

## Minutes of the Planning Committee Meeting held on Monday 28 June 2021 Online via Zoom.

The meeting started at 4.02 pm.

### PRESENT:

Councillors: G. Eastwood, S. Bowman, E. Coulson and J. Henderson

### IN ATTENDANCE:

S. Potts – Clerk and Responsible Financial Officer  
D. Freeman – Engagement and Development Officer  
Cllr S Dungworth

Members of the Public - 0

#### PL007/21 1. Welcome

The Chair opened the meeting and thanked everyone for attending.

#### PL008/21 2. Apologies for Absence

There were no apologies for absence.

#### PL009/21 3. Disclosure of Interests

There were no disclosures of interest.

#### PL010/21 4. Minutes of the meeting held on 1 June 2021

The minutes of committee held on 1 June 2021 were reviewed and accepted as a true record.

#### PL011/21 5. Seaton Delaval Railway Station (21/02253/CCD)

Members discussed the above application and referred to it being a goal of successive NCC administrations to re-open the Northumberland Line (formerly known as the Ashington, Blyth and Tyne line). Members fully supported this aspiration and similarly supported the establishment of a station in Seaton Delaval and accepted that location chosen is the only viable location for a station in the town.

Whilst members supported the application they noted that a number of residents who live close to the proposed station have raised concerns about potential flooding, the size of the car park, alignment of the access road, footpath connections and screening from the car park.

Consequently, and whilst supporting the application members would urge NCC to do everything it can to alleviate residents' concerns on the above matters.

#### PL012/21 6. Chick Pizz Takeaway ( 21/01958/VARYCO) – Permanent extension of opening hours to 1am on Fridays and Saturdays

During the discussion of this application members were unclear about what opening hours were currently being operated by the business, however following a subsequent

conversation with the case officer it became clear that the business had reverted back to its original opening hours (closing at 11.30am on Fridays and Saturdays) from 24 December 2020, having closed at 1am for 12 months previous to this.

Discussions then turned to the period over which the trial took place and all members were of the view that the trial period was not a good representation of normal trading conditions as Covid restrictions, in one guise or another, were in place for the vast majority of the trial period.

Consequently, the committee agreed to **OBJECT** to the variation in conditions and ask that a further period of 12 months temporary planning permission be granted before considering whether a permanent change to the businesses opening times is allowed.

**PL013/21**    **7. Bellway Homes 21/02285/FUL** – Erection of 92 Dwellings and associated access, infrastructure and landscaping. Land south of NHS Hub, Avenue Road, Seaton Delaval

Members discussed the application in some detail and noted that the proposed development was on land that hasn't been allocated for any specific purpose. Members also noted that the land was outside of the village's natural boundary and if developed the site wouldn't be easily integrated into either the villages of Seaton Delaval or Seghill. In members' view the positioning of the NHS factory prevents any integration into Seaton Delaval and the proposed development is at least a kilometre away from Seghill.

Members felt that the land would be better used for commercial development and further felt that there isn't a need for more new housing in Seaton Valley over and above sites that have already been identified for development in NCC's emerging local plan.

Members also discussed the situation with school numbers in Seaton Valley and felt that all tiers of schools would struggle to accommodate the new pupils generated from the proposed development.

Consequently, members agreed to raise an **OBJECTION** to the proposed development on the grounds that:

- the site is more suitable and preferable for commercial development,
- the proposed development would be disconnected from the villages of both Seaton Delaval and Seghill,
- there doesn't appear to be a need for additional housing in Seaton Valley over and above developments on sites that have already been identified in NCC's emerging local plan, and
- If the proposed development is allowed, the first, middle and high schools in the area would need to be enlarged to accommodate the new pupils generated by the development.

**PL014/21**    **8. Date of next meeting**

As and when required

The meeting closed at 4.47 pm.

Signed by the Chair: .....

Dated: .....