

PRUDHOE TOWN COUNCIL

Minutes of the Planning, Contract and Works Meeting held in The Spetchells Centre, Front Street, Prudhoe at 7:00pm on Wednesday 12 August 2015

PRESENT Cllr Mrs J McGee (Chair), Cllr Mrs E Burt, Cllr G Price, Cllr Mrs C Cuthbert, Cllr B Futers, Cllr A Gill, Cllr Ms J Rose
In attendance: R Whinney (Clerk)

1516/1019 APOLOGIES FOR ABSENCE Cllrs G McCreedy, Cllr A Piper, Mrs N McGee, G Simpson, Co Cllr Mrs A Dale

1516/1020 DECLARATIONS OF INTEREST None

1516/1021 MINUTES OF THE MEETING OF THE PLANNING CONTRACT & WORKS COMMITTEE HELD ON 8 JULY 2015

It was **AGREED** to receive the minutes as a true record.

Proposed: Cllr A Gill Seconded: Cllr Mrs E Burt

1516/1022 MATTERS ARISING. None

1516/1023 PLANNING MATTERS

1. Planning applications considered

Prudhoe Hall Ward

Planning Ref. 15/02417/FUL

Proposal: Proposed existing modified garage space extended with part 2 storey extension over to provide new entrance, study and extended bedroom over, internal alterations and modified site entrance and hardstanding to improve access and parking (Note: this is a resubmission of 15/00532/FUL)

Location: 3 St Thomas Close, Prudhoe, Northumberland NE42 5LU

Applicant: Mr John Telford, (address as above)

Response date: 10 August 2015

OBJECTION. The meeting was told that local residents either side of the property had objected to this application, arguing that the proposed development would interfere with their light, that it was not in context with the other properties in the development, and that it would block their views. Following discussion, **it was agreed that the Council would object to the application, on the ground that the nature and scale of the development would involve a significant loss of light, and that there were also grounds for concern that there would be overlooking and loss of privacy if the development proceeded as proposed.**

General – Prudhoe Hall Ward

Planning Ref. 15/01717/FUL

Proposal: Resubmission of application 15/01717/FUL — Alterations to existing car park with additional parking bays and provision of new parking area consisting of new sustainable car park surface and retaining structure

Location: Land Adjacent To Prudhoe Hospital, Moor Road, Prudhoe, Northumberland NE42 5BB

Applicant: Mr Kevin Scott, Northumberland Tyne & Wear Foundation NHS Trust, St Nicholas Hospital, Gosforth, Newcastle upon Tyne, Tyne & Wear NE3 3XT

Response date: 11 August 2015

Note: the Council had considered the previous version of this application at its July meeting, where it had agreed to **SUPPORT** the application

SUPPORT, with the comment that the proposals represented a much-needed improvement over the existing parking provision at Ferndene.

Mickley Ward

Planning Ref. 15/01967/VARYCO

Proposal: Variation of Condition 2 (Approved Plans) of planning application 13/02575/FUL — Conversion of out-building (barn) to 2 storey four bedroom dwellinghouse — Amendments are to change internal layout, 4 bedroom to 3 bedroom, additional 2 windows, rear door and front porch and removal of 1 existing window

Location: Land at Hallyards Farm, Stonybank Way, West Mickley, Northumberland NE43 7LR

Applicant: Mr Anthony Digirolamo, Cara Howe, Stocksfield, Northumberland NE43 5LS

Response date: 18 August 2015

SUPPORT

West Wylam Ward

Planning Ref. 15/02494/FUL

Proposal: Proposed 3 bedroom detached house

Location: Land East of 4 Adderlane Road, West Wylam, Prudhoe, Northumberland NE42 5HR

Applicant: Mr William Lymburn, Wall Houses, South Farm, Corbridge, Northumberland NE45 5PU

Response date: 19 August 2015

NO OBJECTION was made to the application, but it was agreed to raise concerns as follows: it was felt that approval of this application would set a precedent encouraging more applications involving development of residential gardens on the West Wylam estate. The estate had been designed to have large gardens and it was felt that applications such as this would lead to the loss of the amenity provided by garden land. It was also stated that development of this kind would cause more problems with highway congestion and parking.

