



## **BLYTH TOWN COUNCIL**

**Minutes of the Meeting of the Planning and Development Committee** held in the Council Chamber at Arms Everytne House, Blyth on Monday 12<sup>th</sup> January 2015 at 6.30pm.

**Present:**

**Councillors:**

Councillor J R Potts (Vice-Chair in the Chair), Councillor A Cartie, Councillor A Gibbs-Barton, Councillor O Potts and Councillor J Reid.

**Officers:**

Town Clerk (Democratic Services) – Stephen Rickitt

Committee Clerk – Liam Forsyth

**Invited Guest:**

Joan Sanderson – Northumberland County Council

**171/15/01: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor G T Knox.

**172/15/02: DISCLOSURE OF INTERESTS & THE GRANT OF ANY DISPENSATIONS**

Councillor J Reid declared an interest as a Northumberland County Councillor and a member of the board of ARCH.

## **173/15/03: MINUTES FROM THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON 23<sup>rd</sup> OCTOBER 2014**

The Minutes of the Planning and Development Committee were **AGREED** and signed by the Chair.

### **174/15/04: MATTERS ARISING**

The Town Clerk (Democratic Services) informed the Committee that he is to contact Graham Garnham in order to arrange part 2 of the Planning Training. It was noted again that this training is open to all Members and Officers, even if they did not attend the last sessions.

### **175/15/05: CORE STRATEGY**

Joan Sanderson from the Northumberland County Council's Planning & Housing Policy Team gave a presentation which generated considerable discussion about the Town Council's response to the Consultation. It was agreed that a response be drafted taking on board the comments and presented to the Town Council on 22 January 2015 for endorsement. A copy of the draft is attached to the Minutes.

(The slides for the presentation are also available upon request to Members).

### **176/15/06: PLANNING APPLICATIONS**

6.1 From the Weekly Lists issued by Northumberland County Council

- |                 |  |
|-----------------|--|
| 69 14/03884/FUL | Proposed Improvement of toilet facility's and disabled access - The Shoes Inn, Hathery Lane, Bebside, Blyth, Northumberland, NE24 4HF<br>– <b>No comment.</b>  |
| 70 13/01219/FUL | Change of use from former cinema to public house and external alterations including formation of an external drinking area, kitchen extract, ducts and condensers (retrospective). - Former Wallaw Cinema Ltd, Union Street, Blyth, Northumberland, NE24 2DX– <b>No comment.</b> |

- 71 14/01798/COU Change of use from A1 to A5 – 4 Bridge Street, Blyth, Northumberland, NE24 1BL - – **No comment.**
- 72 14/3740/FUL Demolition of garage and erection of single storey rear extension to provide a garden room & kitchen and 2 storey side extension to create garage with bedroom & shower room above - 57 Appledore Road, South Beach, Blyth, Northumberland, NE24 3TG– **No comment.**
- 73 14/1444/ADE Advertisement consent for three sign boards and 20 flag poles with 2m x 1m flags - Land West Of Benridge Park, Laverock Hall Road, Blyth, Northumberland– **No comment.**

#### **4<sup>th</sup> December 2014**

- 74 14/04026/DISCON Discharge of condition no 4 from application 13/03483/FUL – 11 Regent Street – **No comment.**
- 75 14/03996/HPA Proposed conservatory – 1 Pioneer Way, Blyth, Northumberland, NE24 3FA – **No comment.**
- 76 14/03952/HPA Single storey rear conservatory extension – 1 Pioneer Way, Blyth, Northumberland, NE24 3FA– **No comment.**
- 77 14/03859/FUL Change of use from category B1 to

category D2 (No physical building alterations) - A And A Charlton Car Sales And Repairs, Ballast Hill, Blyth, Northumberland, NE24 2AU  
– **No comment.**

78 14/03720/CCD

Proposed new build changing facility including new footpath from existing car park. - Land West Of Patterson House, Plessey Road, Blyth, Northumberland – **Blyth Town Council wished to place a HOLDING OBJECTION for this application due to concerns about the location and lack of consultation.**

