

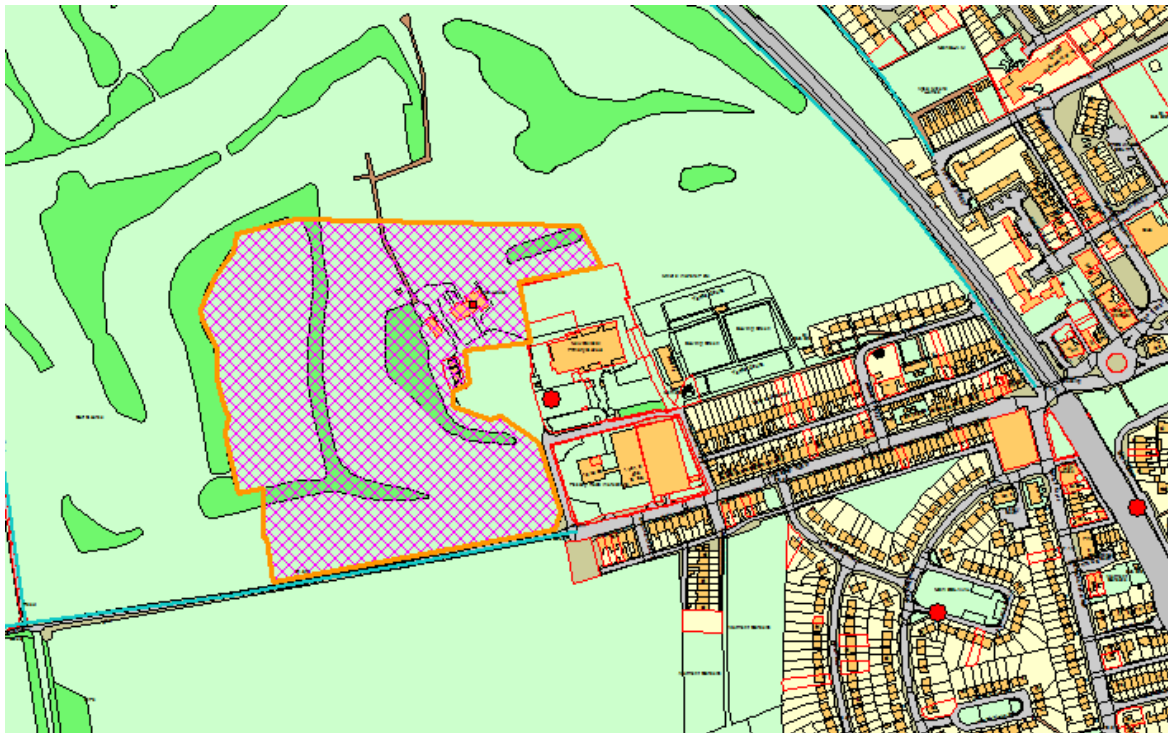


Northumberland County Council

Ashington and Blyth Local Area Council 12th June 2019

| | | | |
|------------------------------|---|---------------------|--|
| Application No: | 19/00039/FUL | | |
| Proposal: | Demolition of the existing outbuildings and construction of 92 new homes with associated access, parking, landscaping and infrastructure, along with the extension and renovation of the existing Clubhouse, erection of new outbuildings, new areas of hardstanding and alterations to the landscaping of the Golf Course. | | |
| Site Address | Blyth Golf Club, Plessey Road, Blyth, Northumberland NE24 4DB | | |
| Applicant: | Mr Mark Gabriele C/O Agent, The St. Nicholas Building, St. Nicholas Street, Newcastle Upon Tyne NE1 1RF | Agent: | Mr Michael Hepburn The St. Nicholas Building, St. Nicholas Street, Newcastle upon Tyne, NE1 1RF |
| Ward | Newsham | Parish | Blyth |
| Valid Date: | 11 January 2019 | Expiry Date: | 12 June 2019 |
| Case Officer Details: | Name: Mr Euan Millar-McMeeken Job Title: Senior Planning Officer Tel No: 01670 622704 Email: Euan.Millar-McMeeken@northumberland.gov.uk | | |

Recommendation: That this application be REFUSED permission



1. Introduction

- 1.1 Due to the location of the application site and scale of the proposals being under the 100 unit threshold, this application shall be considered by Members at the Ashington and Blyth Local Area Council.