2. Notifications of the Planning Authority in respect of planning applications

(i) Decisions

Prudhoe Hall Ward

Planning Ref. 15/01906/FUL

Proposal: Demolish utility and construction of single storey kitchen and garage extension

Location: 31 Park Avenue, Prudhoe, Northumberland NE42 5BB

Applicant: Mr David Flynn (address as above)

Response date: 7 July 2015

Northumberland County Council decided to GRANT permission

[The Council had responded SUPPORTING the application]

General – Prudhoe Hall Ward

Planning Ref. 15/01798/FUL

Proposal: Demolition of existing building and rebuild on the same approximate footprint. New build to be two storey and consist of two ground floor retail units and two first floor one bedroom flats

Location: 68-69 Front Street, Prudhoe, Northumberland NE42 5AA

Applicant: Prudhoe Community Partnership, The Spetchells Centre, 58 Front Street, Prudhoe, Northumberland NE42 5AA

Response date: 9 July 2015

Northumberland County Council decided to GRANT permission

[The Council had responded SUPPORTING the application]

General – Castlefields and Low Prudhoe Ward

Planning Ref. 15/01901/ADE

Proposal: Advertisement Consent: Erection of 2 no. non-illuminated signs

Location: SCA Hygiene UK Ltd, Prudhoe Mill, Princess Way, Prudhoe, Northumberland NE42 5BB

Applicant: Mr John Bone (address as above)

Response date: 7 July 2015

Northumberland County Council decided to GRANT permission

[The Council had responded SUPPORTING the application]

General - Mickley Ward

Planning Ref. 15/01649/FUL

Proposal: Extension to the existing cafeteria and kitchen to provide extra seating capacity storage and staff office and toilet facilities

Location: Tyne Valley Nurseries (Mickley Garden Centre), West Road, Mickley, Northumberland NE43 7BT

Applicant: Mr John Craven (address as above)

Response date: 26 June 2015

Northumberland County Council decided to GRANT permission

[The Council had responded SUPPORTING the application]

Prudhoe Hall Ward

Planning Ref. 15/01975/FUL

Proposal: Single storey front extension

Location: 2 Cheviot View, Prudhoe, Northumberland NE42 5AU

Applicant: Mr Simon Lowen (address as above)

Response date: 7 July 2015

Northumberland County Council decided to GRANT permission

[The Council had responded SUPPORTING the application]

(ii) Withdrawal of Planning Application

A letter had been received from Northumberland County Council in respect of the following application:

General – Prudhoe Hall Ward

Planning Ref. 15/01717/FUL

Proposal: Alterations to existing car park with additional parking bays and provision of new parking area consisting of new sustainable car park surface and retaining structure

Location: Land Adjacent To Prudhoe Hospital, Moor Road, Prudhoe, Northumberland NE42 5BB

Applicant: Mr Kevin Scott, Northumberland Tyne & Wear Foundation NHS Trust, St Nicholas Hospital, Gosforth, Newcastle upon Tyne, Tyne & Wear NE3 3XT

Response date: 30 June 2015

The letter states that “this application has now been withdrawn at the Applicant’s request. Should we receive another application, we shall notify you in accordance with procedures.”

[The Council had responded to the Planning Authority SUPPORTING the application]

It was agreed to receive the above notifications.

1516/1024 NORTHUMBERLAND COUNTY COUNCIL: PLANNING PROTOCOLS - CONSULTATION

Cllr Mrs J McGee introduced the draft protocols, which were tabled at the meeting and which had been sent electronically to councillors. The protocols related to Major Development, the Pre-Application Process, and Section 106 Planning Obligations.

Commenting, Cllr Mrs E Burt stated that it was hard to object to the protocols, as their wording meant that they were very much open to interpretation. Cllr Mrs McGee stated that it was “about time” that such commitments were made, noting that for instance it was good to involve “interested parties” at the pre-application stage. She stated that NCC were making more effort in this area, and contrasted this approach with the history of the proposed retail development to the north of Front Street between 2007 and 2012. She said that if pre-application was done in the right way, it could avoid delay and speed up

the planning process. She suggested that the Council should support what NCC was trying to achieve, noting that NCC was trying to be more transparent. Commenting, Cllr Mrs Burt said that it was good that NCC were not charging for pre-application advice for house developments.

