-registrable interest in application 12/03599/FUL - Construction of two storey agricultural workers dwelling - Land West of Dipton Foot Farm House, Slaley, Northumberland.NE44 6AG – because she knew some of the supporters of the application and indicated she would withdraw from the meeting.

DEVELOPMENT CONTROL

5 Determination of Planning Applications
It was RESOLVED to note the report.

6 13/00733/FUL
Demolition of existing house and garage and construction of new build house and garage, 6A Greencroft Avenue, Corbridge, Northumberland. NE45 5DW
Susannah Buylla presented her report with the aid of maps, photographs and diagrams. She reminded members of the site visit...
that had been undertaken in 2011 in connection with a previous application.

Mr Rune Dybedal then addressed the committee in support of the application. He thanked the Planning Officer for her report and recommendation. He also pointed out to members that there had been no objections to the proposed changes to an existing permission.

Cllr Hutchinson then moved the recommendation contained within the report, seconded by Cllr Armstrong.

After a short debate and a vote it was unanimously RESOLVED to grant planning permission for the reasons given in the report and subject to the conditions laid out in the report.

7 12/03249/FUL  
Change of use of existing hotel into 1 no. 2 bedroom town house, 4 no. 2 bedroom flats, 2 no. 3 bedroom maisonettes, two commercial units suitable for retail use and also 2 no. semi-detached houses and 1 no. detached house and associated access road, parking and garden areas and amenity space to serve the development. As amended - The Dale Hotel, Market Place, Allendale, Hexham, Northumberland. NE47 9BD

Susannah Buylla presented her report with the aid of maps, photographs and diagrams. She reminded members of the site visit that had been recently undertaken.

Mr F Sandison then spoke in opposition to the application. He outlined three areas for concern;

- The general size of the development within a conservation area
- The problematic layout of the site, and
- Access issues.

With regard to the access issues Mr Sandison pointed out that the boundary line on the diagram displayed to the committee did not match the land in control of the applicants, and was not the same as originally displayed.

Mr John Widdaker then addressed the committee on behalf of the applicants. He began by responding to Mr Widdaker’s point concerning the red boundary on the map, and explained that the red line indicated the application site, not the boundary of the land in control of the applicants, and efforts had been made to trace a landowner, even though a right of way appeared to exist over the land. Mr Widdaker also commented on the amount of information that had been required by the planning officers before they could recommend approval. Mr Widdaker also commented on the way in which the site layout and access proposals had been tailored to minimize impact on neighbouring properties.
Members then asked a number of questions concerning the difference between civil rights over land and planning issues, and whether demolition and rebuilding of the site had been considered before Cllr Fearon moved the recommendation contained within the report, seconded by Cllr Armstrong. After a debate and a vote it was unanimously RESOLVED to grant planning permission for the reasons given in the report and subject to the conditions laid out in the report.

8 12/03478/FUL
Proposed single storey rear extension following demolition of the existing outbuilding
Lyncroft, Hill Street, Corbridge, Northumberland. NE45 5AA

9 12/03479/CON
Conservation Consent: Demolition of the existing outbuilding
Lyncroft, Hill Street, Corbridge, Northumberland. NE45 5AA

The applications being connected, it was agreed that public speaking and the debate would be combined before separate votes were taken on the proposals.

Mr Robbie then provided the committee with the following updates:
In para 2.1 dimensions of the planning application report, the depth should be 5.7m
s.5, p.97 stated that one neighbour had objected – this was in error, and no neighbours had objected, and
The agent had confirmed the intention to keep the brick built boundary wall.

Mr Robbie then presented the reports with the aid of maps, photographs and diagrams.

Ms Janet Joyce, the applicant, then addressed the committee. She explained that as occupiers of the property her family had modernized the house by building into the loft space. Unfortunately, the downstairs area was dark because of the large outbuilding that obscured natural light. The proposed extension would provide space and light for the property, and would be shorter than the existing extensions. The extension would be built of recycled stone and slate from the demolished extension.

