

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

**PRESENT:** Cllrs Morrison, Horn, Hinson, Parks, Lewis, Weir and Dargue with one member of the public.

**APOLOGIES:**

**31. DECLARATIONS OF INTEREST:**

None

**32. QUESTIONS FROM THE PUBLIC:**

None

**33.0 COMMUNICATIONS:**

**33.1 Neil Armstrong planning communication from Lichfields May 2017. (Planning application ref 16/04305/out and Amble Town Councils response.**

The briefing note communication from Lichfields was highlighted and the response from Amble Town Council regarding involvement in any S106 discussions was read out.

**34. PLANNING APPLICATIONS:**

To consider the following planning applications:

**34.1: 17/01677/OUT - Outline planning application for up to 272 dwellings with all matters reserved except for access - Land North East Of Amble Sewage Treatment Works Percy Drive Amble Northumberland**

Amble Town Council discussed the above planning application and has made the following comments on the NCC public access site:

*Amble Town Council welcomes that previous discussions have been taken on board in relation to the position of the bungalows and footpath, further discussions are needed to determine the cycle way and pedestrian route.*

*These comments are from Amble Town Council's view but the development straddles the boundary with Hauxley Parish Council whose views must be considered also.*

*No Objections however concerns over whether the town in its present form can sustain as large a development and would urge a reduction in number to alleviate the impact on the town's infrastructure.*

*It is vital that parish and town councils are consulted along with NCC to assist in developing agreements to enhance the educational, medical, recreational, youth facilities and healthy transport routes which will be needed with the influx of population should such a development go ahead.*

*Clarification of delineation between parish boundaries in planning terms would be welcome as the Amble / Hauxley boundary must be maintained as in accordance with the NCC policy of coalescing communities. Clarification would also be welcome as to whether there is a set distance that determines a boundary.*

*Clarity is required on the distance required from the sewage works to the closest property and that this is within regulations.*

*Amble Town Council would also welcome the opportunity to work with the scheme's Travel Plan Co-ordinator to analyse the existing cycle/walking routes and form a comprehensive plan for the whole town which could be utilised when addressing assistance from developers.*

*Whilst there are detailed mitigation plans regarding the environment, the ecology and open spaces, little has been determined about their future maintenance- this must be addressed.*

*Concerns over drainage aspects must be addressed to the authority's satisfaction and the use of permeable materials should be considered wherever possible.*

*Energy conservation should be addressed with the use of solar panels*

*The proposed footpath installation along Percy Drive may impact upon the trees in the verge which were installed by Amble Town Council to commemorate the Queen's Golden Jubilee. Care must be taken not to damage these trees or their roots; if any trees are adversely affected, the developer must replace them with suitable semi mature stock.*

*Consideration of restricted working hours in the interests of adjacent residents.*

*Storage on site of all materials and equipment with wheel washing and road sweeping facilities.*

*Further discussion took place around Neighbourhood Planning and how a Neighbourhood Plan would support our concerns in relation to maintaining physical settlement boundaries.*

**34.2 17/01675/OUT - Outline planning application for up to 166 dwellings with all matters reserved except for access - Land North West Of Hauxley Moor House A1068 Radcliffe To Amble Northumberland.**

Amble Town Council discussed the above planning application and have made the following objection on the Northumberland County Council's public access site:

*Objection due to the access. With a redesign of the site, it should be possible, practical and much safer to construct an access from the developer's land to the existing roundabout at the junction of the A1068 and Percy Drive. The current planned access will lead to congestion and a build-up of traffic when approaching the estate from the North and queuing to cross the highway; similarly exit problems when coming from the estate to travel South. Current guidance obtained states that lengthening a roundabout for the purpose of access or adding a second round about is permitted and we urge this to be looked into further. This will also help alleviate speeding problems in this area which is already a huge concern on this road.*

*Guidance also refers to Disconnected Zones and states that developments should be connected by roads and streets with mixed use although we accept that this is not sometimes the best option, specifically with this development as there is a main road.*

*Concerns over whether the town in its present form can sustain as large a development and would urge a reduction in number to alleviate the impact on the town's infrastructure.*

*It is vital that parish and town councils are consulted along with NCC to assist in developing agreements to enhance the educational, medical, recreational, youth facilities and healthy transport routes which will be needed with the influx of population should such a development go ahead.*

*Amble Town Council would also welcome the opportunity to work with the scheme's Travel Plan Co-ordinator to analyse the existing cycle/walking routes and form a comprehensive plan for the whole town which could be utilised when addressing assistance from developers.*

*Whilst there are detailed mitigation plans regarding the environment, the ecology and open spaces, little has been determined about their future maintenance- this must be addressed.*

*Concerns over drainage aspects must be addressed to the authority's satisfaction and the use of permeable materials should be considered wherever possible.*

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*The proposed footpath installation along Percy Drive may impact upon the trees in the verge which were installed by Amble Town Council to commemorate the Queen's Golden Jubilee. Care must be taken not to damage these trees or their roots; if any trees are adversely affected, the developer must replace them with suitable semi mature stock.*

*Storage on site of all materials and equipment with wheel washing and road sweeping facilities.*

**34.3 16/04305/OUT Land South And South East Of James Calvert Spence College Acklington Road Amble Northumberland - Application for outline planning permission with some matters reserved for construction of residential development of up to 500 dwellings (including affordable homes), public open space, access to an existing highway and associated works – Amendment to plans**

An amended site plan was received and reviewed. There were no further comments to make on this application at this stage.

**34.4 17/01709/FUL - Proposed erection of a two-storey building to accommodate an ice cream parlour (A3 use class) plus bar area (A4 use class).  
Spurreli Boutique Icecream The Old Chandlery Coquet Street Amble Morpeth  
Northumberland NE65 0DJ**

Amble Town Council reviewed the planning application and agreed that whilst this was an ambitious development that is was in keeping with other developments in that area. Amble Town Council has no objection on planning grounds but would like assurance that there will be no noise disturbance to residents and that licensing hours are kept to the same as neighbouring businesses. Amble Town Council are also pleased that the proposed plans are not encroaching and are in keeping with the old brick works which are historically important to the towns industrial heritage.

**34.5 17/01850/FUL - Construction of new rear extension 5 Panhaven Road Amble NE65 0BD**

Amble Town Council has no objections.

**35. Land for sale to the rear of Coquet Enterprise Park, Amble.**

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Amble Town Council object to the sale of this land as we feel this should be preserved as Open Space for community use so there can be no possibility of any future absorption into Industrial / Commercial / Employment land should any residential plans not come to fruition.

Also it must be maintained as its currently a well-used walking route from the A1068 to other parts of the town - without having to go through a housing estate.

VS to communicate this to the relevant NCC officers.

Cllr Hinson did not object to the sale of this land and requested that this be minuted.

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

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