2. Description of Proposals

- 2.1 The application seeks full planning permission for the demolition of existing outbuildings and the construction of 92 new homes with associated access, parking, landscaping and infrastructure, along with the extension and renovation of the existing Blyth Golf Club clubhouse, erection of new outbuildings, new areas of hardstanding and alterations to the landscaping of the Golf Course.
- 2.2 The site currently forms part of Blyth Golf Club on the western edge of the residential area of Newsham; approximately 2.3km south-west of Blyth town centre. The site is approximately 6.6ha in size and comprises the 3.4ha area where the proposed residential development would be located, and the remaining 3.2ha of land immediately adjacent comprising the Clubhouse, other small buildings associated with the operation of the Golf Club, and the car park.
- 2.3 The site is bounded to the west and north by Blyth Golf Course, to the east by New Delaval Primary School, Beatrice Avenue and residential beyond and to the south by Plessey Road and the fields beyond the public right of way. A soft boundary edge exists between the golf club and this right of way known as the Bridleway.
- 2.4 The site lies in close proximity to public transport infrastructure providing frequent links between Blyth, Cramlington and Newcastle, including a direct route to Newcastle.
- 2.5 The site is within walking distance of a range of facilities in Newsham and is also located in close proximity to a general store, primary school and a range of other services and facilities.
- 2.6 The proposed residential development would be located on part of the existing golf course affecting holes 10 and 11. Reconfiguration of the Golf Course is proposed to allow the course to continue to operate as an 18 hole course.
- 2.7 The application also proposes to renovate and extend the Clubhouse. A 6 metre side extension on the east would increase the overall size of the building while a contemporary render finish and bar terrace overlooking the first tee are also proposed. The building is accessed from Plessey Road via Beatrice Avenue, and features a large car park to the south. In addition, a new halfway house and greenkeeper sheds are proposed. Importantly, the application does not propose the loss of sporting or recreational facility.
- 2.8 The proposed mix of dwellings to be delivered would include:
- 24no. 2-bed houses;

- 41no. 3-bed houses; and
 - 27no. 4-bed houses.
- 2.9 In terms of materials, the houses would be predominantly textured red brick with flat tiled concrete roof tiles. A two-tone approach would be adopted using plain profile concrete roof tiles and two brick colours of a different texture.
- 2.10 Access to the residential development would be taken from Beatrice Avenue and would consist of one primary street with two secondary streets running off these to the west. Pedestrian access would also be provided in this location with a 2 metre wide footpath connecting to the existing footpath at the southern boundary. The primary route through the site is 5.5 metre wide with 2 metre footpaths. Access to the wider highway network would be sought from Plessey Road via Beatrice Avenue.
- 2.11 The parking strategy for the development, places an emphasis on on-plot parking with all dwellings having at least two spaces. This includes garage parking as a designated space. Internal dimensions for both single integral and detached garages are - 3x6 metres (and 6x6 metres for double garages).
- 2.12 Bin storage for the development is designed on an individual plot basis, with 3 separate bins provided within rear garden areas. Bin collection areas are provided for units served by private drives.
- 2.13 An on-site contribution for 15% affordable housing provision is proposed, subject to viability.
- 2.14 The following documents were submitted in support of the application:
- Blyth Golf Club Business Plan
 - Arboricultural Impact Assessment
 - Design and Access Statement
 - Ecological Assessment Report
 - Flood Risk Assessment
 - Hazardous Ground Gas Assessment
 - Interim Residential Travel Plan
 - Noise Assessment
 - Phase 1 & 2 Geo-environmental Appraisals
 - Planning Statement & Addendum
 - Statement of Community Involvement
 - Transport Assessment
 - Tree Survey and Constraints Plan
 - Landscape and Visual Appraisal
 - Drainage Statement
 - Gas Memo
 - SUDS Maintenance Assessment
 - SUDS Risk Assessment
 - Flood Risk Assessment

