

NORTHUMBERLAND NATIONAL PARK AUTHORITY
MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE MEETING
Eastburn, South Park, Hexham NE46 1BS
Wednesday 13 December 2023, 2.10pm to 2.32pm

Present:

Cllr Julian Morrison-Bell (SoS Parish) (Chair)
Cllr Sue Bolam (SoS Parish)
Ms Marie Fallon (SoS National)
Cllr Mark Mather (NCC)
Mr Chris Mullin (SoS National)
Cllr John Riddle (NCC)
Cllr Alan Sharp (NCC)

In attendance:

Susannah Buylla (Head of Planning & Policy)
William McKane (Planning Officer)
Carolyn Akerman (Legal Representative, Ward Hadaway)
Jayne Longlands (Corporate Support Officer)

PART ONE

DMC2023-26 Welcome and Apologies for Absence

Apologies were received from; Cllr Val Gibson (SoS Parish) and Cllr Len Glen-Davison (SoS Parish).

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

DMC2023-27 Declarations of Interest

All members declared an interest in the planning application 23NP0050 Principal residence of a single storey dwelling at Land to the North West of Millfield House, Ingram, Northumberland, NE66 4LU. They all knew the applicant, Cllr Len Glen-Davison, who is a fellow Board member. Cllr Alan Sharp declared a personal and non-prejudicial interest. Cllr Mark Mather noted that his interest was personal and non-prejudicial, as the applicant is a member of a Parish Council which is in his NCC ward, adding that he had not made a predetermined decision of the application outcome.

DMC2023-28 Minutes of Previous Meeting: Wednesday 8 November 2023

The draft Minutes of the Development Management Committee Meeting held on Wednesday 8 November 2023 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 Wednesday 8 November 2023, as circulated, be confirmed as a true record and signed by the Chair.

DMC2023-29 Determination of Application for Planning Permission

23NP0050 Principal residence of a single storey dwelling at Land to the North West of Millfield House, Ingram, Northumberland, NE66 4LU

William McKane (Planning Officer) updated on the revised recommendation as follows; to delegate authority to the Head of Planning & Policy to grant conditional permission subject to confirmation from Natural England of no adverse effects on the integrity of European protected sites or no response in 21 days from consultation.

The Planning Officer informed members of updated consultation responses from Natural England and the NNPA Ecologist. He summarised their comments accordingly;

Natural England updated their response;

No objection subject to mitigation being secured by planning conditions. However, an Appropriate Assessment was required from the competent authority due to potential for likely significant effects and proposed mitigation. Based on the information provided Natural England support a conclusion of no adverse effect on site integrity if the mitigation measures are fully secured by condition.

NNPA Ecologist updated her comments as; "...it is unlikely that the proposals would have a significant effect on the features of the designated site. A proportionate Appropriate Assessment has been carried out and the details are below.[as described in 27 November 2023 consultation response (agenda page 30)]."

The Planning Officer provided a detailed overview of his report. He presented the application with the support of location maps, photographs, elevations and proposal plans. He noted that no objections had been raised by consultees (subject to the use of relevant conditions). Public representations related to general comments received from neighbours regarding the additional demand of the scheme upon the existing private water supply.

The Committee report was summarised including the impact on NNPA special qualities to the landscape, biodiversity, tranquillity, and cultural heritage.

The recommendation was to grant conditional permission subject to confirmation from Natural England of no adverse effects on the integrity of European protected sites or no response in 21 days from consultation.

Public Speaking

Architect, Mr Richard Verrill, spoke to the room in support of the application, speaking on behalf of the applicant, Cllr Len Glen-Davison. Mr Verrill noted that, if planning permission was approved, the building would be named 'Weather Brae Cottage.' He added that the design and setting of the proposal sat well within the vernacular of Ingram village.

Board members then raised the following points:-

- In response to Cllr Alan Sharp's question, it was noted that the proposed location was in a field in front of Millfield House, which was owned by a relation of Cllr Len Glen-Davison.
- Mr Verrill clarified that the building would be composed of stone throughout, as well as natural slate for the roof. In addition, the PV panels would be integrated into the slate.

Questions and Debate

The Chair invited members to present questions and general discussions ensued as follows: -

- In response to Ms Marie Fallon's question, the Head of Planning and Policy noted that the applicant sought pre-application advice to allow Officers to determine whether the site was considered to fall within the settlement of Ingram. She clarified that no settlement boundaries were identified within the Local Plan as this allowed a site to be considered on a case by case basis. In this case there were other properties nearby and on this side of the road which allowed the conclusion to be drawn that this site was considered to fall within the settlement of Ingram. The Planning Officer confirmed that the settlement character was described in his report and this proposal accorded with the character and linear setting of Ingram.
- Cllr Sue Bolam asked about the local camp site that used to in that area; it was noted Officers believed the land was no longer used for a camp site for some years.
- Cllr John Riddle said he had no issues with the proposal and how it accorded with the Local Plan.
- Cllr Sue Bolam noted there were quite a lot of small settlements within NNPA which were scattered in nature, as was the case with the proposal in question, which she supported. She noted that the proposal being a principal residence dwelling was also relevant.

Proposal of, and vote on, the Motion

The motion set out in the report was presented, with members voting unanimously on the proposal, which was proposed by Cllr John Riddle and seconded by Cllr Sue Bolam, and it was;

RESOLVED to delegate authority to the Head of Planning & Policy to grant conditional permission subject to confirmation from Natural England of no adverse effects on the integrity of European protected sites or no response in 21 days from consultation.

DMC2023-30 URGENT BUSINESS

The proposal to hold a DMC Meeting on Wednesday 17th January 2024 was noted, at which two items would be presented.

Cllr Sue Bolam requested an updated report on enforcement; the Head of Planning & Policy confirmed that this would be presented at a future meeting in 2024 (although this would be at a later date than January 2024).

There being no further business, the meeting closed at 2.32pm.