79 14/03492/RENE

Construction, operation and decommissioning of a single 500 kWe wind turbine, with blade tip height up to 67 m, on land at Blyth Golf Club. - Land North Of Blyth Golf Course, Plessey Road, Blyth, Northumberland – **wished to note its support for Renewable energy.**

80 14/03493/RENE

Construction, operation and decommissioning of a single 500 kWe wind turbine, with blade tip height up to 67 m, on land at The Old Stables. - Land East Of The Old Stables, Furnace Road, Blyth, Northumberland - **wished to note its support for Renewable**

**energy.**

- 81 14/03830/FUL  
Erection of 4 storey building with hotel accommodation to upper 3 storeys for use class C1 and ground floor restaurant and bar for use class A3, and associated service spaces - Land North East Of Bath Lane, Quay Road, Blyth, Northumberland – **Blyth Town Council wished to formally welcome this development in assisting the development of Blyth as a Tourist destination.**
- 82 14/03717/FUL  
Change of use of The Steamboat from office use (B1) to residential (C3), including demolition of single storey rear extensions. - The Steamboat Hotel, 87 Bridge Street, Blyth, Northumberland, NE24 3AE – **Blyth Town Council wished to note its support whilst acknowledging concerns about the bin arrangements.**
- 83 14/03740/FUL  
Demolition of garage and erection of single storey rear extension to provide a garden room & kitchen and 2 storey side extension to create garage with bedroom & shower room above - 57 Appledore Road, South Beach, Blyth, Northumberland, NE24 3TG – **No comment.**

## **11<sup>th</sup> December 2014**

- 84 14/04074/ADE      Advertisement Consent for two fascia signs, one hanging sign and 3 others (ATM illuminated surround, Acrylic panel for opening hours and website/tel vinyl graphic) - 7 Regent Street, Blyth, Northumberland, NE24 1LN – **No comment.**

## **18<sup>th</sup> December 2014**

- 85 14/04110/FUL      Proposed formation of new ground floor external entrance to east elevation - Arms Everytne House, Quay Road, Blyth, Northumberland, NE24 2AS – **No comment.**
- 86 14/04139/FUL      Proposed first floor rear extension - 49 Marine Terrace, Blyth, Northumberland, NE24 2JP – **No comment.**
- 87 14/02816/DISCON      Discharge of conditions 3, 4, 5, 7, 8 and 9 of application 10/S/00526/FUL - Maple Leaf House Newcastle Road Blyth Northumberland NE24 4AG – **No**

**comment.**

88 14/02068/VARYCO

Variation of condition 9 relating to planning permission 93/C/0411/P (Erection of 3 no. retail units, new builders premises and associated parking) to allow deliveries between 6am to 10pm Mon-Sun including Bank holidays. - Unit 1, Albion Retail Centre, Albion Way, Blyth, Northumberland, NE24 5BS – **N/A.**

**19<sup>th</sup> December 2014**

89 14/01449/FUL

New build 349 new dwellings to include 1, 2, 3, 4 and 5 bedroom properties for private sale and an affordable housing allocation with associated landscape and infrastructure works, including a new roundabout access at the junction of Laverock Hall Road and the A1061 and the east bound junction improvements to the existing roundabout at the junction of the A1061 and A192 - Land West Of Benridge Park, Laverock Hall Road, Blyth, Northumberland - **No comment.**

**5<sup>th</sup> January 2015**

90 14/04230/COU

Change of use to A5 for use as pizza shop - Hillheads Construction, 18 Grasmere Way, Riverside Business Park, Blyth, Northumberland, NE24 4RR - **No comment.**

91 14/04155/FUL

Erection of a two storey side extension - 20 Whitdale Avenue, Cowpen, Blyth, Northumberland, NE24 4ED - - **No comment.**

### **8<sup>th</sup> January 2015**

92 14/04286/FUL

Proposed three new shop fronts and associated external alterations - Northumbria House 47-71 Waterloo Road, Blyth, Northumberland, NE24 1BW - **Blyth Town Council wished to formally welcome this development.**

