



BLYTH TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber at Arms Everytne House on Thursday 25th July 2013.

Present:

Councillors: G T Knox (Chair), A Cartie, B W Elliott and A Gibbs-Barton.

Also Present:

S E Rickitt - Town Clerk (Democratic Services)

L Forsyth – Committee Clerk

020/13/1: APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr K Nisbet , Cllr R Parker (Mayor), Cllr J R Potts, Cllr G Thompson and Cllr A Turnbull.

021/13/2: DISCLOSURE OF INTERESTS & THE GRANT OF ANY DISPENSATIONS

Councillor B W Elliott declared an interest in the following Planning Applications:

13/01681/NONMAT and 13/01957/VARYCO.

022/13/3: MINUTES FROM THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON THURSDAY 13th JULY 2013

The Town Clerk (Democratic Services) informed the Committee that he was in the process of organising a meeting with Chris Burgess and Northumberland County Council regarding outstanding issues and future developments and plans. It was outlined by the Town Clerk (Democratic

Services) that he would be seeking this meeting to take place out with a scheduled Planning and Development Meeting.

It was suggested by the Town Clerk (Democratic Services) that items P150/8.2 (18th October 2013) and P169/9 be removed from the Matters Arising section of the Agenda. This was **AGREED** by the Committee.

Action: LF/SER

Councillor B W Elliott commented that he had been misrepresented regarding his opinion on the application for a modular building at the Horton Grange Primary School. Cllr B W Elliott commented that he had wished his concerns to be noted but agreed to withdraw his objection on the condition that the modular buildings were to be temporary. It was **AGREED** that this minute is to be amended.

The Town Clerk (Democratic Services) commented that if in future there are any queries, if possible could Members of the Committee contact the Office as soon as possible in order to address potential amendments prior to the Meeting.

It was **AGREED** that the Minutes (subject to amendments) of the Planning and Development Committee held on the 13th July 2013 were a true record and were signed as such by the Chair.

023/13/4: MATTERS ARISING

Date and Minute reference	Action	By & Target Time
16 Aug – P125/12.6.1	Arrange a meeting with ARCH and NCC Heritage & Conservation officers	SER – on-going.
18 Oct – P150/8.2	Community Right to Bid	It was agreed to keep this under review following an update from the Town Clerk (Democratic Services).
20 Dec – P169/9	Street Names	Ongoing - All Town Councillors to consider names for future use.

024/13/5: PLANNING APPLICATIONS

5.1 From the Weekly Lists issued by Northumberland County Council for the weeks of 17th and 24th June, 2nd, 8th, 15th and 23rd July 2013

17th June 2013

13/01717/SCREEN Screening opinion request – Proposed heavy load out road, two development platforms and ancillary works – Bates Colliery Site, Blyth, Northumberland – *No comments.*

13/01727/SCREEN Proposed heavy load out road, two development platforms and ancillary works – Land at Port of Blyth, Quay Road, Blyth, Northumberland – *No comments.*

24th June 2013

Councillor B W Elliott left the Chamber for discussion of this application.

13/01681/NONMAT Non-material amendment in relation to planning permission 12/01990/FUL (Resubmission: Demolition of existing dwelling and outbuildings to build 3 no. New detached dwellings) – Changes to footprint, floor plans and elevations of plots 2 and 3 – Wayside, Beachway, Blyth, Northumberland NE24 3PG – *No comments.*

Councillor B W Elliott returned to the Council Chamber.

13/01728/FUL Demolition of existing conservatory and replacement sun room - 33 Embleton Drive, Blyth, Northumberland, NE24 4QJ – *No comments.*

2nd July 2013

13/01320/FUL Proposed single storey canopy within ASDA customer car park for use by customers using the Grocery Collection Service – ASDA Stores Ltd, Cowpen Road, Blyth, Northumberland NE24 4LZ – *No comments.*

13/01321/ADE Advertisement Consent – Installation of 4 illuminated fascia signs, 5 other signs and 1 hoarding sign – Asda Stores Ltd, Cowpen Road, Blyth, Northumberland NE24 4LZ – *No comments.*

