

## **Minutes of a Meeting of the Planning Committee held on Tuesday 10 May 2022 at 6:00pm in the Masonic Lodge, Amble**

**PRESENT:** Cllrs Morrison (Chair), Parks, Weir, Lewis and Dancer  
Anna Kruk- Admin.

**APOLOGIES:** Cllr Bewley - accepted

The Chair welcomed members of the public to the meeting and advised that a 15 minute maximum timeslot has been allocated at this meeting for questions from the general public.

### **1. Declarations of interest:**

Cllr. Dancer declared an interest in planning application 22/01051/FUL Land North East of Riverside Park, Rivergreen.

### **2. Questions from the public:**

Two members of the public attended the meeting; both indicated they wished to speak about the Rivergreen proposal, Ref No. 22/01051/FUL.

John Howey: Asked if data is available to confirm the ownership of properties in Amble in relation to how many properties are currently used as short-term holiday lets. And does Amble Town Council (ATC) have any power over new developments to impose restrictions on selling the new built properties as holiday lets?

Cllr Morrison responded that Northumberland County Council's (NCC) figures show that Amble has a ratio of 11% properties registered as holiday lets, which is under the 20% requirement of houses classed as holiday lets before any restriction can be imposed on new housing developments in Amble. Cllr Morrison confirmed that ATC has no powers over new developments and that the developers need to work with NCC to agree any restrictions or covenants placed on new builds to allow the properties to only be sold or let as local residential use only.

Cllr Weir - ATC are aware of the issues and the impact on our residents due to the increased holiday lets in the town and the lack of suitable affordable housing. ATC are currently looking at carrying out a survey amongst residents to highlight their concerns.

John Howey – can a covenant be added to any new property sold which prevents it being sold later on the open market?

Cllr Weir – The question has been asked of the developer, Northumberland Estates, but they have not provided any answer to this. However, ATC are aware that any

covenants would be hard to enforce in the future if these properties were then sold on at a later date.

Jackie Turpin – It is not clear from Northumberland Estates planning application who is going to be living in the “supported living” properties, is this development for local benefit? The Braid is currently a safe place for elderly and disabled locals to access, there is no other area in Amble for them to use safely. Along with the loss of the wildlife which inhabits this area and the unique biosphere for people and animals, it will be a great loss if this development goes ahead. The proposed access road across means it will no longer a safe open space.

Cllr Morrison – the land which is being developed belongs to Northumberland Estates. However there has been some confusion in the past by local people as to the ownership of the land, Northumberland Estates and Northumberland County Council partly own the land.

John Howey – Ownership of parts of the Braid have been changed around in the past. The area of the Braid which NCC owns previously belonged to Alnwick District Council (ADC), when ADC closed Northumberland Estates had a clause to buy back this part of the Braid. NCC has a recorded minute relating to this.

Cllr. Weir – As residents of Rivergreen wanted to “protect” the area so NCC, The Marina and Northumberland Estates agreed a land swap thus forming the Green for residents to use.

Cllr Lewis – We need to bear in mind that when Northumberland Estates held their public consultation the outcome said that not all the area where the new development is going is used by the public. Even with a new access road any social events can still take place on the Braid.

Cllr Weir – A similar development at Bedlington has been taken over by Age UK so perhaps this will happen with the Amble site? There will still be substantial land for a village green. Rivergreen Road is a private road and Northumberland Estates would not entertain ATC's concerns over access to the site when these were raised at a meeting between ATC and Northumberland Estates to discuss the development.

#### **4. Planning Application**

##### **4.1 Ref: 22/01051/FUL Land North East of Riverside Park, Rivergreen.**

Cllr Lewis read out a prepared statement of ATC response to this planning application.

This was discussed and the following points raised:-

A1068 – Alternative access road into the development site from the A1068 into Riverside Park. Due to the size of the road this would have a natural traffic calming effect and adding a roundabout would reduce congestion.

“S106 to improve medical facilities” – to expand on this section regarding the current location of the supported living section also access to and from the supported living area.

A Survey for flooding due to the increase of surface water into Gilders Burn which will in turn increase the flood risk at Rivergreen Road – **Agreed** to be added into our objections.

Screening – residents confirmed that they had not consulted over this.

Cllr Lewis to update the comments and email across to the office so that they can be returned to the NCC Planning Officer. **Agreed**

A copy of the returned comments is attached to these minutes.

**4.2 Ref No. 22/01138/FUL. Development of 60no. Dwellings with associated car parking and landscaping. Land North West of Hauxley Moor House A1068 Radcliffe to Amble, Amble Northumberland.**

This is a Persimmons housing development.

Cllr. Weir – ACT should object to this development on the grounds of over development.

Cllr Lewis read out a prepared statement of ATC response to this planning application.

This was discussed and the following points raised:-

Cllr Morrison advised that the current winter bird survey is now out of date. **Agreed** this would be added to the comments.

Cllr. Dancer asked about lack of affordable housing at this development.

Cllr. Lewis has checked the ratio of affordable housing, and this was the correct percentage in relation to the development.

Cllr. Watson is currently looking into the S106 agreement funds which haven't been forthcoming on the previous developments in Amble by Persimmons Homes.

Agreed that Cllr Lewis to update the comments and email across to the office so that they can be returned to the NCC Planning Officer. **Agreed.**

A copy of the returned comments is attached to these minutes.

**4.3 Ref No. 22/01323/FUL Construction of 19 Light industrial units with retained containerised storage. Land East of Border Laird Coquet Enterprise Park, Amble.**

No objections on this planning proposal. It was agreed that this is a welcome business addition to the town.

ATC's returned comments on this application would include natural lighting for all the units, external lighting around the units and on the walkways and car parking areas and sufficient car parking for each unit. **Agreed.**

**5. Any other applications received up to the date of the meeting.**

None

**6. DATE & TIME OF NEXT MEETING:** The next Meeting will be held when required, subject to the receipt of planning applications.

**Meeting Closed at 7.15pm**