Ms Joyce emphasized that the plans had been scrutinized by Corbridge Village Trust, who had no objections, and that letters of support had been submitted by neighbours.

Jenny Waddell, planning consultant for the applicants, reiterated that the building wall would be in stone not brick, and that the extension would be smaller than the existing outbuilding. She also reiterated that the scheme would possibly benefit neighbouring properties, and have negligible impact on the conservation area.
In response to questions from members officers confirmed that the issue of the construction of the wall could be addressed by a materials condition. It was then moved by Cllr Fearon, seconded by Cllr Dodd that the application for planning permission be granted, subject to the conditions stated in the report and a suitable materials condition.

Cllr Hutchinson then moved the grant of permission for demolition, seconded by Cllr Dodd. A debate then ensued in which members expressed support for the proposal whilst exploring the appropriate conditions to be used. One member expressed concerns about the quality of design but, after a vote, it was after a vote it was RESOLVED to GRANT planning permission for the reasons given in the report and subject to the conditions laid out in the report and an additional condition requiring prior approval of materials.

After a further vote it was unanimously RESOLVED to GRANT permission to demolish the building specified for the reasons given in the report and subject to the conditions laid out in the report.

10 12/03599/FUL
Construction of two storey agricultural workers dwelling
Land West of Dipton Foot Farm House, Slaley, Northumberland NE44 6AG
At this point Cllr Sharp joined the meeting and Cllr Fearon left the room.
By way of update Jenny Green advised the meeting that the recommendation from officers had changed to being one of deferring consideration until officers had had time to consider additional information received from the applicants, and to allow the applicants to reply to subsequent requests for further and better particulars from officers. Members were assured that if possible, and the additional information addressed all concerns, it might be possible to decide the matter under delegated powers – if not, it would return to committee.
It was RESOLVED to defer consideration of the application without dissent.
Cllr Fearon then returned to the room.

11 12/03875/OUT
Outline - Construction of 1 no. four bedroom detached bungalow with double garage and 2 no. three bedroom detached bungalows, to be used as holiday accommodation, with shared vehicular access from the main highway.
Land North of Ordley Village, Hexham, Northumberland.
There being no updates Tamsin Wood presented the report with the aid of maps, photographs and diagrams.
Mr R Thompson then addressed the committee in objection to the application. He asked members to consider the recommendation in the report, which he believed said all that it was necessary to say; this was an inappropriate development in the greenbelt which he wished members to reject for those reasons.
Mr Mark Reed, Project Manager for the applicants, then addressed the committee. He explained that as well as being project manager he shared the applicants desire to provide well planned DDA compliant holiday cottages. He emphasized that the applicant was local to the site, and that he believed the application fitted within the framework of the NPPF. He reminded members that all planning decisions depended upon the framework which stated that the purpose of planning was to help sustainable development. In particular he referred to S.19 of the NPPF which, in his words, stressed that planning should encourage development not act as an impediment. This proposal would create new jobs bring in new trade, 85% of it from outside the area, representing £2M over 5 years. The land in question had little environmental value and sensitive development would enhance it. There was local support for the development, and this should be balanced against the concerns of the planning officer. With regard to the concerns about urban sprawl the site was well shielded and far enough from Hexham to minimize the risk of the communities becoming connected.

There being no questions from members the recommendation to refuse planning permission contained within the report was moved by Cllr Hutchinson and seconded by Cllr Armstrong for the reasons contained within the report.

After a short debate it was after a vote it was RESOLVED to refuse planning permission for the reasons given in the report.

12 13/00516/FUL
Conversion of existing rear store and office to new holiday cottage - Bridge House, Corbridge, Northumberland. NE45 5AU
Mr Robbie presented the report with the aid of maps, photographs and diagrams, and reminded members of the retrospective nature of the application.

