

Seaton Valley Council

A Community Council

Minutes of the Planning Committee Meeting held on Monday 14 January 2019 at Seaton Sluice Community Centre

The meeting started at 6.32 pm.

PRESENT:

Councillors: B. Burt (Chair), S. Stanners, L. Bowman, and E. Coulson.

IN ATTENDANCE:

S Potts – Clerk and Responsible Financial Officer, Cllr S Dungworth and Cllr K Collier

Members of the Public - approximately 70

PL044/18 1. Apologies for Absence

There were no apologies for absence

PL045/18 2. Disclosure of Interests

There were no declarations of interest from members of the planning committee. Cllr Dungworth did declare a personal interest as she owns a property overlooking the development site, however she made it clear that she was not part of the decision making process.

PL046/18 3. Minutes of Last Meeting

The minutes of the meeting held on 29 October 2018 were agreed and accepted as a true record of that meeting.

PL047/18 4. Planning Application Number 18/04339/LBC

Listed Building Consent for alterations and extension to The Delaval Arms and change of use of Beresford Lodge from care home to 23 letting bedrooms to operate as part of The Delaval Arms with internal and external alterations including recladding. Demolition of garage building, removal of boundary fence, landscape garden, installation of children's play area, re-ordering of car park, covered cycle park and formation of gap in boundary wall between The Delaval Arms and Beresford Lodge

The Delaval Arms And Beresford Lodge Beresford Road Seaton Sluice NE26 4RL

The Chair welcomed everyone to the meeting and explained that the Council's Standing Orders would be suspended immediately to allow members of the audience to ask questions and/or raise their concerns about planning application number 18/04339/LBC, which was the only item on the meeting's agenda.

She also explained that Seaton Valley Council is one of a number of formal consultees to the Planning Application but that it would be Northumberland County Council that decided to either approve or reject the application. In this regard, she reminded residents that it is very important therefore, that those with concerns about the application should raise their concerns via the Planning Portal. This will help to ensure that the application is decided by the County Council's Local Area Committee rather than by an individual Planning Officer.

A number of residents proceeded to raise concerns about the potential closure of the Care

Home and the massive impact this would have on the residents of the home. They also complained that neither the staff, the residents, nor the resident's next of kin had been informed about the proposals by either the applicant, the owner of the care home or Northumberland County Council.

In response to these queries the Chair explained that the Planning Authority would not be able to give any weight to these concerns as they do not relate to any material planning considerations, however she went on to explain that Cllr Dungworth, the County Council's Councillor for the Hartley Ward, would draw these matters to the attention of the Adult Social Care Team as a matter of urgency.

Cllr Dungworth expanded on the Chair's response by saying that any decision to close the home would have to be made by the owners of the home, probably on commercial grounds, and that she had a real concern that the home would close whether or not the application is approved as there is evidently problems with the funding of Adult Social Care throughout the country. Cllr Dungworth also said that she would make arrangements to meet with staff and concerned residents within the next few days so that she could listen to their concerns in more detail and would ask Adult Services to offer support to residents, families and staffs.

Cllr Dungworth confirmed that it was the responsibility of the owners of the care home to inform his staff and residents about the planning application, not the County Council. She concluded by saying that the County Council's Adult Services Team had not been informed about the planning application until she had raised the matter with them.

Other residents raised concerns about the potential for increased traffic on an already busy road, emphasising the probable increase in larger delivery type vehicles; the need to upgrade the minor road that leads down to the clifftop car park from the Delaval Arms roundabout – increased traffic flows would make this busy minor road even busier, especially in the summer months when the close by caravan site is fully booked; the need to repair the 'no man's' land that lies between this road and the Delaval Arms car park; the need to maintain sight lines to the listed Water Tower; a potential deficiency in car park spaces; the need to ensure that any signage for the new development is in keeping with the surrounding area; the need to retain as much of the listed building elements of the Delaval Arms as possible (both inside and outside) and the need to ensure adequate traffic management arrangements/markings are in place in the immediate area of the development.

Once all residents had raised their concerns the Chair reinstated standing orders and reminded those present that there was to be no more comments from the floor.

The Chair then asked for committee members comments.

Members felt that although they recognised and sympathised with the concerns raised at the meeting they didn't feel that there were sufficient planning grounds for the Council to officially object to the application. That being said, members agreed to raise residents' concerns in its formal response to the consultation process and to ask for a number of conditions to be written into any approval that may be given i.e. in respect of addressing the issues/concerns raised by residents.

Before moving onto the closing item on the agenda, the Chair said that due to the Christmas holiday period overlapping with the official consultation process she was sure that the deadline for resident's comments would be extended and reminded residents of the importance of submitting their comments via the portal.

The Chair closed by thanking everyone for their attendance and for raising their concerns about the proposed development.

PL048/18 5. Dates of Future Council Meetings

2019	Committee/Council	Time	Venue
Wednesday 30 January	Full Council	7.00pm	Seaton Valley Council Offices
Wednesday 27 March	Full Council	7.00pm	Seaton Valley Council Offices
Wednesday 24 April	Full Council	7.00pm	St Mary's Church, Holywell
Wednesday 29 May	Annual Meeting and Annual Parish Meeting	6.30pm	New Hartley Memorial Hall

The meeting closed at 7.45pm.

Signed by the Chair:

Dated: