

**BLYTH TOWN COUNCIL**

**Minutes of the Meeting of the Planning and Development Committee** held in the Council Chamber at Arms Evertyne House, Blyth on Thursday 11th June 2015 at 6.30 pm.

**Present:**

**Councillors:** Councillor J R Potts (Chair), Councillor A Cartie, Councillor A Gibbs-Barton, Councillor O Potts and Councillor J Reid.

**Officers:**

Town Clerk (Democratic Services) – Stephen Rickitt

Committees and Communications Officer – Liam Forsyth

**Also Present:**

Paul Leo – Northumberland County Council

Gill Robertson – Northumberland County Council

**207/15/01: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor G T Knox (Vice Chair).

**208/15/02: DISCLOSURE OF INTERESTS & THE GRANT OF ANY DISPENSATIONS**

Councillor J Reid declared an interest as a Northumberland County Councillor and for any applications that involve ARCH, as a director on their Board.

**209/15/03: PRESENTATION FROM HEAD OF STRATEGIC SERVICES (NORTHUMBERLAND COUNTY COUNCIL)**

Paul Leo, Head of Strategic Services, provided an overview regarding the rationalisation of properties within Northumberland by the County Council.

The rationale for such a move was outlined with the support of Gill Robertson.

It was also noted that it was part of the remit to look into the economic viability of Town Centres and support from Northumberland County Council to bring services together and support the vibrancy of Town Centres.

The Committee discussed its ideas for the Town Centre and discussed as to where they consider the Town Centre to be and to whether it has expanded.

**210/15/04: MINUTES FROM THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON 23RD APRIL 2015**

The Minutes of the Planning and Development Committee Meeting held on the 23rd April 2015 were **AGREED** and signed by the Chair.

**211/15/05: MATTERS ARISING**

None.

**212/15/06: PLANNING APPLICATIONS**

**BLYTH TOWN COUNCIL**

**PLANNING AND DEVELOPMENT COMMITTEE**

**WEEKLY PLANNING APPLICATIONS**

**18th March 2015**

|  |  |  |
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| 1 | 15/00316/FUL | Kitchen extension and bedroom over garage as amended by drawing received 17/02/15 – 20 Burnham Close, South Beach, Blyth, Northumberland, NE24 3UB – **Blyth Town Council considered this application and wished to make no response.** |
| 2 | 15/00854/HPA | Notification of Prior Approval - single storey rear kitchen extension with height of eaves of 2.4 mtrs; maximum height of 3.4 mtrs and total projection from rear wall of original dwelling of 4 mtrs - 5 Hedgefield Grove, Woodlands Park, Blyth, Northumberland, NE24 3XD - – **Blyth Town Council considered this application and wished to make no response.** |
| 3 | 15/00770/ADE | Advertisement consent for new vinyl graphics to replace old at windows and ATM - Asda Supermarket U9502 Old Cowpen Road Blyth Northumberland NE24 5TS– **Blyth Town Council considered this application and wished to make no response.** |
| 4 | 15/00438/FUL | Retrospective application for the erection of a detached garage - 10 West Drive Blyth Northumberland NE24 3QZ- – **Blyth Town Council considered this application and wished to make no response.** |
| 5 | 15/00900/DISCON | Discharge of Conditions 5, 10, 12 and 15 of planning application 13/02985/FUL: Erection of 58 two-storey 2, 3 and 4 bedroom dwellings with associated works (Amended Description) - Dismantled Railway East Of Edendale Avenue, Malvins Road, Blyth, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |

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| 6 | 15/00717/TREECA | Works to trees in a conservation area - Crown thin one Silver Birch by 15/20% and crown lift to a height of 3m and crown thin one Sycamore by 15/20% - Church View, 121 Bondicar Terrace, Blyth, Northumberland, NE24 2JZ– **Blyth Town Council considered this application and wished to make no response.** |
| 7 | 15/00867/DISCON | Discharge of conditions 3, 4 and 12 relating to planning permission 14/03830/FUL. - Land North East Of Bath Lane, Quay Road, Blyth, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |
| 8 | 14/04264/COU | Proposed Change of use from car spray shop to A3 restaurant - Land North West Of Heather Lea Front Street, Bebside, Northumberland  – **Blyth Town Council considered this application and wished to make no response.** |