Jenny Ludman, consultant for the applicants, then addressed the committee. Ms Ludman explained the background, that Bridge House had operated as holiday accommodation since before 2010 on the basis of four units, and that the application would take the total number of units on site to five. Ms Ludman also stressed that this was a local business, using local companies and contractors to support the activities on site. This was connected to policy ED11 of the Tynedale Local Plan, and chapter 3 of the NPPF which strongly supports the rural economy and rural businesses.

In response to concerns about car parking the business owner advertises it as accessible by public transport and states that the premises do not offer car parking, although there is long stay car parking available nearby.

Members asked a number of questions concerning planning policy and parking provision before the recommendation to grant planning permission, contained within the report was moved by Cllr Hutchinson, seconded by Cllr Dodd, for the reasons contained within the report.
After a debate, and a vote it was unanimously RESOLVED to GRANT planning permission for the reasons given in the report and subject to the conditions laid out in the report.

At this point Cllr Riddle left the room.

13 13/00655/OUT
Outline Application - Construction of one dwelling
Land West of Cocker Letch, Hexham, Northumberland
This application was withdrawn.

14 13/01166/FUL
Demolition of existing timber outbuilding within rear yard and alteration of vehicular access point to rear yard
27 St Helens Street, Corbridge, Northumberland. NE45 5BE
This application was withdrawn.

15 13/01194/FUL
Sunroom extension to east, removal of existing entrance and replacement with entrance arcade with full height structural glazing and flat lead roof, construction of fully glazed room with flat felt roof to provide study space and link main house with bothy, roof of existing store raised and front wall erected, alterations to small extensions to rear, formation of dormer on first floor, second floor extension to rear and new plant/utility room to rear of building. - Finechambers Mill, Hexham, Northumberland. NE46 1SP
By way of update Anna Hilditch explained that two additional letters had been received, expressing the view that the proposed extensions would overpower the existing building, and that the proposed extension represented an increase in space of greater than 33%. Ms Hilditch then presented her report with the aid of maps, photographs and diagrams.

There being no questions Cllr Sharp moved the recommendation to grant planning permission contained within the report, seconded by Cllr Hutchinson, for the reasons stated. A debate ensued in which some members expressed reservations about the design and scale of the proposal, while others argued that, since the site was neither listed nor in a conservation area it was possible to approve this proposal without being inconsistent. After a vote it was RESOLVED to GRANT planning permission for the reasons given in the report and subject to the conditions laid out in the report.

16 12/03471/FUL
Proposed residential development for 22 no. dwellings and associated landscaping. - Land West of The Grove, New Ridley Road, Stocksfield, Northumberland
It was RESOLVED to hold a site visit on Monday 1st July for the reasons contained within the report.

17 **Tree Preservation Order**  
**Land at Westcroft, Elvaston Road, Hexham**  
**Tree Preservation Order 2013**  
(No. 04 of 2013)

Mr Robbie presented the report with the aid of maps, photographs and diagrams.  
Cllr Hutchinson moved the recommendation contained within the report, seconded by Cllr Armstrong, for the reasons contained within the report.  
After a vote it was unanimously RESOLVED to confirm the Tree Preservation Order.

18 **Tree Preservation Order**  
**Land adjacent to East House, Main Street, Corbridge**  
**Tree Preservation Order 2013**  
(No. 05 of 2013)

Mr Robbie presented the report with the aid of maps, photographs and diagrams. Questions were asked concerning the location of the tree concerned, which officers explained by reference to the photos and maps.  
Cllr Hutchinson moved the recommendation contained within the report, seconded by Cllr Sharp, for the reasons contained within the report.  
After a vote it was unanimously RESOLVED to confirm the Tree Preservation Order.

19 **Planning Appeals**

Mr Robbie reported on the progress of Planning Appeals, and, after members had complimented officers on their work, it was RESOLVED to note the report.

20 **Urgent Business (if any)**

There being no urgent business the meeting closed at 19:50