3. Planning History

Reference Number: B/84/C/1

Description: Extensions and alterations to club house
Status: PER

Reference Number: B/91/C/0524/P

Description: NEW BUILDING COMPRISING 'PRO' SHOP AND GREENKEEPERS ACCOMMODATION
Status: PER

Reference Number: B/87/C/453

Description: Extensions and shop at rear
Status: PER

Reference Number: B/04/00432/FUL

Description: Extension to clubhouse to form ladies changing facilities.
Status: PER

Reference Number: B/04/00605/FUL

Description: Provision of new ramped and stepped access down to the main entrance of the clubhouse building
Status: PER

Reference Number: B/05/00057/FUL

Description: Proposed erection of a prefabricated wooden summerhouse to be used as an occasional shelter in connection with golfing activities
Status: PER

4. Consultee Responses

| | |
|--|--|
| Open Spaces South East Area | No response received. |
| Architectural Liaison Officer - Police | <p>Boundary Treatments – the perimeter boundary treatments are 1800mm close boarded fence, this is in line with Secured by Designs recommendations and is good practice. However the sub divisional fencing is a 900mm post and rail fence. Ideally there should be provision of a privacy screen, starting from the building and projecting along the fence line for approximately 2000mm and to a minimum height of 1200mm, with the option to raise to 1500mm either by adding a trellis topping or increasing the height of the fence.</p> <p>Plots 12-15, 16-19 and 20-23 – it is recommended that footpaths are not placed at the back of properties, If they are essential such a giving bin access, they should be gated and these should be positioned as near to the front building line as possible.</p> <p>Gable Windows – it is noted that the windows depicted on the side elevations are optional windows only. It is important to avoid the creation of windowless elevations, we always recommend the provision of at least one window above ground level to offer additional surveillance.</p> |
| Public Protection | Public Health Protection maintain our objection to this proposal on the grounds of contaminated land. |

| | |
|------------------------------------|--|
| | <p>The applicant has submitted some additional information with regards to the ground gas issue at the above site. Public Health Protection have considered this alongside recent discussions and evidential based training on ground gas, specifically how spot monitoring can fail to identify the actual gas regime on site.</p> <p>This is a high risk former mining site where several reports have already demonstrated differences in the gas regime on site. Given this issue Public Health Protection are of the opinion that the only way to fully assess the ground gas regime is to undertake a period of continuous ground gas monitoring which capture a rapid or profound drop in atmospheric pressure. This would allow a full and complete assessment of the site allowing the Council to have confidence in the ground gas regime and ultimately if the development site is appropriate for housing.</p> <p>Public Health Protection would wish to be re-consulted when the continuous</p> |
| Planning Strategy | <p>While this application for housing development on golf course land is proposed as an enabling development to help finance the future viability of Blyth Golf Club, the application must be assessed on its own merits against extant development plan policies and relevant material considerations including the NPPF and the emerging new Northumberland Local Plan and its associated evidence base.</p> <p>Fundamentally, the proposal is outside the long-established settlement boundary of Blyth, while there is evidently no need for any additional housing development in this area to help meet Northumberland's current and future housing requirements. The NPPF's presumption in favour of sustainable development also clearly does not apply in terms of supporting applications for housing development. Hence this application is considered to be contrary to existing and emerging planning policy relating to housing and settlement boundaries as well as recreation, green infrastructure and biodiversity.</p> <p>.</p> |
| South SE Tree And Woodland Officer | No response received. |
| Strategic Estates | No response received. |
| Waste Management - South East | No response received. |
| Northumbria Ambulance Service | No response received. |
| Blyth Town Council | No response received. |
| The Coal Authority | The Coal Authority has no objection to the proposed development, subject to the imposition of a planning condition or conditions in order to ensure that sufficient information is provided by the applicant to demonstrate to the LPA that the site is, or can be made, safe and stable for the development proposed |
| Education - Schools | |
| Environment Agency | No response received. |
| Fire & Rescue Service | No objection in principle to the proposals. |
| Health Care CG | Request that a single payment of £57,300 is required from the developer as a Section 106 contribution to allow a smooth implementation of the required surgery capacity expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the houses are occupied. |
| Highways England | No objection |
| Affordable Housing | No response received. |

