

MELDON PARISH COUNCIL

DRAFT MINUTES OF MEETING HELD ON TUESDAY 17TH FEBRUARY 2026, AT 7.30PM IN DYKE NEUK, MELDON

Present:

Councillors: G Sanger (Chairman)
A Frankland
A Taylor
T Garnick
J Garnett

Apologies: Miss Dee Smith (Clerk)
Cllr A Lloyd

69. Chairman's Announcements

The Chairman opened the meeting and thanked everyone present for attending at short notice.

70. Declarations of Interest

There were no declarations on this occasion.

71. Public Participation Time

There were no members of the public present or questions on this occasion.

72. Town and Country Planning Act 1990

Members were asked to consider a response to the appeal lodged against planning application 25/02049/FUL - Siting of static caravan for commercial use. West Molesden, Molesden, Morpeth, Northumberland NE61 3QF

This matter was discussed at length and the Parish Council resolved to add the following comments to the planning portal.

RESOLVED

- The Parish Council are concerned that there are conflicting statements by the Appellant regarding the use of the static caravan.
- The original application stated that the siting of a Static Caravan "was to be used for short term guest accommodation under use class C1.

Occupancy is limited to a maximum of two persons, with stays typically of one to three nights and no more than five consecutive nights.”

- The Planning Statement specifically markets the Static caravan as “guest accommodation, rural tourism, immersive experience”
- However, the Appeal Statement now states that the caravan exists to support the operation of the stables and safe site management.
- Section 8. Very Special Circumstances, now includes “the functional necessity of on-site accommodation for equestrian management”
- The Parish Council would like clarification on what is “the existing equestrian enterprise” as stated in the Appeal Statement. The Parish Council are unaware of any registered commercial business operating from this site.
- The Parish Council also notes that one of the planning conditions for the Ménage was “that it shall only be used for private use and no other purpose and should not be used for livery letting, leasing or any other commercial activity.”

In conclusion, the Parish Council stands by its original comments. However, based on the Appeal Statement, the Parish Council now requests clarification on the points raised above, in order to make an informed decision regarding this matter.

73. Date and Time of Next Meeting

The next meeting takes place on Wednesday 11th March 2026, 7.30pm in the Dyke Neuk.