Cllr Mrs C Cuthbert asked whether local councils were informed of changes to Section 106 agreements. She noted that the Section 106 agreement at the recent 22-house development at Mickley “had been reneged on” by the developer, because the developer had stated that they “could not afford” it. Cllr Mrs E Burt noted that the same thing had happened at the Eltringham Court development, and Cllr Mrs McGee noted that the agreement there had not been enforced. She said that Section 106 agreements were made between the Planning Authority and the developer, but that it was up to the Town Council to know what was happening. In response to Cllr Mrs Cuthbert, Cllr Mrs Burt stated that, if the planning committees did not have to consider applications for “every sun roof and conservatory”, then it was to be hoped that they would deal competently with serious / significant applications.

It was AGREED to respond to NCC supporting the proposed planning protocols, and looking forward to closer liaison between NCC and local councils regarding their implementation.

Proposed: Cllr Mrs E Burt

Seconded: Cllr Mrs C Cuthbert

Cllr Mrs McGee drew members’ attention to the NCC training event on the protocols, taking place in Hexham on 21 September (6 to 8pm).

Cllr Mrs Burt asked for enquiry to be made regarding the possibility of members’ only pages on the Council’s website.

1516/1025 NORTHUMBERLAND COUNTY COUNCIL: PLANNING TRAINING

It was agreed to receive the following items, issued by NCC following the recent Planning Training sessions held at various venues in the county:

- Northumberland Core Strategy – background and progress report
- Types of Application, with suffixes
- Development Management Process – Flow-chart
- List of Material and Non-material planning considerations
- Parish Council Training – copy of PowerPoint presentation (tabled)
- Planning and Housing Management Team – departments, chain of command, and personnel (tabled)

1516/1026 FORMER PRUDHOE HOSPITAL RE-DEVELOPMENT: PLANNING CONDITIONS AND SECTION 106 AGREEMENT

Cllr Mrs J McGee stated that she had contacted the responsible NCC planning officer, Mrs V Cartmell, and that Mrs Cartmell’s response had been forwarded to councillors, along with the minutes of the NCC planning committee meeting which had approved the application. Cllr Mrs McGee stated that it was important that the Council was aware of the development that was actually approved. She listed the conditions that had been agreed to be attached to the planning permission for the development, and said that the development would only be allowed to commence subject to agreed planning conditions being met. She touched on outstanding issues, such as sports provision, sewerage, ecology, and highways. She stated that Mrs Cartmell had highlighted concerns raised by (1) Public Protection (contaminated land) and (2) Sport England (the amount of compensation offered by the applicant for the loss of playing field provision). Cllr Mrs McGee commented that planning conditions could be reneged on by developers.

It was AGREED that the Council request to be notified (1) when the final decision was taken, and what conditions were attached to the permission, and (2) as what section 106 agreement was reached between NCC and the developer.

Proposed: Cllr Mrs J McGee

Seconded: Cllr Mrs C Cuthbert

Cllr Mrs E Burt commented that there were concerns at the gap between Paddock Wood and the proposed development. Responding, Cllr B Futers suggested that confusion might have arisen because the actual boundary of the ancient woodland was not where it was popularly supposed to be. As a result, it was being contended that the 'buffer zone' between the proposed development and the ancient woodland was being breached, when in fact it was the path and not the fence that marked the boundary. Therefore, part of the woodland might be owned by the Homes and Communities Agency, and not form part of the ancient woodland, contrary to suggestions by petitioners claiming that the 'buffer zone' was being breached by the proposed development.

It was therefore agreed to act as suggested by the Clerk in seeking clarification from the Planning Authority as to the location of the 'buffer zone' in relation to the development site as a whole.