13/01860/NONMAT Non material amendment to install pitched roof in place of additional bedroom, amendment to ref 13/01146/FUL – 2 Bamburgh Close, Blyth, Northumberland, NE24 5EB – *No comments.*

8th July 2013

13/01431/PRUTPO Trees in Conservation Area: Cut back and reduce crown by 20% to one sycamore tree – McDonalds, Cowpen Road, Blyth, Northumberland, NE24 5TR – *No comments.*

13/01817/HPA Proposed conservatory – 6 Holystone Close, Blyth, - Northumberland NE24 4QF – *No comments.*

13/01846/CCD Proposal to provide additional car parking – Cowpen Cemetery, Cowpen Road, Blyth, Northumberland, NE24 5SZ – *No comments.*

13/01906/FUL Proposed first floor side extension above the existing garage. – 28 Kingsdale Avenue, Blyth, Northumberland, NE24 4EN – *No comments.*

13/01911/ADE Erection of illuminated and non illuminated signs to the exterior of the building – Former Wallaw Cinema Ltd, Union Street, Blyth, Northumberland, NE24 2DX – *No comments.*

13/01943/LBC Listed building consent: erection of illuminated and non illuminated signs to the exterior of the building – Former Wallaw Cinema Ltd, Union Street, Blyth, Northumberland, NE24 2DX – *No comments.*

13/01980/HPA Build conservatory – 7 Tern Close, Blyth, Northumberland, NE24 3QB – *No comments.*

15th July 2013

13/01957/VARYCO Variation of Condition 6 of planning application 12/01747/REM: to amend the approved Layout Plan, reducing the total number of units by 2 –

Land of the Former Wellesley School, Links Road, Blyth, Northumberland – *Not discussed, no comments.*

13/02038/HPA

Rear conservatory – 7 Tern Close, Blyth, Northumberland, NE24 3QB – *No comments*

23rd July 2013

13/02042/FUL

Construction of Kitchen/dining room extension to rear lounge and garage extension to front – 16 Kingfisher Way, Blyth, Northumberland, NE24 3QW – *No comments.*

13/02097/LDOSUB –

Proposed tank farm (B8 storage) comprising four 500m³ atmospheric storage tanks used to store distillate fuel oil known as marine gas. The proposed development also includes a new access road, staff parking and a staff control building – Land East of Morpeth Road Primary School, Bates Avenue, Blyth, Northumberland.

The Chair, Councillor G T Knox also stated his belief that raising awareness within Blyth was crucial in order to gauge wider opinion.

Councillor A Gibbs-Barton expressed his concerns regarding the visibility and placement of the tanks.

The potential for arranging a meeting with the applicants was also discussed by the Committee. The Town Clerk (Democratic Services) commented that this could be used as a catalyst in order to discuss wider concerns and future developments.

It was **AGREED** that the Town Clerk (Democratic Services) is to seek contact with the applicant in order to discuss wider concerns and future developments.

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

There were no further applications considered by the Planning and Development Committee.

025/13/6: THE TOWN CENTRE AND LOCALISM OPPORTUNITIES

6.1 To consider the attached report

The Committee considered the attached report from the Town Clerk (Democratic Services). It was noted that Northumberland County Council may have to carry the cost of this project and that he was awaiting a response from regarding the size of the referenda needed. It was also noted that discussions were ongoing regarding the 'Community Right to Bid'.

It was outlined that the opportunities would allow for the conduction of an audit of planning within the Town.

The Town Clerk (Democratic Services) also sought opinion regarding areas of the Town classified as conservation areas and whether this helped or hindered development in the Town.

It was noted that the Town Clerk (Democratic Services) was seeking to receive grant funding for this project however also outlined potential developments that would make use of funds allocated to the Planning and Development Committee.

The conservation areas in the Town were further discussed and their geographical position within the Town outlined.

The Chair commented that he was keen to seek the maximum grant and noted that further details would be forthcoming after the Town Council is fully aware of what resources are available for the project. The Town Clerk (Democratic Services) noted that the limit was £7,000.

It was **AGREED** that the recommendation from the report was to proceed.

026/13/7: PARKING IN NORTHUMBERLAND

7.1 To note the attached letter from the County Council's Parking Services Manager dated 3 July 2013

The letter from the County Council's Parking Services Manager dated 3rd July 2013 was considered by the Committee.

