

**MINUTES OF THE
DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

Wednesday 21st March, 2018 09:30 – 09:55

**NORTHUMBERLAND NATIONAL PARK AUTHORITY,
EASTBURN, HEXHAM NE46 1BS**

In the Chair: Cllr S Bolam, Development Management Committee Chairman
Present: Mr M Bell, Mrs J Davidson, Ms Fiona Gough, Cllr J Morrison-Bell, Cllr J Riddle OBE and Cllr J Wilson
In attendance: Mrs S Buylla (Head of Development Management); Ms R Adams (Planning Officer); Mr C Godfrey (Planning Officer) Ms F Glassford (Legal Advisor) and Mr T Gates (Chief Executive [National Park Officer])

PART ONE

Welcome and Apologies for Absence

Apologies for absence were received from Cllr J Foster, Cllr A Murray

DMC2018-000 Declarations of Interest:
None

DMC2018-001 Minutes of Previous Meeting: 13th December, 2017

It was proposed that the Minutes of 13th December, 2017 Development Management Committee meeting be approved and signed by the Development Management Committee Chairman.

Proposed by Mrs J Davidson, seconded by Cllr J Wilson.

The Members who had attended the previous meeting voted unanimously and there being no further issues Members

RESOLVED that the minutes of the Development Management Committee meeting held on 13 th December, 2017 be approved as a correct record and signed by the Development Management Committee Chairman.
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The Chairman welcomed Mrs Parker who wished to speak in her support of her application.

DMC2018-002 APPLICATION FOR PLANNING PERMISSION
18NP0005 Change of use from single dwelling house to dwelling house with first floor self-contained holiday let flat (retrospective) and retention of external staircase. Installation of timber cladding to front elevation of property. Creation of balcony area for proposed flat to northern end of property and installation of parapet wall to eastern side with glazed panels to north and west at The Library, West Burnbank, Tasset, Hexham, Northumberland NE48 1LY

Officer's report

Ms R Adams, Planning Officer, referred to her report that discusses the application which seeks retrospective planning permission for the proposed change of use of a single dwelling house,

known as The Library, to create a dwelling house with first floor self-contained holiday let. Objections have been received from Tasset and Greystead Parish Council, as well as three letters of objection from residents who live in close proximity to the application site.

The Planning Officer showed the application site on the location plan in relation to the surrounding dwellings and open countryside, and provided a brief history to The Library and adjoining West Burnbank property. The Library is serviced by 3no existing parking spaces, as identified on the Site Block Plan, and would connect into the existing septic system that services the site.

Making reference to their report, the Planning Officer provided detail of her assessment of the proposed development. Objections received for the application raise issues surrounding covenants that affect the application site. Legal covenants and restrictions are separate matters that are not material planning considerations and cannot be afforded weight in the determination of this application.

The Planning Officer recommends that the proposal should be granted planning permission subject to the conditions and informatives set out in her report.

The Chairman invited Mrs Parker, applicant, to speak.

Public Speaking

09:43

Mrs Parker thanked the Members. The applicant mentioned that the objections received were due to an ongoing feud with her neighbours, and that in her opinion the objections from the Parish Council were a conflict of interest with 2 members being her neighbours.

The property had been previously owned by a local doctor and was let as holiday accommodation prior to her ownership. The holiday accommodation would be for a one bedroomed quiet zone for 2 adults with no children or pets, and the septic tank and 3 parking bays were more than adequate.

Questions of Fact

09:45

A Member introduced himself as the Chair of the Tasset and Greystead Parish Council whose main concern was the legality of the no 3 parking spaces and asked for Mrs Parker's understanding?

Mrs Parker explained that she had sought legal advice from her solicitor when she purchased the property and was assured that the covenant was not effective as a number of cars have been parked there over time.

Ms F Glassford, Legal Advisor, replied that the legal covenants and restrictions are separate matters to this application and Members should be minded to discuss the proposal before them.

Another Member questioned that Northumberland County Council (NCC) had raised no objection and accepted that there are no 3 parking spaces as marked on the submitted block plan. The Planning Officer replied that this was correct.

The Members questioned the capacity of the septic tank that had originally coped with 4 dwellings and asked if there had been any previous issues. Mrs Parker replied that there had not and that she contributed financially to the maintenance costs of the septic tank to the owners of Burnbank Farm.

Mr M Bell stated that he was satisfied that the planning application was acceptable and proposed the recommendation, seconded by Mrs J Davison.

Debate

A Member stated that although it was regrettably a retrospective planning application before the Committee, they were happy with the proposal. The cladding was an improvement. There are concerns about parking and NCC may have a different view if fully sighted of all facts, but appreciate that they cannot object to the legal issues about parking.

Proposal of, and vote on, the Motion

Members voted unanimously and

RESOLVED to grant planning permission subject to the conditions and informatives set out in the Planning Officer's report.

DMC2018-003 **URGENT BUSINESS:** There were no issues of urgent business

The Chairman thanked members and officers, and asked members for a proposal to move into Part II of the meeting due to the confidentiality of the issues relating to the site being discussed.

Proposal of, and vote on, the Motion

Mrs J Davidson proposed the motion to move into Part II of the meeting, seconded by Cllr J Wilson and approved unanimously by members. Ms F Glassford, Legal Advisor, reminded members they required to be satisfied that the public interest in maintaining the exemption outweighed the public interest in disclosing information.

Part 1 of the meeting ended at 09:55 and was followed by Part II which concluded at 10:01.