

**NORTHUMBERLAND NATIONAL PARK AUTHORITY**  
**MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

**Wednesday 28 June 2023, 1pm to 1.57pm**

**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 Val Gibson (SoS Parish)  
Cllr Len Glen-Davison (SoS Parish)  
Cllr Alan Sharp (NCC)(part of the meeting)

**In attendance:**

Pauline Wall (Director of Park Management)  
Susannah Buylla (Head of Planning & Policy)  
William McKane (Planning Officer)  
Tom Jenkins (Legal Representative for NNPA, Ward Hadaway)  
Jayne Longlands (Corporate Support Officer)

**PART ONE**

**DMC2023-09            Welcome and Apologies for Absence**

Apologies for Absence were received from; Cllr Mark Mather (NCC) and Mr Chris Mullin (SoS National)

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

**DMC2023-10            Declarations of Interest**

Cllr Alan Sharp declared an interest in item DMC2023-12; he noted that he was a Galbraith's employee, whose company name and address were included within the planning application paperwork. Cllr Sharp said he knew the applicants and declared he would be leaving the room after the minutes had been approved, thereby taking no part in the debate.

**DMC2023-11            Minutes of Previous Meeting: Wednesday 18 January 2023**

The draft Minutes of the Development Management Committee Meeting held on Wednesday 18 January 2023 were proposed as a true and correct record by Cllr Alan Sharp, seconded by Cllr Sue Bolam, and it was further

**RESOLVED**

That the draft Minutes of the Development Management Committee Meeting held on Wednesday 18 January 2023, as circulated, be confirmed as a true record and signed by the Chair.

Cllr Alan Sharp left the meeting at 1.04pm.

## **DMC2023-12 Determination of Application for Planning Permission**

### ***22NP0056 Outline application for the construction of two self-build principal residence houses at Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD***

Susannah Buylla (Head of Planning & Policy) provided a detailed overview of her report (this report had included a subsequent addendum which had been issued later). The application was supported by location maps, plans including indicative elevations, a boundary plan, and viewpoints from a variety of aspects, as well as photographs of the site.

The Head of Planning & Policy noted that both written objections and letters of support, as well as various consultee proposal objections, had been received. She explained that the proposal was contrary to the spatial strategy set out in the adopted local plan and the principle of development was unacceptable.

The impact on NNPA special qualities including; landscape, biodiversity and ecology, cultural heritage and tranquillity were also noted.

The recommendation was to refuse planning permission, as noted by the Head of Planning & Policy, for the three reasons as stated within her written report.

## **Public Speaking**

Mr Keith Butler from Butler Haig Associates spoke to the room in support of the proposal; he noted that the applicant would be willing to consider building bungalows if this was felt to be more acceptable by the Development Management Committee. He also offered a design brief could be developed to overcome Historic England concerns. He believed the site was a sustainable location, with significant developments in the area. His view was that it was not isolated and indeed comparable with other sites which had been granted planning permission. Mr Butler noted that travel options were available both east and west of the location along the Military Road; he compared this site with a Greenhaugh location which he considered to be more remote than this. Mr Butler said that Greenhead itself had many services and facilities including; a school, hotel, tearoom plus other amenities, which were within walking distance of the site, and added there were many visitor attractions nearby. Mr Butler concluded that the development would enhance the site. In defence of the noted septic tank concern, he explained this was a civil matter. He was in support of new family homes where people could live, work, and enjoy life within the Park.

The Chair thanked Mr Butler; members then raised the following questions addressed to Mr Butler:-

Cllr Sue Bolam asked whether the site had been built upon; in reply, Mr Butler noted a gamekeeper previously occupied the lodge before it was sold, but they were not claiming it was a brownfield site.

The Chair asked about woodland next door to the site, which was in the ownership of the applicant, and queried whether this was permanent. The applicants confirmed, via their agent, that it would be felled and rotated at some point.

Ms Alison Milburn spoke against the application; she said that the requirement for much needed family housing had not been quantified. In fact, Ms Milburn considered that the evidence demonstrated the exact opposite of this. She said that their own house had taken three years to sell as no one wanted to move to that location. There were many holiday and retirement homes in the area, and a low demand for family homes due to the lack of infrastructure and amenities at Walltown. She said that nearby Greenhead School was only a primary school, and there was an ageing population in Greenhead itself (with statistics available to support this fact). Ms Milburn felt that out-of-place housing would spoil the heritage site and said that letters of support were mainly from those directly linked to applicants or from those due to benefit from the application going ahead. With relation to road highways, the excessive speed of traffic on the military road was noted, and there was a limited public bus service which could not be used reliably for work purposes. In addition, walking to Greenhead was not feasible in Winter, and the proposed garage parking within the planning application would not be sufficient for the size of dwelling.

### **Questions and Debate**

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

- Ms Marie Fallon asked if there had been a pre-application discussion; the Head of Planning & Policy confirmed that this had not taken place, with the application coming unexpectedly. Ms Fallon felt this had been a disappointing approach by the applicants.
- Cllr John Riddle thanked the Head of Planning & Policy for her comprehensive appraisal of the application. He considered that we needed to stick with facts and policies. He personally felt that the two storey design was acceptable in design terms. With regards to location, there were concerns about the screening with it being rotational forestry. Sustainability-wise, he considered the comparison to Greenhaugh was not comparable as those houses were located within a village. He concluded that he did not support the application.
- Cllr Val Gibson agreed with Cllr Riddle; she said we needed to stick with the rules we had set for ourselves. She was concerned about cultural heritage; she felt there was a lot of history still to be discovered so close to Hadrian's Wall and was concerned about building on important sites such as this.

- Cllr Len Glen-Davison said that parameters had been set and, in building houses at Walltown, this would open the door for others to follow. He said the Park should not allow for the application to proceed.
- Cllr Sue Bolam suggested the Park may be held to account by the ombudsman if the application was passed through, and she saw no reason to go against the Head of Planning & Policy’s recommendation.

**Proposal of, and vote on, the Motion**

Cllr Sue Bolam proposed the motion set out in the report, which was seconded by Ms Marie Fallon.

Members then voted on the proposal which was agreed unanimously.

It was **RESOLVED**

That planning permission would not be granted for this application.

**DMC2023-13                    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 DMC2023-014 and DMC2023-015 (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 1.37pm, Ms Marie Fallon proposed the motion, which was seconded by Cllr John Riddle, and members voted unanimously to move into Part Two of the meeting.

Following conclusion of Part Two of the meeting, there being no further business, the meeting closed at 1.57pm.

**Signed:** .....

**Date:** .....