93 14/03907/CCD

Dune Management - Soft rock dune protection and sand replacement and shaping; storage area and site compound for the parking of vehicles to be located within existing car park. - Blyth South Beach Frontage, Land North And South Of Gloucester Lodge Cottages, Links Road, Seaton Sluice, Northumberland - **Blyth Town Council wished to formally welcome this scheme as helping to protect one of Blyth's key assets.**

### **12<sup>th</sup> January 2015**



- |                    |   |
|--------------------|---|
| 94 15/00039/DISCON | Discharge of conditions 1-17 and 19-23 of application 14/01449/FUL - Land West Of Benridge Park, Laverock Hall Road, Blyth, Northumberland – <b>Blyth Town Council wished to seek clarification as to whether residents access would be permitted during this period.</b> |
| 95 15/00024/DISCON | Discharge of conditions 9 and 14 relating to planning permission 13/01351/FUL (Erection of an office building (Use Class B1) with associated access, car parking and landscaping) - Land North Of Bath Lane, Quay Road, Blyth, Northumberland – <b>No comment.</b>        |
| 96 15/00054/FUL    | Proposed 1st floor bathroom extension to rear - 99 Beaumont Street, Blyth, Northumberland, NE24 1HL – <b>No comment.</b>  |
| 97 14/04280/FUL    | Proposed first floor side extension over existing garage. Pitched roof over existing front garage and porch and pitched roof over existing rear extension. - 33 Curlew Way, South Beach, Blyth, Northumberland, NE24 3SD – <b>No comment.</b>                             |

6.2 Other applications which have to be considered before the next scheduled meeting of this committee

Councillor J R Potts 15/00003/FUL to the Committee's attention. The Committee had no further comments regarding this application.

**177/15/07: ITEMS FOR INFORMATION AND URGENT MATTERS**

The Town Clerk (Democratic Services) reminded Councillors that a Plain English planning guide from DCLG had been circulated to all Councillors. It was commented that this was a very useful document.

A request was also made for a copy of Martyn Kendall's conservation portfolio to be made available for Councillors upon request. **Action: LF**

### **178/15/08: DATE OF NEXT MEETING**

It was **AGREED** that the next meeting of the Planning & Development Committee is currently scheduled for Thursday 29<sup>th</sup> January 2015 in the Council Chamber at Arms Everytyne House

**Councillors:**

- G T Knox (Chair)
- J R Potts (Vice-Chair)
- A Cartie
- A Gibbs-Barton
- K Nisbet
- O Potts
- J Reid
- G Thompson
- A Turnbull





Joan Sanderson

Planning & Housing

Policy Team

Northumberland County Council

**?? January 2015**

By email

Dear Ms Sanderson,

### **Draft Core Strategy**

Thank you for attending the Town Council's Planning & Development Committee on 12 January 2015. The following comments have been endorsed by the Town Council at its meeting on 22 January 2015.

#### 1: Draft Spatial Vision

Councillors were concerned that use of the word *investment* in the final sentence regarding heritage assets might be taken as inferring just public sector investment or that funds will have been provided. An alternative would be preferable possibly on the lines of *as a result of the appropriate use of all types of available resource to protect its heritage assets*.

#### 2: Strategic Objectives

Generally these were agreed with the exception of *Ensuring connectivity*. Similar to the first point, Councillors were concerned about a possible inference that it was to be the County Council to carry out this objective. Words such as *Facilitating* or *Enabling* might better reflect the objective as being for the whole community to provide.