**16th April 2015**

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| 9 | 15/01008/CCD | Proposed residential development of 26no. affordable bungalows. - Former Morpeth Road Primary School, Disraeli Street, Blyth, Northumberland, NE24 1HZ - – **Blyth Town Council considered this application and wished to make no response.** |

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| 10 | 15/01076/CCM | Change of use from contractore/construction compounds to construction waste materials recycling site. - Land Beside Kitty Brewster Farm Pylon ZZA8 Access, Ennerdale Road, Riverside Business Park, Blyth, Northumberland - – **Blyth Town Council considered this application and wished to make no response.** |
| 11 | 15/00973/DISCON | Discharge of conditions 11, 12 and 16 from application 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– **Blyth Town Council considered this application and wished to make no response.** |

**23rd April 2015**

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| 12 | 15/01261/FUL | Proposed 2 storey side extension to form new ensuite bedroom; replacement conservatory roof; new lean to roof to replace flat roof to front elevation - 48 Stanton Avenue, Newsham Farm, Blyth, NE24 4PR– **Blyth Town Council considered this application and wished to make no response.** |

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| 13 | 15/01092/FUL | Proposed rebuilding of carport as garage and conservatory at rear. - 3 Bath Lane, Blyth, Northumberland, NE24 3AT– **Blyth Town Council considered this application and wished to make no response.** |
| 14 | 15/01051/FUL | Proposed garage extension to rear of property and demolition of existing garage on side of property. New access and drive to extension. Dropping of kerb to new drive with removal of existing access and drive. - 48 Cypress Gardens, Blyth, Northumberland, NE24 2NF– **Blyth Town Council considered this application and wished to make no response.** |
| 15 | 15/01077/COU | Change of use of the land from open space to garden - 5 Sandpiper Close, South Beach, Blyth, NE24 3QN– **Blyth Town Council considered this application and wished to make no response.** |

**27th May 2015**

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| 16 | 15/01351/FUL | 2 storey side extension - 7 Shelley Crescent, Blyth, Northumberland, NE24 5RH– **Blyth Town Council considered this application and wished to make no response.** |
| 17 | 15/01369/FUL | Proposed single storey extension to rear to provide wet room facilities and accessible laundry area - 57 Chester Grove, Blyth, Northumberland, NE24 5SL– **Blyth Town Council considered this application and wished to make no response.** |
| 18 | 15/01457/ADE | Advertisement Consent: 1no. non-illuminated wall mounted fascia sign with individual letters (coloured aluminium) projecting 50mm and measuring 13.300 x 4.367m overall. - Narec Test Site, Albert Street, Blyth, Northumberland, NE24 1LZ – **Blyth Town Council wished to formally comment that the sign was of undue prominence and wished to pose the suggestion that the sign by position lower.** |
| 19 | 15/01381/FUL | Erection of a wooden fence to side of dwelling - 25 Broadway Circle, Blyth, Northumberland, NE24 2PH – **Blyth Town Council wished to comment that it had no further comments to make, so long as the sightlines are not disturbed by the erection of the fence.** |
| 20 | 15/00936/FUL | Proposed double garage adjoining house with w.c. to rear of garage. - 19 Ford Drive, Blyth, Northumberland, NE24 5EQ– **Blyth Town Council considered this application and wished to make no response.** |
| 21 | 15/01280/VARYCO | Variation of condition 15 (odour extraction system) of planning permission 14/03830/FUL - Land North East Of Bath Lane, Quay Road, Blyth, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |
| 22 | 15/01274/DISCON | Discharge of condition 6 of planning permission 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 considered this application and wished to make no response.** |
| 23 | 15/01272/FUL | Proposed change of use to D2 (dance school) - Unit 9D Cowley Road, Riverside Business Park, Blyth, Northumberland, NE24 5TF– **Blyth Town Council considered this application and wished to make no response.** |
| 24 | 15/01309/FUL | Cut back portico to face of existing building, install new canopy, amendments to existing trolley park and entrance apron to suit. Installation of full height glazing to shop front – Aldi, Cowpen Road, Blyth, Northumberland, NE24 5EZ– **Blyth Town Council considered this application and wished to make no response.** |
| 25 | 15/01157/DISCON | Discharge of condition 4 relating to application 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 Gloucester Lodge Cottages, Links Road, Seaton Sluice, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |

