



BLYTH TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at Arms Everytne House on Thursday 24th April 2014 at 6.30pm.

Present:

Councillors:

J R Potts (Vice-Chair), B W Elliott, A Gibbs-Barton and K Nisbet

Members of the Public: 0

Also present:

Stephen Rickitt – Town Clerk (Democratic Services)

Liam Forsyth – Committee Clerk

114/14/01: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor G T Knox, Councillor G Thompson and A Turnbull.

115/14/02: DISCLOSURE OF INTERESTS & THE GRANT OF ANY DISPENSATIONS

None.

116/14/03: MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON THE 11th MARCH 2014.

Councillor J R Potts enquired as to whether the letter as outlined in the previous Minutes had been sent to the administration at Northumberland

County Council. The Town Clerk (Democratic Services) outlined that a letter had been sent and that the issue had been raised today during an informal conversation with the Leader of Northumberland County Council, Cllr Grant Davey.

The Minutes of the Planning and Development Committee held on the 11th March 2014 were **AGREED** and signed by the Chair.

117/14/05: PLANNING APPLICATIONS

5.1 From the Weekly Lists issued by Northumberland County Council

BLYTH TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

WEEKLY PLANNING APPLICATIONS

31st March 2014

14/00714/FUL	Change of use of outlining to self contained dwelling with alterations to fenestrations – Rear of 8 Horton Road, Blyth, Northumberland, NE24 4HJ – No comment.
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8th April 2014

14/01010/FUL	Conversion of former public house to new retail unit. Replace existing side window with new roller shutter door for access to cold storage, Change of use from A3 – A1. Kitty Brewster Hotel, Cowpen Road, Blyth, Northumberland, NE24 4JF – No comment.
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14/01013/FUL	Proposed construction of a seasonal canopy Asda Cowpen Road, Blyth, Northumberland, NE24 4LZ – No comment.
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14/01046/NONMAT	Non material amendment to approved application 13/02140/FUL (minor external alterations to Dinsdale House and erection of 2 no. two storey detached dwellings either side with associated landscaping) – Blyth Valley Borough Council – Dinsdale House, Marine Terrace, Blyth, Northumberland, NE24 2LN – No comment.
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14th April 2014

14/01077/TREECA

Trees in a Conservation Area – To fell 7 x Sycamore, 1 x Cherry Ornamental and 1 x Elm English, All to accommodate proposed development – Plots East and West Of 75 Dinsdale House, Marine Terrace, Blyth, Northumberland, NE24 2LN. **Blyth Town Council's Planning & Development Committee wished to comment that it would like to ensure that the trees are replaced in an appropriate location.**

14/01122/NONMAT

Non-material amendment relation to planning permission 12/03854/FUL (Erection of 60 dwellings) – the amendment relates to the external appearance of the houses omitting the ginnels in favour of semi-detached units – Blyth Tynedale Middle School, Tynedale Drive, Blyth, Northumberland, NE24 4LQ – **No comment.**

5.2 Other applications which have to be considered before next scheduled meeting of this Committee

None.

118/14/06: BENCHMARKING

Councillor J R Potts provided an outline for this item. It was commented that a delegation of Officers and Members had attended the event and that a lot of lessons had been learnt. It was also commented that copies of the slides from the evening are available upon request from the Committee Clerk.

Councillor J R Potts commented that the results of the exercise highlighted both areas where Blyth was succeeding such as Car Parking and other areas in which Blyth could improve.

The Town Clerk (Democratic Services) commented that a copy of the Benchmarking Report is also available upon request from the Committee Clerk to those who have already not received a copy.

Subject to ratification

The Town Clerk (Democratic Services) also provided an outline of how the Town Council is to seek to develop upon this piece of research. It was commented that the Town Council will seek contact with Steve Bradley from Blyth Town Team in order to identify the landlords for strategic property within Blyth and assist in the development of a landlord database.

The Town Clerk (Democratic Services) outlined that Towns Alive offers an enhanced service and documents for a yearly subscription of £230 per annum. It was **AGREED** that the Planning and Development Committee is to subscribe to this service via its own budget.

Councillor B W Elliott enquired as to whether the document generated by Paul Taylor could be placed on the next Agenda for the Committee. This was **AGREED**.

Discussion was then held regarding various areas such as landlords, rates, and what Blyth Town Council can do for the Market Place.

Councillor A Gibbs Barton then initiated discussion regarding designating sites within the Town as Assets of Community Value. Councillor B W Elliott commented that he had been investigating potential for sites such as Westgate House to be purchased via Section 137.

The Town Clerk (Democratic Services) commented that potential for such projects were to be investigated including exploring public private development projects and conversations with ARCH. **Action: SER**

It was also **AGREED** that Rory Wilson and Richard Schofield are to be invited to a future meeting of the Planning and Development Committee.

The Committee Clerk commented that another interesting finding from the Benchmarking Meeting was potential for a brochure involving the businesses within Blyth in order to sell Blyth as a destination for inward investment.

The Town Clerk (Democratic Services) also commented that he was to contact one of the local universities in order to investigate as to whether they could provide a model of the Town. **Action: SER**

119/14/07: GYPSY ROMA TRAVELLER TRANSIT SITE

It was commented that this item had now been resolved and the current provision was to be extended. It was therefore **AGREED** that this item is to be removed from future Agendas.

120/14/08: NORTH BLYTH BIOMASS POWER STATION

Councillor J R Potts provided an outline for this item as the Town Council's representative. It was commented that the Port of Blyth is now to develop the land. It was therefore **AGREED** that this item is to be removed from future Agendas.

121/14/09: DCLG CONSULTATION ON AFFORDABLE HOUSING CONTRIBUTIONS

The following document was discussed by the Committee
<https://www.gov.uk/government/consultations/planning-performance-and-planning-contributions>.

The Committee **NOTED** the proposed revision to the thresholds for the payment of affordable housing contributions.

Discussion was also held regarding the lack of requirements for Section 106 monies. Areas also discussed included the confusion between the Community Infrastructure Levy and Section 106 monies. It was commented that other areas are ahead of Northumberland due to slow progress of the Core Strategy.

122/14/10: CENTRAL LINK ROAD

It was noted that no further information had been received regarding the Central Link Road.

123/14/11: ITEMS FOR INFORMATION AND URGENT MATTERS

A reminder was provided to the Committee Members of upcoming Planning Training on the 20th May.

A recent publication from the Combined Authority was also discussed. This document was **NOTED** by the Committee.

Discussion was also held regarding recent news stories regarding UK Coal and how this would effect any forthcoming planning application that would come before the Council.

It was also commented that the Town Clerk (Democratic Services) was to investigate the possibility of hosting Jo-Anne Garrick from Northumberland County Council to discuss a development plan for the Town.

124/14/12: DATE OF THE NEXT MEETING

It was **AGREED** that the Next Meeting of the Planning and Development Committee is to **PROVISIONALLY** take place on the 15th May 2014 at 6.30pm in the Council Chamber at Arms Everytne House.

Meeting Closed: 7.45 pm.

Date:

Signed:

Members of the Committee:

Councillor G T Knox (Chair)
Councillor J R Potts (Vice-Chair)
Councillor A Cartie
Councillor B W Elliott
Councillor A Gibbs-Barton
Councillor K Nisbet
Councillor G Thompson
Councillor A Turnbull.