

**MINUTES OF THE
DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

Wednesday 12 November 2014 from 1000 – 1024

NORTHUMBERLAND NATIONAL PARK, EASTBURN, HEXHAM

- In the Chair:** Cllr S Bolam, Development Management Committee Chairman
- Present:** Cllr J Riddle, Cllr A Murray, Cllr G Sanderson, Cllr J Wilson, Cllr M Walton, Mrs J Davidson, Mrs F Gough, Cllr C France, Cllr S Davey, Mr P Murray, Cllr I Lindley.
- In attendance:** Mr T Sunter (Legal Advisor); Mrs S Buylla (Development Management Interim Manager); Mr T Gates (Chief Executive); Mr C Stanworth (Planning Officer)
- Public gallery:** Mr P Ashmore, Independent Person; Mr A Miller, Head of Programmes and Conservation; Mr D Proudlock, Head of Operations, Mr I Cansfield, Cundalls (Planning Consultant)

PART ONE

Welcome and Apologies for Absence

Apologies: Mr M Bell, Dr P Cowie, Cllr K Francis, Cllr V Gibson, Cllr A Sharp, Ms M Whewell.

DMC2014- 026 Declarations of Interest

There were no Declarations of Interest.

DMC2014-027 Minutes of Previous Meeting held on 15 October 2014

Members were advised that, following the withdrawal of Application 14NP0077 (Ingram Bridge Car Park) from the meeting on 15 October 2014, the Authority were still waiting on Parish Council comments. It was expected the application would be considered at the December DMC meeting in.

Cllr G Sanderson proposed, seconded by Cllr A Murray that the Minutes of the Development Management Committee meeting held on 15 October, 2014 be approved and signed by the Development Management Committee Chairman. There being no further issues, members agreed the minutes and

| |
|--|
| RESOLVED that the minutes of the Development Management Committee meeting held on 15 October 2014, as circulated, be approved as a correct record and signed by the Development Management Committee Chairman. |
|--|

DMC2014-028
14NP0080

Application for Planning Permission

Alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre at Walltown Quarry Picnic Site, Brampton, Greenhead CA8 7HZ.

Planning Officer's Report

C Stanworth, Planning Officer, provided a pictorial presentation to supplement his report and advised the recommendation was to **approve** the application subject to the conditions in the report.

The Planning Officer highlighted the three key elements to the application:

- i. internal change of use (including external alterations) whereby the sheltered area will become an enclosed internal area initially for a cafe and visitor centre whilst the visitor centre at Once Brewed is being developed thereafter becoming a permanent cafe;
- ii. an extension to the existing eastern side elevation which would be built from matching materials to provide a canopy-style new open seating area; and
- iii. an extension to the existing rear extension which will provide a discreet location for the proposed small lean-to providing shelter and washing facilities.

The Planning Officer summarised the report, advised that comments had now been received from the Environment Agency who had no objection; there were no other objections from the public or other consultees; and that whilst there was no adverse impact on amenity, landscape or World Heritage Site some ecological conditions were recommended to ensure the changes were in accordance with Core Strategy Policy 17.

Public Speaking

The Chairman welcomed Mr I Cansfield, Cundalls (Planning Consultant) and Mr Derek Proudlock, Head of Operations, National Park Authority speaking **for** the application.

Mr Cansfield thanked the Planning Officer for his report and supplementary presentation. He said the application was to enable works for the Sill with opportunities to create lasting improvements to the site and to help people continue to explore the National Park with car parking space the same as at Once Brewed therefore contributing to the site sustaining the same level of activity. The Chairman thanked Mr Cansfield and invited questions from members to Mr Cansfield and Mr Proudlock.

The Chairman, in response to a question about costs, reminded members that this was not a consideration for the Development Management Committee.

Questions from members included:

1. *The shower room and projections of the on-going use of the site:* Mr Proudlock explained that during the temporary visitor centre period the shower area would be used for storage and it was anticipated this would be changed to shower facilities for trail and recreational users thereafter.
2. *The impact of the site's lighting on 'Dark Skies' and, noting there was no external lighting, asked if this was safe:* Mr Proudlock agreed this was a valid point and informed members there was no external lighting at present, including on the walkway at the rear of the building. The Development Management Interim Manager advised the Committee that a condition could be set to allow for this to comply with Dark Skies policies and that a Discharge of Conditions would be required. Mr Proudlock confirmed that the lighting in the canopy area would be within the covered area and beside the information areas.

3. *Noted the extension was a canopy with a fibre cement roof asked for clarification of material usage:* Mr Cansfield confirmed the materials being used and said the canopy would only be visible to people going to the back of the building. The Planning Officer pointed out that Conditions 3 and 4 on the application related to the submission of materials, which had to be seen before the Discharge of the Conditions.

Members commented on the quality of the documents for the meeting, including the helpful colour photos and thanked the Planning Officer for his well delivered presentation.

Proposal of Motion

Cllr M Walton proposed the recommendation that the Authority approves application 14NP0080 and grants planning permission subject to the conditions set out in the report and noting the need for a possible extra condition with regard to any inclusion of lighting at the rear of the building to comply with Dark Skies policies, seconded by Cllr G Sanderson.

The motion was carried unanimously by members and there being no further matters discussed members

RESOLVED that the Authority approves application 14NP0080 and grants planning permission subject to the conditions set out in the reports and noting the need for a possible extra condition with regard to any inclusion of lighting at the rear of the building to comply with Dark Skies policies.

DMC2014-029 Urgent Business

There were no issues of urgent business

The meeting ended at 1024

Signed Date