#### 3: Housing

Councillors agree this is a fundamental part of the Local Plan. They are, however, concerned that the type of housing currently being constructed does not fit the expected profile of Northumberland's population and seems to be driven by a desire to maximise housebuilders' profits. Whilst

entirely accepting the need for profitable private housing, the Town Council would like to see revisions to the draft to give greater weight to the provision of

- a) Smaller more affordable units for those entering the housing market and to provide homes for the expected increase in the workforce closer to their workplaces,
- b) Smaller units for the retired to downsize to thus freeing up larger homes for families but in locations where they remain in their local communities,
- c) Encouragement for the construction of easily adaptable homes which can expand, contract or adapt as the needs of their occupiers change. For example homes designed in a way where later installation of a downstairs bathroom is anticipated as the occupiers become less agile,
- d) The use of solutions such as clusters of single or two person units for the elderly, perhaps with a warden (not full-time care) to enable continued independent living, albeit with some community support.

#### 4: Housing and Recreational Facilities

The Town Council supports the policy of requiring developers to provide recreational facilities. Councillors suggest that Policy 45 should be strengthened by making it clear there must be no assumption that Town and Parish Councils will take on responsibility for recreational facilities without a full commuted maintenance payment.

#### 5: Housing Numbers

The Town Council notes the proposed reduction in the proposed number of extra units over the plan period and wishes to make no further comments in addition to those set out above.

#### 6: The Economy

The Council is generally content with the proposals but suggests that Policy 7 is amended to give greater encouragement to the use of upper floors for residential use within the *Primary Shopping Area* and the *Commercial Centre*.

The Council notes the multiplicity of commercial ownerships within the town centre and asks that there be some encouragement for owners to work collaboratively to adapt to the changing methods of shopping,

particularly the internet, by (for example) seeking a greater concentration of complementary shops within the *Primary Shopping Area*.

## 7: Plans

The Council suggests that Figure 5.1 *Blyth Estuary Strategic Employment Area* is amended

- a) to include the silos and other works on the eastern side of the river, and
- b) to run down the centre of the road where it adjoins the *Primary Shopping Area and Commercial Centre*, (and similarly for their boundary) so there is not a gap between the two areas.

*The Commercial Centre* boundary (Appendix A) needs extending to include the commercial units on Bridge Street (north-west of the current police station).

## 8: Green Belt

The Town Councils concurs with the draft in seeking no changes to the Green Belt. The Council notes with gratitude the amendment to refer to the possible use of the Green Belt at South Newsham for a Park-n-Ride (Paragraph 9.24). In order to remove ambiguity the Council asks that this is also specifically mentioned or cross-referred in the Green Belt chapter.

## 9: Road and other Links

The Council notes the comment in paragraph 9.20 regarding "Rotary Way" and the A189 to relieve pressure on Cowpen Road. Whilst such a link may relieve some of the pressure, the Town Council considers the Core Strategy should reflect the additional need (subject to funding) for a new road link from the Spine Road into Blyth. The Council suggests that "Plessey Road" would be a better description than "Rotary Way".

The Council also takes the view that should large employment opportunities arise within the *Blyth Estuary Strategic Employment Area* on the north / east bank of the river, then provision should be made for a pedestrian/cycle link from Blyth. The Council believes that a significant percentage of workers at such sites will live within Blyth and such a link will avoid use of vehicles for commuting.

## 10: Tourism

The Council was concerned to see no reference to the increasing potential for twentieth century related tourism within Blyth and its neighbouring

areas. The next forty years will see centenaries of both World Wars and this area has a number of almost unique heritage assets from that period. The plan should positively encourage their retention and promotion.

#### 11: Gypsy, Roma & Traveller Provision

The Town Council remains supportive of proper provision within the south-east of the county and has no conceptual objection to such provision being within the parish at an appropriate location.

#### 12: Mineral Sterilisation

Councillors are concerned that sterilisation arguments are being used to delay the reuse of essentially derelict and/or contaminated land on the basis that coal should not be sterilised but it is not currently economic to remove it. The plan should allow for sterilisation in such circumstances where there will be a positive benefit to the community by removing dereliction or contamination.

#### Conclusion

The Town Council is grateful for the opportunity to respond and urges the County Council to commit resources to the adoption of an up-to-date Local Plan with all dispatch.

Yours sincerely

**Stephen Rickitt**  
**Town Clerk (Democratic Services)**

### **Blyth Town Council**

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