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| 26 | 15/01438/FUL | Construction of a single storey porch with pitched roof, first floor side extension and single storey rear kitchen/dining room extension - 9 Kielder Close, Newsham Farm, Blyth, Northumberland, NE24 4QH– **Blyth Town Council considered this application and wished to make no response.** |
| 27 | 15/01736/NONMAT | Non material amendment to approved planning application 15/00332/FUL (move ATM location) - Windmill Inn, Cowpen Road, Blyth, Northumberland, NE24 5JP– **Blyth Town Council considered this application and wished to make no response.** |
| 28 | 15/01399/FUL | Proposed 5 metre rear kitchen extension to back of house, single storey - 33 Barras Avenue, Blyth, Northumberland, NE24 3LL– **Blyth Town Council considered this application and wished to make no response.** |

**4th June 2015**

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| 29 | 15/01650/FUL | Demolition of existing garage and construction of single storey extensions to front and rear and two storey extension to side of existing dwelling - 10 Medwyn Close, Blyth, Northumberland, NE24 3SZ– **Blyth Town Council considered this application and wished to make no response.** |
| 30 | 15/01667/MAST | Removal of existing monopole supporting 2 no. omni antennas and 1no. equipment cabinet. Installation of a replacement slim-line monopole supporting 6 no. antennas, 3 no. RRU's, 1 no. transmission dish, 1 no. replacement equipment cabinet, 1 no. additional equipment cabinet, 1no. meter cabinet and ancillary development - Vodafone Communications Mast 114, Waterloo Road, Blyth, Northumberland, NE24 1DF – **Blyth Town Council wished to welcome this application.** |
| 31 | 15/01724/FUL | Demolition of existing garage and construction of two storey side extension - 2 Grebe Close, South Beach, Blyth, Northumberland, NE24 3QU – **Blyth Town Council considered this application and wished to make no response.** |
| 32 | 15/01863/FUL | Construction of a two storey side extension - 103 Shearwater Way, South Beach, Blyth, Northumberland, NE24 3PX– **Blyth Town Council considered this application and wished to make no response.** |
| 33 | 15/01714/FUL | Proposed replacement pitched roof to garage with installation of new porch and rear extension. - 38 Druridge Crescent, Newsham Farm, Blyth, NE24 4SD– **Blyth Town Council considered this application and wished to make no response.** |
| 34 | 15/01754/NONMAT | Non-material amendment to approved planning application 14/01449/FUL (Fence details) - Land West Of Benridge Park, Laverock Hall Road, Blyth, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |

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| 35 | 15/01469/FUL | Erection of utility room and convert existing garage into room - 22 Kittiwake Close, South Beach, Blyth, Northumberland, NE24 3RG– **Blyth Town Council considered this application and wished to make no response.** |
| 36 | 15/01614/DISCON | Discharge of condtions 3, 7, 8, 9, 11, 14, 15, 16 and 20 of application 12/00408/FUL - Land West Of Bebside North Farm, Bebside Road, Blyth, Northumberland– **Blyth Town Council considered this application and wished to make no response.** |
| 37 | 15/01819/HPA | Proposed conservatory to rear - 22 Albatross Way, South Beach, Blyth, Northumberland, NE24 3QH– **Blyth Town Council considered this application and wished to make no response.** |
| 38 | 15/01716/FUL | Single storey rear dining/kitchen extension with flat roof and glass roof lantern. - 10 Bolam Avenue, Blyth, Northumberland, NE24 5BU– **Blyth Town Council considered this application and wished to make no response.** |
| 39 | 15/00334/FUL | Single story flat roof extension to the rear, introduction of lobby at the rear of the property, introduction of external soft wood shelter to provide cover for smoking and external drinking. External trading area is to be re-paved and new furniture installed. Internal alterations to provide larger toilet facilities, ramped access externally to provide suitable circulation access for disabled and wheelchair bound patrons. Introduction of Disabled W.C facilities for use by those who are disabled or wheelchair bound. - The Pullman, 42 Regent Street, Blyth, Northumberland,  NE24 1LS– **Blyth Town Council considered this application and wished to make no response.** |

The following applications were also considered by the Committee:

15/01774/OUT **– Blyth Town Council wished to comment that it would like to ensure that the flats are in keeping with the surrounding properties of Sussex Street.**

15/01245/ADE – **Blyth Town Council considered this application and wished to make no response.**

**213/15/07: BUILDINGS OF LOCAL INTEREST & 214/15/08: BUILDINGS AT RISK**

(see attached report)

The Town Clerk (Democratic Services) provided an outline for this report and requested that as the items are dealt with within the one report that they be amalgamated within the Minutes.

