

PRESENT: Cllrs Morrison, Horn, Hinson, Lewis, and Town Clerk Vicki Smith.

APOLOGIES:

Cllrs Jane Dargue and Craig Weir

1. DECLARATIONS OF INTEREST:

None

2. QUESTIONS FROM THE PUBLIC:

There were no members of the public present.

3. COMMUNICATIONS:

A late addition to the agenda was communication from The Land Registry re the adverse possession of land at Eastgarth Avenue, Amble. The Council considered the information available and has no objection but if possible would like to add a condition not to build residential property at this location due to the access issues associated with it.

4. PLANNING APPLICATIONS:

To consider the following planning applications:

4.1 18/01529/OUT – Outline planning application for 185 new homes (including affordable homes) and associated vehicular access. Land South East of New Hall Farm, Amble

Amble Town Council discussed the above planning application. The Council has no objections but made the following comments.

Whilst we are very concerned about the number of residential properties already approved and in the planning process, unfortunately in planning terms, we understand this is not a valid ground for objections. Nor is the concern expressed by many regarding new build and vacation of older properties leading to an increase in second and holiday homes.

We are pleased the applicant took notice of and acted on some points we raised at the meeting with them prior to this submission; however we still have some concerns.

We are pleased to note the suggested mix of housing includes smaller properties of 1 and 2 bedrooms- something much needed for the town.

We are pleased to note an element of social rented and affordable properties although we feel that 15% affordable is not sufficient. These properties should have an 'IN PERPETUITY' clause attached to retain them as such.

We note the retention of the buffer zone which was originally there to protect the route of the Amble by-pass which is now no longer in retained policies.

We also note that the applicant has incorporated walkways within the site and a foot/cycle way to help to alleviate the narrow and often dangerous Guildens road. Also that travel advice to

encourage accessing the town by means other than car are encouraged. We hope the applicant may consider a financial contribution to improve walk and cycle ways within the town.

At present there is no X20 service on Acklington Road due to a route change last year; we feel that there may not be a need for further bus stops if adequate pavements and crossings to the present ones are constructed. If however this is deemed necessary, Amble Town Council must be consulted over the bus shelter(s) as this would become their responsibility. A gateway feature is also mentioned for Acklington Road- again discussion should be held with Amble Town Council.

However if the applicant is serious in offering the Right of Way from New Hall Farm to West Drive as a means of the residents accessing the town, then the whole way needs vast improvements to the dense foliage, the ditch and the surface itself in order to create a suitable walk and cycle way. It would be preferable if the developer adopted this Right of Way. The actual route needs clarification as the mapped route at New Hall Farm varies from that shown on the developer's application documents. The plans shows the right of way outside New Hall Farm boundary wall when in fact the right of way is inside the farm yard. Appropriate Permissions has to be found to change any right of ways.

Within the site itself, we have concerns about the separation of the two large sustainable drainage areas from the footpaths around them. We would also expect an estate management fee to be included for each property to ensure the public open spaces and landscaped areas are maintained to a high standard.

Also some individual property access and parking needs clarification as it would appear from this outline application that some properties have no or limited vehicular access.

The applicant has also noted that due to the population impact there will be a need to consider help for Health facilities but we would like to see some provision towards educational and recreational concerns too as well as some financial assistance towards a town centre car park.

We note that money for Coastal Management is to be considered; however we would be very keen to see just how that money is to be spent in our own specific area.

Whilst we feel that more houses on this road will create highways problems on Acklington Road and, particularly for those turning South, at the Mason's Arms junction, there is little backing from NCC and other reports to support this so unfortunately we cannot address this aspect. However we also have concerns for children's safety as they travel to school along this route. We would urge wide enough pavements to incorporate a cycle way and safe crossing points over the Highway.

There is also concern that vehicles travelling North will not take that route but travel via the Guildens Road- thus increasing the danger on this narrow twisting road which passes the First School at Warkworth and is a route regularly accessed by walkers, joggers, horse riders and cyclists.

We would urge more in depth reports of the environmental impact and the coal/gas effect but are pleased to note possible on site vehicle working issues have been considered.

AMBLE TOWN COUNCIL – PLANNING COMMITTEE 29 May 2018

We have great concerns over the whole water/ drainage/ sewage aspect. We wonder if the present sewage works has the ability to cope with this extra flow and also whether the main system which presently either goes from that area down West Avenue, through the Allotments and into the pumping station in Riverside or down Acklington Road itself are adequate for this extra input.

5. 18/01695/FUL – Proposed side and rear kitchen extension – 9 Newburgh Street, Amble

Amble Town Council considered the above application and had no objections provided that it adhered to building regulations and guidelines.

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