1516/1027 GENTOO HOMES: HUMBLER WOOD DEVELOPMENT – PLAY FEATURE

The Clerk explained that the Council had previously agreed to take over ownership of and responsibility for the play feature to be installed by Gentoo Homes, and that the Council had now been approached to approve the proposed play feature. The design concept envisioned by Gentoo Homes had been obtained, and supplied to members.

Cllr Mrs E Burt stated that the proposed play feature was "horrible" and all present concurred with this view. Cllr Mrs Burt suggested that the Council should respond stating that it did not support the proposal, and wished to have further discussions with Gentoo regarding a play feature. She added that there were safety concerns with the existing proposal, including the lack of any soft impact surfacing, and concerns regarding the lifetime of the proposed feature. Cllr A Gill and Cllr Mrs J McGee agreed that the proposed feature "lacked excitement" and Cllr Gill noted that the proposed feature would be unsupervised. Cllr B Futers noted that 'willow tunnels' as proposed would need to be maintained to survive.

It was AGREED to respond to Gentoo Homes conveying the Council's opposition to the proposed play feature, and listing the concerns noted by councillors.

Proposed: Cllr Mrs E Burt

Seconded: Cllr Mrs J McGee

1516/1028 CEMETERY & MEMORIAL SUB-COMMITTEE

It was AGREED to receive the report of the meeting of the Sub-Committee held on 4 August.

Proposed: Cllr A Gill

Seconded: Cllr Mrs J McGee

1516/1029 TOWN EVENTS

(i) Tour of Britain Cycle Race

Cllr Mrs E Burt reported that she had recently been interviewed about the forthcoming Tour of Britain on Radio Newcastle, where the main focus of the questions had concerned the decorated bikes and where and when they would be displayed. She said that she had mentioned the bus shelter that had been themed to promote the race, the bunting in the town, and the floral displays, and she noted that a positive press release had been issued by NCC. The Clerk reported that the business / shop-front competition was about to be launched. Commenting on concerns regarding the late issue of information, Cllr Mrs Burt said that a balance had to be struck as to the timing of the release of information: people would be more likely to pay attention to information released nearer the time events took place.

(ii) Prudhoe Miners' Race

The Clerk reported that the police had indicated that they had no role in the traffic management of events taking place on the public highway. The NCC Traffic Management team had indicated they would not staff the road closure at the junction of Station Road and Front Street on the race's return through the town centre, because the traffic lights could not be set on red for the time it took the race to pass through without breaching the relevant traffic regulations ("Chapter 8"). The safety of competitors, marshals, spectators etc was of paramount importance so, for the 10k race to go ahead on the agreed course, there would have to be a sufficient number of marshals to ensure the safety of all. It was noted that the race

organiser, Mr R Hunter had suggested a possible alternative route, while it was felt that the path running between Prudhoe House and the Haven was too narrow to be suitable. A number of councillors kindly volunteered to serve as marshals.

It was AGREED to support the stance taken thus far in holding to the race route previously agreed with the race organiser and NCC, and that the proposed meeting of the Events Group to consider this matter need not now take place.

Proposed: Cllr Mrs E Burt

Seconded: Cllr Mrs J McGee

It was resolved that, in view of the confidential nature of the business to be transacted, the press and public be excluded for consideration of the following items, in accordance with section 68 of the Council's Standing Orders.

Proposed: Cllr Mrs J McGee

Seconded: Cllr A Gill

1516/1030 EDGEWELL CEMETERIES: MEMORIAL MASON – ALLEGATION OF MISCONDUCT

The confidential report considered by the Cemetery & Memorial Sub-Committee regarding the conduct of a firm of memorial masons operating in the Edgewell Cemeteries was received.

Following discussion, **it was AGREED** to accept the findings and recommendation of the Sub-Committee, to the effect that the firm in question had breached the terms of its Licence to operate in the Edgewell Cemeteries, and that the firm's Licence should be suspended with immediate effect, reserving the right to completely revoke it, pending a full report of the matter being submitted to the National Association of Memorial Masons.

Proposed: Cllr Mrs J McGee

Seconded: Cllr Mrs E Burt

END OF MEETING