

Minutes for the Extraordinary Meeting of Embleton Parish Council - Planning

Monday 23rd August 2018 at 7.30pm

Creighton Memorial Hall, Embleton

Chairman: Terry Howells

Present: Andrew Chillingsworth, Raymond Carss, Ray Imeson, Georgina Armstrong,

Attendees: 7 members of the public

Clerk: Melissa Gilroy

Absent: None

750. Declaration of Interests. None

751. Apologies: Monica Cornall, Vicki Fyffe, Richard Manners, David Cooper

Prior to the commencement of the meeting one member of the Creighton Place resident group requested to speak to express the views of the members within the group. The resident presented an objection to the proposed development for the reasons stated below:

- With no required housing need, the development is an unnecessary extension of the village boundary.
- The range and abundance of wildlife within the proposed area. These include nesting birds such as Oyster Catchers Grey Partridge, Little Owls, Barn Owls, Kestrels and Skylarks, wildlife including hares and other insects such as bees & butterflies. A full list has been provided within the online objection. Councillor (Cllr) Chillingsworth also requested a list of the different species.
- The area is liable to have flooding and drainage problems due to the increased run off associated with the new development.
- Access to the construction site has not been considered. Hazardous entry via Creighton place where residents and children are present or via Station Road thus creating further problems.

752. Planning Application

Ref: 18/02583/FUL

Details: Erection of 16 principal residence residential dwellings comprising of 9 bungalows (including 4 affordable bungalows) and 7 houses together with associated infrastructure including new access to a highway and extension to existing sustainable urban drainage system (SUDS).

Location: Land North of Woodsteads U3010 Station Road to Embleton Moor Junction Alnwick Northumberland.

Applicant: Mr David Brocklehurst (Cussins)

Comment Date: 28th August 2018

- The Chairman identified that to date (23.8.18) there had been 12 public objections to the planning application. 9 of these objections had been from residents of Creighton Place. The Chairman continued to update the Cllr's that according to the emerging

Neighbourhood Plan the Embleton Parish had already satisfied housing allocation requirements for the 20-year plan period and an independent housing survey recently conducted by NALC had not recognised any specific need for more affordable housing. At the recent Neighbourhood Plan meeting it was advised that village boundaries should be tightened along the edge of Creighton Place as all housing need for Embleton had already been satisfied.

- Two of the Cllr's unable to attend the meeting sent emails to the Parish Council with their views to read at the meeting. Cllr Cornall expressed her objection to the planned development as there is no identified need for further executive homes. Cllr Cornall also commented that if approved, the development should have conditions that include a cycle path, nature reserve and playpark. Cllr Cooper also expressed concerns over the actual need for further housing and the low percentage of homes in Creighton Place currently lived in by permanent residents.
- Cllr Armstrong was in support of the application and highlighted that not all residents of Creighton Place objected to the proposed development and was aware of two families from within the village that would be interested in purchasing two of the four proposed discount bungalows.
- The Chairman identified that a planning matter for concern was access for construction traffic to the proposed site. During the building of Creighton Place, Cussins were refused access to the site from Station Road and were required to access from the B1339, Station Road was deemed unsuitable to carry construction traffic. Entry through Creighton Place on the B1339 would be a dangerous option.
- The Councillors voted on the planning application:
Objection 3 votes
Approve 2 votes
An objection email to be drafted with access to the site as the reason for the planning objection. Clerk / Chairman to action.

753. Time, Date and Venue of next meeting

Proposed that the meeting should be held on Monday 24th September 2018 at 7:30pm in Methodist Church, Christon Bank.