

NORTHUMBERLAND COUNTY COUNCIL

STRATEGIC PLANNING COMMITTEE

At a meeting of the **Strategic Planning Committee** held in the **Council Chamber, County Hall, Morpeth, NE61 2EF** on **Tuesday 5 February 2019** at **4.00 pm**.

PRESENT

Councillor CW Horncastle
(in the Chair except for Minute 74)

MEMBERS

Flux B	Robinson M
Gibson RM	Stewart GM
Gobin JJ	Swithenbank ICF
Ledger D	Thorne TN (in Chair for Minute 74)
Reid J	

OFFICERS

Churchill F	Interim Director of Planning
Fairs G	Highways Development Manager
Little L	Democratic Services Officer
Masson N	Principal Solicitor
Murphy J	Principal Planning Officer
Patrick M	Principal Highways Development Management Officer
Robbie K	Senior Planning Officer

ALSO PRESENT

Press/ public: 6

69. CHAIR'S ANNOUNCEMENTS

A handout had been provided for those Members present regarding a Design Workshop event being held at 25 February 2019 at East Hartford Fire Station and the Chair encouraged all Members to attend.

The Committee was advised that the site visit arranged for Friday 1 February had been cancelled due to the withdrawal of the application by the applicant.

70. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Castle, Pidcock, Renner-Thompson and Richards.

71. MINUTES

RESOLVED that the Minutes of the Strategic Planning Committee held on Tuesday 8 January 2019, as circulated, be agreed as a true record and signed by the Chair with the following amendment noted:-

The title of F Churchill should read Interim Director of Planning.

72. DISCLOSURE OF MEMBERS' INTERESTS

Councillor Horncastle declared an interest in application 16/0393/VARCCM as he was the Chair of the Halton Lea Gate Liaison Committee and he would therefore withdraw from the Chamber during consideration of this item and Councillor Thorne (Vice-Chair) would take the Chair.

73. DETERMINATION OF PLANNING APPLICATIONS

The report requested the Committee to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications. The procedure at Planning Committees was appended for information.

RESOLVED that the information be noted.

Councillor Horncastle left the Chamber at this point and Councillor Thorne took the Chair.

74. 16/03931/VARCCM

**Application to vary Condition 21 to allow for the use of articulated wagons, vary Condition 2 (approved plans) and vary Condition 15 to allow additional plant/equipment relating to permission 13/01492/VARCCM.
Land at Halton Lea Farm, Halton Lea Gate, Haydon Bridge, Hexham
CA8 7LS**

The Senior Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation.

In response to questions from Members the following information was noted:-

- Water for the coal washing plant was provided through surface water run-off being collected on lagoons on the site.

- The original application was granted on appeal and the type of vehicle to be used was conditioned in that approval. It was understood that articulated vehicles had been used for most of the permission time instead of the approved rigid axle vehicles. The current application to vary conditions had been submitted in 2016.
- The alleged pollution of the Hartley Burn was the subject of an ongoing Environment Agency investigation.
- The request from Cumbria Highways Authority related to the avoidance of vehicles travelling through villages to/from the site during school drop off/pick up time could not be conditioned as this would not be enforceable by this Authority as the settlements were located in Cumbria therefore an amendment to the S106 agreement was needed in order to ensure this requirement was met. Any failure to comply with the terms of the S106 agreement could result in a prosecution.
- The use of rigid axle vehicles was required due to the orientation and location of the original proposed access/exit from the site on the A689 along with concerns raised by communities on the route. The access to the A689 had been relocated and was better located in terms of visibility and turning to the original proposal and was suitable for articulated vehicles. Due to the larger capacity of the vehicles it was thought appropriate to reduce the number of vehicles to 10 per day.
- Restricting the time and number of vehicles to the site would address some of the concerns of residents.

Councillor Reid proposed acceptance of the recommendation to approve the application which was seconded by Councillor Flux and unanimously agreed.

Members requested that a letter expressing the Committee's disappointment that the Company had not complied with the conditions set out in the granted permission and that a subsequent retrospective application to vary the conditions had been necessary. The applicant in future should adhere to the conditions as set out in the granted permission.

RESOLVED that the Interim Director of Planning be authorised to **GRANT** permission subject to :

1. The conditions outlined in the report; and
2. The satisfactory variation of the existing planning obligation under Section 106 of the Town and Country Planning Act 1990 to amend the references to the use of rigid axle vehicles in the current agreement to allow articulated vehicles to access the site and restrict movements through appropriate settlements in Cumbria between 8.00 am and 9.00 am and 3.00 pm and 4.30 pm Monday to Friday.

Councillor Horncastle returned to the Chamber at this point and took the Chair.

- 75. 18/02894/CCD**
Retrospective: Extension of existing car park to provide additional 60 spaces as supplemented by additional information received 30/10/18 and by drainage philosophy received 19/11/18.
Merley Croft, Loansdean, Morpeth, Northumberland NE61 2DL

The Principal Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation.

In response to a question regarding the retrospective nature of this application she advised that this was due to the time restraints for the building of the new school on the original overflow car park and the urgent need for additional car parking for County Hall.

Councillor Flux proposed acceptance of the recommendation to approve as outlined in the report which was seconded by Councillor Thorne and unanimously agreed.

RESOLVED that the application be **GRANTED** for the reasons and subject to the conditions as outlined in the report.

- 76. 18/03806/CCD**
Single storey flat roof extension to existing primary school providing three additional teaching spaces with relocated reception and offices as amended by plans received 12/12/18 and supplemented by Construction Management Plan received 17/12/18.
New Delaval Primary School , Beatrice Avenue, Blyth, NE24 4DA

The Principal Planning Officer introduced the application to the Committee with the aid of a powerpoint presentation.

Councilor Reid proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Flux and unanimously agreed.

RESOLVED that the application be **GRANTED** for the reasons and subject to the conditions as outlined in the report.

77. PLANNING APPEALS

RESOLVED that the information be noted.

The meeting closed at 4.40 pm

CHAIR _____

DATE _____