

**MINUTES OF THE
DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

Wednesday 20th June, 2018 10:15 – 11:00

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

In the Chair: Cllr S Bolam, Development Management Committee Chairman

Present: Mr M Bell, Cllr J Foster, Ms Fiona Gough, Cllr J Morrison-Bell, Cllr A Murray and Cllr J Wilson

In attendance: Mrs S Buylla (Head of Development Management); Ms R Adams (Planning Officer); Mr C Godfrey (Planning Officer), Robert Mayhew (Landscape and Forestry Officer), Ms Z Franks (Legal Advisor) and Mr T Gates (Chief Executive [National Park Officer])

PART ONE

Welcome and Apologies for Absence

Apologies for absence were received from Mrs J Davidson and Cllr J Riddle OBE

DMC2018-016 Declarations of Interest:
None

DMC2018-017 Minutes of Previous Meeting: 23rd May, 2018

It was proposed that the Minutes of 23rd May, 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 who had attended the previous meeting voted to approve the minutes of the meeting held on 23rd May, 2018 and there being no further issues Members

RESOLVED that the minutes of the Development Management Committee meeting held on 23 rd May, 2018 be approved as a correct record and signed by the Development Management Committee Chairman.

The Chairman welcomed Mrs C Iley who wished to speak in opposition to the application.

DMC2018-018
18NP0026

APPLICATION FOR PLANNING PERMISSION

Installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment including equipment cabinets, 1no. generator and 1no. 1200mm satellite dish on a 2.6m high support at Barrowburn Farm, Harbottle, Morpeth, Northumberland, NE65 7BP

Officer's report

Ms R Adams, Planning Officer, introduced her detailed report to the Committee, and spoke of the application site that is located within the open countryside approximately 240m north east of Barrowburn farmhouse and forms part of the MoD Otterburn Army Training Estate.

The mast is proposed on behalf of the Home Office as part of a national government upgrade programme to replace the existing Airwave blue-light communications network with a new 4G platform. The proposed mast is required to provide emergency services coverage to the minor roads which connect Barrowburn and Shillmoor and the surrounding military training areas.

Using photographs and maps, the Planning Officer demonstrated the position of the proposed mast and generator from a variety of aspects and showed the proposed elevations of the mast that will be 20ms in height and will dull to a matt grey, set adjacent to a woodland. The mast will be powered by a generator from 9.00am – 6pm that will produce a sound measuring 7db (equivalent of the hum of a light bulb) at a distance of 56m from the generator, and will be silent from 6.00pm – 9.00am. Photographs were shown of the proposed location in relation to the camp site, camping barn and self-catering accommodation at Barrowburn Farm demonstrating that the mast would have minimal visual and noise impact and that on balance the need for the development outweighs the impacts of the proposal and the objections received.

The Planning Officer summarised her report and recommended that Members grant planning permission subject to conditions set out in her report.

The Chairman invited Mrs Iley, objector, to speak and outlined the procedure for public speaking.

Public Speaking

10:30

Mrs Iley introduced herself to the Committee as joint tenant, along with her husband Scott, of Barrowburn Farm since 2016. Mrs Iley has concentrated on building the self-catering and campsite business whilst her husband worked on the farm.

Mrs Iley said that she understood the reasons for the proposal and would find it difficult to argue without any technical knowledge but the artificial structure would have a significant impact on the landscape. Mrs Iley voiced her objection to the application on the grounds of the detrimental impact and quality of experience for their visitors and guests, many of whom have historic personal connections to the Barrowburn area, a number of whom have questioned why the mast needs to be located at the proposed site.

Mrs Iley spoke of her and her husband's frustration and disappointment of having worked hard for the past two years, their investment in building up their farm and tourism business to now putting on hold further improvements, i.e., a shower block and ecopods, that may potentially affect their tenure at Barrowburn Farm.

The Chairman thanked Mrs Iley.

Questions of Fact

10:35

A Member asked Mrs Iley why her guests would be put off, stating that masts were now a factor of everyday life and the noise levels would be minimal. Mrs Iley replied that she appreciated the Members comments, but questioned the requirement for the mast in this particular location.

The Planning Officer replied that as part of the application process there had been long discussions with the Home Office who had looked at alternative sites but the proposed site

provided maximum coverage for the area. The Planning Officer shows two maps; one showing the existing DSMCN network coverage and the other the expected coverage from the proposed site.

Members also questioned the orientation of the camp site and if there were alternative solutions for sound proofing. The Planning Officer replied that the proposed generator site was tightly enclosed in fence and the surrounding trees will provide reasonable soundproofing. Members discussed additional tree planting; Robert Mayhew, Landscape and Forestry Officer, responded that realistically it would take 25-30 years before additional screening would affect noise attenuation. The Planning Officer also commented that additional tree planting would affect the site red line boundary.

A Member asked if a condition could be attached to include permission for mast sharing to allow mobile phone coverage. The Planning Officer replied that the design of the mast is such so that it can accommodate mast sharing but it would not be reasonable to require them to do this as part of this application. Mrs S Buylla, Head of Development commented that would be outside of reasonableness and we could not force them to do something that is not commercially viable for EE, or other mobile companies, to operate from the mast.

Ms Z Franks, Legal Advisor, advised that the site is in private ownership and so having a condition to make mast sharing obligatory could effectively be giving an unrelated commercial company a commercial benefit.

A Member expressed their strong concern regarding the proposed site of the development and its close proximity to Barrowburn Farm, whose tenants have worked extremely hard to build their farm and tourism business when the National Park is so vast and could therefore accommodate a mast elsewhere.

Mrs Iley asked if the mast could be used for anyone making a blue light call or only for the emergency services.

The Chairman asked Mr D Maxwell-Edgar, representing the Applicant who is the Home Office, if he would be able to come forward to the Committee and reply. Mr Maxwell-Edgar replied that modern mobile phones with 4G capability will be able to make 999 calls on the ESN network but not older mobile phones.

The Chairman thanked Mrs Iley and Mr Maxwell-Edgar.

Debate

The Members discussed the coverage of the current masts and the proposed masts, referring to the coverage maps previously shown by the Planning Officer.

The Members sympathised with Mr and Mrs Iley and the majority agreed that the site of the mast to provide improved coverage for blue light service reception was the best alternative.

One Member stated that he would not vote in support of the application.

Proposal of, and vote on, the Motion

Mr M Bell proposed the motion that was seconded by Cllr J Morrison-Bell and the Members voted 5 for, and 1 against the proposal, and

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

DMC2018-0149 **URGENT BUSINESS:** There were no issues of urgent business

The Chairman closed the meeting.