

NORTHUMBERLAND NATIONAL PARK AUTHORITY
MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Wednesday 18 January 2023, 9.30am to 12.12pm

Eastburn, South Park, Hexham NE46 1BS

Present:

Cllr Julian Morrison-Bell (SoS Parish) (Chair)
Cllr John Riddle (NCC) (Deputy Chair)
Cllr Sue Bolam (SoS Parish)
Ms Marie Fallon (SoS National)
Cllr Len Glen-Davison (SoS Parish)
Mr Chris Mullin (SoS National)
Cllr Catherine Seymour (NCC)
Cllr Alan Sharp (NCC)

In attendance:

Tony Gates (Chief Executive (National Park Officer))
Pauline Wall (Director of Park Management)
Susannah Buylla (Head of Planning & Policy)
Elizabeth Armett (Observing, Legal Representative for NNPA, Ward Hadaway)
Tom Jenkins (Legal Representative for NNPA, Ward Hadaway)
Jayne Longlands (Corporate Support Officer)
William McKane (Planning Officer)

PART ONE

DMC2023-01 Welcome and Apologies for Absence

Apologies for Absence were received from; Cllr Val Gibson (SoS Parish).

The Chair welcomed members, officers and members of the public to the meeting.

DMC2023-02 Declarations of Interest

No declarations of interest were received.

DMC2023-03 Minutes of Previous Meeting: Tuesday 12 July 2022

The draft Minutes of the Development Management Committee Meeting held on Tuesday 12 July 2022 were proposed as a true and correct record by Ms Marie Fallon, seconded by Cllr Alan Sharp, and it was further

RESOLVED

That the draft Minutes of the Development Management Committee Meeting held on Tuesday 12 July 2022, as circulated, be confirmed as a true record and signed by the Chair.

DMC2023-04 Determination of Application for Planning Permission

22NP0066 Variation to planning permission 14NP0057 for a lateral extension to quarry and time extension to operational life beyond its current permitted end date of 2029 extending to 2054 at Harden Quarry, Biddlestone, Netherton, Rothbury, Northumberland, NE65 7DX

Susannah Buylla (Head of Planning & Policy) provided a detailed overview of her report, which was supported by location maps, ariel photographs of the various stages - including restoration, lateral extension boundary plan, landscape visualisation and viewpoints from a variety of aspects, as well as photographs of the site.

The impact on Northumberland National Park Authority special qualities including; landscape, ecology, cultural heritage and tranquillity were also noted.

The Head of Planning & Policy said that two written objections had been made, with 28 letters of support. All statutory and non-statutory consultees raised no objection to the proposal.

Public Speaking

Mr Neil Beards, Tarmac's Planning Manager for Harden Quarry, spoke to the room in support of the proposal; he provided a company overview and outlined the history of the quarry and explained the company's plans. He explained that felsite stone was the product they were mining, this being used both locally and internationally.

Mr Beards informed the meeting that Tarmac supported local residents, sponsored the local community bus service, and said relations with local councillors remained positive. He clarified that Tarmac would be protecting the palisaded scheduled monument site.

The Chair thanked Mr Beards for the interesting and informative members' visit to Harden Quarry which had taken place on 16 November 2022.

Questions and Debate

The Chair invited members to present questions, with general discussions ensuing as follows: -

- Mr Chris Mullin asked about Tarmac's response to the objection received from the nearby local residents ; Mr Beards noted Tarmac's charitable work, he added that they were proactive in listening to local groups. Mr Beards said he would continue speaking to local residents and clarified that Tarmac would offer their help and support where they could.