It was noted by Councillor A Gibbs-Barton that this was already the Town Council's policy.

The Committee discussed wider parking issues in the Town and associated legislative frameworks.

Councillor A Gibbs-Barton outlined issues regarding parking in and around the Harbour and Park area commenting that he was seeking further information regarding how permanent the current parking arrangements in the area were. **Action: SER**

Councillor B W Elliott informed the Committee of issues around the Beach and Ridley Park regarding the management of off-street parking in the area. Councillor B W Elliott also enquired as to whether the Town Council could seek to acquire Section 106 funds allocated for Toucan crossings from the Wellesley site in order to address the car parking issues. The Town Clerk (Democratic Services) noted that it could be raised at meetings with County representatives. **Action: SER**

It was **AGREED** that a report will be considered at a future meeting based on the Committees discussion at this evenings Meeting.

027/13/8: GYPSY ROMA TRAVELLER TRANSIT SITE.

The Town Clerk (Democratic Services) commented that he had received no update regarding the Gypsy, Roma, Traveller transit site.

028/13/9: NEIGHBOURHOOD PLAN

The discussion of the Neighbourhood plan formed part of the discussion under item 6 above.

029/13/10: CENTRAL LINK ROAD

The Committee noted that the County Council had responded as follows:

Further to our recent conversation and in response to your letter dated 30 May 2013, regarding Blyth Central Link Road, I can confirm that the proposal to build a central link road to Blyth is still at a very preliminary stage. £50,000 has been allocated through the Council's Local Transport Plan Programme 2013-14 to consider the issue of traffic congestion on the main routes into Blyth. A potential solution is to construct a new link road. The work planned in this financial year will look at the feasibility of providing a new link road as well as considering other options to reduce congestion on the main routes into Blyth. As work progresses, it is the intention to engage with interested parties for their input. For this reason, it would be useful if the scheme project designer could attend a future Town Council meeting. If you can let me know the dates of planned Town Council meetings at the end of 2013/beginning 2014, I will make arrangements for county council officers to attend. By the end of the year we may be able to report the output from traffic studies currently being commissioned to help inform the option appraisals.

The Town Clerk (Democratic Services) also noted that a meeting is to be arranged with the relevant authorities within Northumberland County Council to discuss traffic issues in the Blyth.

030/13/11: ITEMS FOR INFORMATION AND URGENT MATTERS

Councillor G T Knox enquired as to whether any further information had been generated regarding the perimeter fence at Wensleydale Middle School. The Town Clerk (Democratic Services) commented that he was still conducting investigations and was to chase up this issue. **Action: SER**

The Town Clerk (Democratic Services) also notified the Committee that the Biomass Power Station in North Blyth had been granted planning consent. Councillor A Gibbs-Barton commented that the applicant had been very good at informing Blyth Town Council even though the plant is not situated within the Parish. The Town Clerk (Democratic Services) commented that he hoped that this news would provide a catalyst for further local development and growth.

Councillor B W Elliott enquired regarding the 21 day statutory planning consultation period and the involvement of Blyth Town Council in the wider planning and development system. The Town Clerk (Democratic Services) commented that comments can always be made however as stated that the statutory period is 21 days.

It was further noted that in order for the Committee to abide the statutory period, that the Committee Clerk would circulate a planning list concerning application in Blyth to all Councillors for consideration and response.

It was **AGREED** that the Committee Clerk was to distribute the planning application list weekly to all Councillors for consideration and response.

Councillor A Cartie commented that he had been in contact with Councillor G Thompson who wished to seek clarification regarding housing in the Cottingwood Green area of Newsham. It was confirmed by the Committee that planning consent had been granted by Northumberland County Council and that the Town Council had expressed concerns regarding potential issues of congestion and parking related to the proposed railway station in the area. It was also noted that the applicant for the development was Homes for Northumberland.

031/13/12: DATE OF NEXT MEETING

It was **AGREED** that the next meeting of the Planning and Development is Thursday 5th September 2013 at 6.30pm in the Council Chamber.

MEETING CLOSED AT 8.20pm

MEMBERS OF THE COMMITTEE:

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

JR Potts 5/9/13

