

**MINUTES OF THE
DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

Wednesday 23rd May, 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, Ms Fiona Gough, Cllr J Morrison-Bell and Cllr J Riddle OBE

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, Mrs J Davidson and Cllr J Wilson

DMC2018-011 Declarations of Interest:
None

DMC2018-012 Minutes of Previous Meeting: 21st March, 2018

It was proposed that the Minutes of 21st March, 2018 Development Management Committee meeting be approved and signed by the Development Management Committee Chairman.

Proposed by Cllr J Morrison-Bell, seconded by Mr M Bell.

The Members voted unanimously and there being no further issues Members

RESOLVED that the minutes of the Development Management Committee meeting held on 21 st March, 2018 be approved as a correct record and signed by the Development Management Committee Chairman.

The Chairman welcomed Mr & Mrs Latcham who wished to speak in support of their application.

DMC2018-013 APPLICATION FOR PLANNING PERMISSION
18NP0007 Proposed Bunkhouse accommodation with associated parking and cycle store on land east of the Rose and Thistle, Alwinton, Northumberland NE65 7BQ

Officer's report

Ms R Adams, Planning Officer, provided a comprehensive overview of her report. Additional information was provided through maps and photographs from different aspects demonstrating the location and access routes into the proposed site.

It is proposed that the bunkhouse would operate in conjunction with the nearby Rose and Thistle Inn, providing additional and alternative accommodation to that already provided by the pub in order to sustain the business and encourage tourism and trade within the local area. Objections have been received from Alwinton Parish Council who have suggested an alternative location for the proposed development, and the Planning Officer reminded Members that the matter to be determined is the site in the application.

The Planning Officer minded Members that any past matters with the applicants were not relevant to the determination of the planning application before them today.

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

The Chairman invited Mrs Latcham, applicant, to speak and outlined the procedure for public speaking.

Public Speaking

09:42

Mrs Latcham thanked Members and gave a brief history to the Rose and Thistle Inn, Alwinton that has been in the ownership of her family, the Foremans, for 4 generations since 1907. The Rose and Thistle is the hub of the community and has diversified into providing bed and breakfast accommodation on site. Mrs Latcham spoke of the popularity of cycling and walking routes through Alwinton and the increased demand for bunkhouse type accommodation that will also provide additional local employment.

Mrs Latcham mentioned that the proposed site does not have any access issues and is not close to other properties in the village, as opposed to the field suggested by Alwinton Parish Council that is accessed between 2 residential properties.

Mrs Latcham wished to thank Rebecca Adams for her help and support with this planning application.

Questions of Fact

09:46

A Member spoke of their experience of bunkhouses in small hamlets and the ill feeling that can result within the community and would like to ask whether this bunkhouse would be used for stag parties, etc. Mr Latcham explained that they have not received any complaints about noise in 17 years of running the pub. Their intention is for it to be used for walkers and cyclists.

At the Members request the Planning Officer displayed the map that showed the access in the field suggested by Alwinton Parish Council and the proposed application site. Mr Latcham replied that there is limited vehicular access into the suggested site between The Croft and Dunsorvin residences and there would be a greater visual impact there rather than at the proposed application site.

The Members discussed an additional condition excluding noisy and loud groups from the site. The Planning Officer advised that it would not be reasonable to exclude specific groups but the Head of Development Management suggested that a reasonable alternative would be to impose a condition requiring a noise management plan to be submitted, approved and complied with.

Debate

A Member queried the period of 5 years for landscaping maintenance and whether this could be extended to 10 – 15 years. The Planning Officer replied that the extent of planting is not high and

that she would have concerns extending the proposed 5 year maintenance period, which is in line with Government guidance.

Another Member remarked that they are supportive of the proposed application that should assist the sustainability of the Rose and Thistle Inn and the village, but expressed their concerns should the Inn and bunkhouse change ownership in future years.

Susannah Buylla, Head of Development, suggested the submission of a noise management plan that would be available for occupiers on site and on-line prior to their arrival at the bunkhouse.

The Members agreed to the additional condition.

Proposal of, and vote on, the Motion

Mr M Bell proposed the motion, with the inclusion of the additional condition:

“The bunkhouse hereby permitted shall not be occupied until a management plan for the running of the bunkhouse has been submitted to and approved in writing by the Local Planning Authority. Details shall include, but not limited to, noise management strategies and how noisy activities shall be managed on site. A copy of the management plan shall be made available for future occupiers on the associated website and to occupiers when arriving on site. The bunkhouse shall operate in accordance with the approved details.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Core Strategy Policy 19 and the NPPF.”

Cllr J Morrison-Bell seconded the motion, with the inclusion of the additional condition.

Members voted unanimously and

RESOLVED to grant planning permission subject to the conditions and informatives set out in the Planning Officer’s report, and the additional condition detailed in the proposal above.

DMC2018-014 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

Cllr J Riddle OBE proposed the motion to move into Part II of the meeting, seconded by Cllr J Morrison-Bell and approved unanimously by members. The reason being that members were satisfied that the public interest in maintaining the exemption outweighed the public interest in disclosing information.

Part 1 of the meeting ended at 09:57 and was followed by Part II which concluded at 10:00.