

AMBLE TOWN COUNCIL – PLANNING COMMITTEE 3 January 2017
Minutes of a Meeting of Planning Committee held on Tuesday 3 January 2017 at 6:00pm in the
Amble Town Council office, Fourways 2, 6 Dilston Terrace, Amble,

PRESENT: Cllrs Morrison (Chair), Lewis, Dargue, Weir, Horn, Barton

PUBLIC: None

APOLOGIES: None

1. DECLARATIONS OF INTEREST: None

2. QUESTIONS FROM THE PUBLIC: None

3.0 COMMUNICATIONS:

3.1: Consultation to Changes to Planning Protocols – Response submitted 22nd December 2016

3.2: PLANNING APPLICATION VALIDATION CHECKLIST – CONSULTATION –Comments to NCC required by 20th January 2017. Comments were submitted at the meeting (and electronically) from Cllr Helen Lewis. These were agreed.

A comprehensive and easily understood document which will be of invaluable assistance and guidance to those seeking planning permission.

Part 1

Note 3: Clarification required- c) relates to b) – existing plan and e) relates to d)- proposed plan.

Note 4: b) Certificate B- paragraphs appear repetitive

Note 7:- Design & Access Statement a) second bullet point refers to i)- where/what is this?

Note 8: Reserved Matters- Layout Box- third line, 4th word missing ‘to’; fifth word should be ‘the’

Part 2

Note 16: Heritage Statement: When is this required? Bullet point 3: ‘would materially affect its appearance’

Note 20: Lighting- What information is required? Bullet point 2 has a missing end bracket

Note 23: Noise Assessment: No reference to change of equipment/ machinery for example within an extension to an existing building

Note 25: Planning Obligations- it would be helpful here to include the full range of items this can cover as it has a wider remit than the few given here.

4. PLANNING APPLICATIONS:

To consider the following planning applications:

16/04307/FUL – Proposed construction of new hotel comprising 30 en-suite bedrooms; bar and restaurant, outside terrace, children’s play area and associated car park. Plot 19, Section 2 Coquet Enterprise Park, Amble, Morpeth, Northumberland, NE650PE

Amble Town Council have no objection to this application and welcome the additional employment opportunities and town amenities for residents and visitors.

However the committee would like the following comments noted:

Concern was raised about the vehicle access/ egress from the main entrance to the drop off area as this will result in traffic having to do a 3 point turn to be able to exit. A possible solution to consider is losing some parking spaces in order to continue the hammer head a few metres further to connect with Percy Drive; this could then be used to create a one way traffic entry and exit point and a safer drop off point for taxis and other vehicles.

Amble Town Council would like clarification whether the trees that are included in the boundary plan are those existing already or are these new trees.

The planning application states that there will be a simple picket fence erected at the boundary of the area facing the south roundabout- clarification is required if the existing trees by the south roundabout will be removed.

Amble Town Council concur with the comments from Northumbrian Water regarding drainage and flood water.

In the interest of safety, Amble Town Council would suggest that adequate lighting should be installed in the car park as there does not appear to be any shown in the plans.

Although Amble Town Council appreciate that the applicant has given reasons justifying why this land should not be kept for industrial use, we are concerned about possible future adverse effect on the rateable value for the small businesses on Coquet Enterprise Park.

Coquet Enterprise Park- old Cheviot Food Site

Clarification was requested on the wording in the original documentation about the boundary fencing. It is believed a timber fence was stated but it is understood that hoardings that have been erected. As per NCC guidelines, these are in NCC colours. They have been erected as the site is towards the entrance of Amble and are there to enhance the appearance of this area in the short term.

It was agreed at the meeting that the Clerk was to write to Arch & Graham Harper to enquire about the next quarterly meeting that is due to take place. Discussions for the meeting should also include any possible enquiries- successful or not- about CEP that have been submitted since Arch took over responsibility.

5. DATE & TIME OF NEXT MEETING: The next Meeting will be held when required.