- Cllr Len Glen-Davison queried Tarmac's funding for restoration works and said he would like to see some sort of insurance policy or bond paid into an account by Tarmac (so these costs would not be the responsibility of the Local Authority). The Head of Planning & Policy replied that Tarmac would start progressive restoration whilst still working the quarry and this would be monitored by Northumberland County Council (NCC). She added that Tarmac were a large company with a good track record. Tom Jenkins (Legal Representative) said that, legally, the proposal for Tarmac to pay into a fund would need to be agreed separately. The Head of Planning & Policy noted that, if Tarmac defaulted on the agreed proposals then a breach of condition would be relevant. It was observed that there was always an element of trust with a developer and considered we should not refuse planning permission on these grounds.
- Ms Marie Fallon queried the cost of restoration works so that the risk could be understood; Mr Beards confirmed that Tarmac had restoration ring-fenced funding for all projects. However clarified this amount would be hundreds of thousands of pounds for Harden Quarry, rather than the millions figure for other quarries.
- Cllr Alan Sharp noted third party ownership procedures; he was satisfied that Tarmac would honour their restoration obligations in 2054. In response to Cllr Sharp's query regarding the local objections, the Head of Planning & Policy confirmed permissions in 1996 and 2003 allowed quarrying at Harden until 2023.
- Cllr Sue Bolam asked if the NCC Highways report would be made public; the Legal Representative confirmed that a discharge of the condition would be made public within an agreed timeframe.
- Cllr Catherine Seymour queried how far away the boundary was from the monument and asked whether the blasts would disturb it. The Head of Planning & Policy replied that, following extensive consultation, her understanding was that the blasts would not affect the monument; and Mr Beards clarified this would be the case.
- The Head of Planning & Policy noted that soil storage would only be 0.5 to 1 metre higher than current levels and said this area was well screened.
- Cllr Sue Bolam asked to move the application to approval as this would benefit the area both economically and socially, providing good local employment. She added the community were proud to have this operation on their doorstep, with a good liaison committee continuing to be in place.

Proposal of, and vote on, the Motion

Cllr Sue Bolam proposed the motion set out in the report, which was seconded by Cllr Len Glen-Davison.

Members then voted on the proposal which was agreed unanimously.

It was **RESOLVED**

That conditional planning permission be granted subject to the conditions outlined in the Committee report.

DMC2023-05 Determination of Application for Planning Permission

22NP0055 Demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external works at Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

William McKane (Planning Officer) provided a detailed overview of his report, which was supported by a location map, existing site plan, site photos of existing blocks, and the proposed plan and block images.

The impact on Northumberland National Park Authority special qualities including; landscape, biodiversity, cultural heritage and tranquillity were also noted.

Since the Committee report had been issued, a letter in support of the application had been received from the applicant, Landmarc Support Services Ltd, which was summarised by the officer.

Questions and Debate

The Chair raised a query about Cultural Heritage status; it was confirmed that Historic England would be the body who could designate a building as listed.

The Chair initially invited members of the committee to raise questions as follows: -

- Cllr John Riddle queried the design of the buildings and external finishes, he felt that the prototype colour was fairly bland and queried the colours shown. Officers confirmed that the colours would be 'Moorland Green' for the walls, with 'Goose Grey' for the rooftops.
- Cllr Sue Bolam noted the Black House nearby, and queried whether it may have some historical relevance in the future.
- Cllr Catherine Seymour mentioned the World War I Armstrong Huts application which was coming up with NCC. The Planning Officer confirmed there was no correlation with this application.
- Ms Marie Fallon said she would like to have seen the views from the Park's nearest footpath as this only 300m away. In addition, Ms Fallon considered the buildings were of a standard design which did not reflect the locality and were not aesthetically pleasing. The Planning Officer replied that the buildings were designed to be muted within the landscape, and were in context with the current facility. Tony Gates (Chief Executive) noted that they were functional buildings and sat within their own compound.

- Ms Marie Fallon asked about electrical vehicle charging and asked if this was required. The Planning Officer noted that no additional parking was proposed at this stage and details of Electric Vehicle Charging points did not need to be provided prior to development commencing given the proposal required no additional parking. He noted this would be something that would be brought forward through a travel plan. The Planning Officer clarified that soft landscaping would be considered in detail through a condition.
- Mr Chris Mullins asked about the life expectancy of the buildings. The Planning Officer confirmed that they were permanent buildings..

Proposal of, and vote on, the Motion

Cllr John Riddle proposed the motion set out in the report, which was seconded by Cllr Alan Sharp.

Members then voted on the proposal with seven members voting in favour and one member abstaining.

It was **RESOLVED**

That conditional planning permission be granted subject to conditions outlined in the report.

DMC2023-06 URGENT BUSINESS

There was no urgent business.

EXCLUSION OF THE PUBLIC

Members were invited to consider passing the following resolution:

“That under section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of Item DMC 2022-011 (P) of the Agenda as they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the 1972 Act and that the public interest against disclosure was satisfied”.

At 11am, Ms Marie Fallon proposed the motion, which was seconded by Cllr Sue Bolam, and members voted unanimously to move into Part Two of the meeting (a short comfort break followed, with the second part of the meeting commencing at 11.15am).

Following conclusion of Part Two of the meeting, there being no further business, the meeting closed at 12.12pm.

Signed:

Date: