

**MINUTES OF THE
DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

Wednesday 11th November, 2020 09:00 – 09:27

Virtual meeting

- In the Chair:** Cllr J Morrison-Bell, Development Management Committee Deputy Chairman
- Present:** Cllr J Riddle, Cllr A Sharp, Ms M Fallon, Mr C Mullin, Ms P Ross and Cllr S Bolam,
- In attendance:** Mrs S Buylla (Interim Head of Planning); Mr C Godfrey (Planning Officer); Mr A Ewart (Planning Officer); Mrs E Plews (Legal Advisor); Mr Tony Gates (Chief Executive [National Park Officer]) and Mrs S Robson (Moderator).

PART ONE

Welcome and Apologies for Absence

Cllr J Morrison-Bell was appointed Chairman of the Development Management Committee at the Authority's Annual General Meeting held in September.

The Chairman welcomed Members, Officers and members of the public viewing online and outlined the procedure for the virtual Development Management Committee, he also offered his thanks to Cllr S Bolam as outgoing Chair who had guided the Authority throughout her tenure with a deep and abiding knowledge.

Apologies for absence were received from Cllr Val Gibson.

DMC2020-001 Declarations of Interest:

Cllr V Gibson had submitted a Declaration of Interest ahead of the meeting, Cllr A Sharp outlined his reasons for submitting a Declaration of Interest and left the meeting at 09:05.

DMC2020-002 Minutes of Previous Meeting: 22nd January, 2020

It was proposed that the Minutes of 22nd January, 2020 Development Management Committee meeting be approved and signed by the Development Management Committee Chairman.

Proposed by Cllr J Riddle and seconded by Mr C Mullin.

The Members who had attended the previous meeting voted to approve the minutes of the meeting held on 22nd January, 2020 and there being no further issues Members

RESOLVED that the minutes of the Development Management Committee meeting held on 22nd January, 2020 be approved as a correct record and will be signed by the Development Management Committee Chairman.

DMC2020-007
20NP0077

APPLICATION FOR PLANNING PERMISSION

Change of use of The Byre from holiday let to principal residence dwelling at The Byre Cottage, Scotchcoulthard, Haltwhistle, Northumberland, NE49 9NH

Planning Officer's Report

Mrs S Buylla, Interim Head of Planning provided a comprehensive overview of her report that included a location plan, photographs of the property in its context of Scotchcoulthard farmsteading.

The Interim Head of Planning summarised the key material planning considerations and recommended that the Members grant conditional permission subject to the conditions stated in their report.

Public Speaking

Due to the meeting being a virtual meeting, the Chairman outlined that the applicant's agent had provided a statement to be read out by an officer to replace public speaking.

Ms Robson read a statement from Robin Wood on behalf of the applicant. The statement supported the officer's recommendation and with reference to paragraphs in the officers report outlined how the proposal met with the Local Plan policies.

Questions of Fact

A Member asked for clarification of condition 2. The Interim Head of Planning replied that the condition accords with the new Northumberland National Park Authority Local Plan policies that state that the development could only be used as a principal residence development and was not to be used as a second home.

Debate

Members discussed this application being the first since the adoption of the new Local Plan and what legal weight would a breach of condition 2 hold opposed to the previous s106 agreement. The Interim Head of Planning confirmed that a condition would be sufficient to control such breach through the serving of a breach of condition notice. Ms E Plews, Legal Advisor, advised that if members wished to have a s106 agreement then that was something that was open to them but that there were limitations to the effectiveness of this type of s106 obligation. If the property was not sold for a number of years it is likely that any breach could go unnoticed by the Authority and it would only be on any sale of the property that the s106 would show up in a property search completed on behalf of a prospective purchaser and at that point it may become clear if there has been a breach. Having a s106 agreement does not make it easier for the Authority to know if there has been a breach and as stated by the Interim Head of Planning there are other more effective tools of enforcement available to the Authority to deal with any breach which is brought to the Authority's attention.

A Member commented that they would be supporting the application as it stands and that the application would not have come before the meeting today if the applicant were not a Member of the Authority.

Proposal of, and vote on, the Motion

Cllr S Bolam proposed the motion that was seconded by Ms Pippa Ross. The Members voted unanimously and

RESOLVED to grant conditional permission subject to the conditions and informatives stated in the Interim Head of Planning's report.

DMC 2020-008

URGENT BUSINESS:

None.

The meeting closed at 9.27am