Discussion was held as to the current consultation process and the plans for Community Engagement which are to arise in association with the Committees and Communications Officer.

The following recommendations contained within the report were **AGREED** by the Committee:

1: To note the enthusiastic reception to the concept of the List and other

conservation initiatives at the Annual Town Meeting

2: To agree that public consultation should begin on the draft List of

Buildings of Local Interest as set out in the Report

3: To note the current work on a local list of buildings at risk and agree

the suggested further action.

**215/15/09: DRAFT CORE STRATEGY**

The Town Clerk (Democratic Services) commented that there were no urgent updates however he noted that the submission document is to be ready in early September 2015 with public consultation scheduled to begin in October 2015.

**216/15/10: URGENT MATTERS**

None.

**217/15/11: DATE OF NEXT MEETING**

It was **AGREED** that the provisional next Meeting of the Planning and Development Committee is scheduled for the 30th June 2015 at 6.30 pm in the Council Chamber at Arms Evertyne House, with the following meeting scheduled for the 23rd July 2015.

**Councillors:** J R Potts (Chair)

G T Knox (Vice-Chair)

A Cartie

A Gibbs-Barton

K Nisbet

O Potts

J Reid

G Thompson

A Turnbull

**BLYTH TOWN COUNCIL**

***Planning & Development Committee***

***11 June 2015***

*List of Buildings of Local Interest, and other conservation issues*

RECOMMENDATION

1: To note the enthusiastic reception to the concept of the List and other

conservation initiatives at the Annual Town Meeting

2: To agree that public consultation should begin on the draft List of

Buildings of Local Interest as set out in the Report

3: To note the current work on a local list of buildings at risk and agree

the suggested further action.

REPORT

List of Buildings of Local Interest

1: As previously agreed, attempts have been made to notify the

owners/occupiers of the buildings proposed to be included in the List of

Buildings of Local Interest. This was by letters hand-delivered to the

properties, where possible.

2: Members of the Committee will be provided with copies of the

representations received in response. As they contain personal

information, these are not being included as part of the public papers for

this meeting.

3: In general terms, the correspondence reveals fears that inclusion in

the List will affect the viability of business or the use as a home. Inclusion

is not the same as listing under the Planning Acts, but provides a means

of recording buildings and sites which have local significance. Whilst there

is not the degree of funding for conservation works available nowadays, it

is possible that inclusion on the local list would support an application.

Most of the buildings were in any event already within the 1999 list

created by the Borough Council.

4: It is suggested that replies are sent to those correspondents in terms

to be agreed by the Chair of the Committee.

5: The working draft has been amended to include listing criteria for each

building and the additions suggested at the previous Committee. Copies

can be supplied to Councillors on request.

6: One response was received indicating that there were significant

omissions from the list. This is recognised particularly for sites of

historical/sociological importance which is not readily apparent from

external inspection. One of the key aims of taking the draft out to

consultation is to capture that type of information.

7: Capitalising on the Town’s heritage was a key component of the Annual

Town Meeting held on 28 May 2015. The residents attending were very

positive about the list and other initiatives being taken, and the

Committee may agree that we should quickly build on this enthusiasm.

8: It is therefore recommended that the draft is taken out to consultation

using a variety of means

 Stall in the Market Place during the Summer Fayre,

 Leaflets in the Library, Community Centres and other Public

Buildings,

 Use of Social Media,

 Potential notice in Local Links

The exact details would be agreed with the Chair of the Committee.

Buildings at Risk

9: Members may be aware of the Heritage at Risk register published

annually by Historic England (previously part of English Heritage), which

can be searched via <http://risk.historicengland.org.uk/register.aspx>

10: Martyn Kendall has drawn together details of those statutorily listed

properties within the Town which are deemed to be “at risk”. Copies of

the draft will be provided to the Committee.

11: Councillors are asked to approve the draft and authorise officers to

advise the owners of the listing, at the same time seeing if they will enter

dialogues to discuss potential actions, included possible change of use, to

preserve these for future generations.

Stephen Rickitt

Town Clerk (Democratic Services)

4 June 2015