| | |
|------------------------------------|---|
| Lead Local Flood Authority (LLFA) | After reviewing additional documents the LLFA has removed their objection to the development subject to conditions relating to surface water and sustainable urban drainage. |
| County Ecologist | No objections to the proposals subject to conditions relating to an ecological method statement, tree felling and the protection of nesting birds as well as the submission of a landscape and biodiversity enhancement plan. |
| Northumbrian Water Ltd | No issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled Flood Risk Assessment and Drainage Strategy. |
| Environment Agency | No response received. |
| Public Protection | |
| Blyth Town Council | No consultation response - The proposal would enable the club to have financial stability but also invest in facilities to provide a much needed social and sporting facility. |
| Planning Strategy | No response received. |
| Highways | No objections subject to recommended conditions and informatives |
| Countryside/ Rights Of Way | No objection to the application on the condition that Public Bridleway No.44 is protected throughout. |
| Building Conservation | Building Conservation considers the proposal would give rise to no harm within the terms of Chapter 16 of the NPPF. |
| South SE Tree And Woodland Officer | No response received. |
| Affordable Housing | <p>In order to meet the affordable housing identified in the SHMA, a minimum of 17% of homes on new permissions will be expected to be provided as affordable housing products. The applicant's propose a provision of 78 units for the open market and 14 units for affordable housing. This is not in line with the SHMA evidence base with the site required to provide 16 affordable units. The Housing Enabling Team do not support the current proposal of 14, 2 bedroom properties for affordable homes.</p> <p>It is suggested that a mix of 2 and 3 bedroom properties are provided with Castles and Coasts recent findings taken into consideration of houses and bungalows on site. If the property types are split the development will have less of an impact on existing RP in the area which is already relatively difficult to allocated.</p> <p>The site would be required to provide 9 affordable units for DMV with 7 units for affordable rent.</p> |
| Waste Management - South East | Collection points for these properties need to be agreed due to the layout of this development also I am concerned about the road layout for the collection vehicle. |
| Strategic Estates | No response received. |
| Open Spaces South East Area | No response received. |
| Education - Schools | No response received. |

5. Public Responses

Neighbour Notification

| | |
|-------------------------------|-----|
| Number of Neighbours Notified | 131 |
| Number of Objections | 5 |
| Number of Support | 88 |
| Number of General Comments | 4 |

Notices

General site notice, 25th February 2019

News Post Leader 24th January 2019

Summary of Responses:

97 letters of representation were received of which 88 were in support, 5 were objections and 4 were general comments. Letters of support were received from Ronnie Campbell MP and also from Blyth Town Council.

The material points of support are:

The sale of these homes will have a positive impact on the area as they will bring much needed revenue into the local economy;
No impact on the road network;
Would release much needed building land without impinging on green field sites;
Blyth Golf Club is an important asset/community facility to the town;
Blyth needs recreational facilities and jobs;
Access to sport for all ages;
Improved social facility for the benefit of the community;
Club closing could lead to antisocial behaviour on site;
Would result in more affordable housing;
Housing needed in Blyth area;
Creation of an improved social facility;
Loss of sporting facility unacceptable;
Would ensure the future of a well maintained and landscaped former mining area which attracts a variety of wildlife.

The material points of objection are:

Increased traffic flow along this top end of Plessey Road;
Traffic congestion on the A1061 Laverock Hall Road;
Detrimental impact on the local environment and in particular on air quality;
Safety concerns associated with traffic and school;
Chronic traffic problems in Blyth;
Schools and GP Surgeries cannot cope with increased residents.

The general comments raised questions regarding parking and highway safety.

6. Planning Policy

6.1 Development Plan Policy

Blyth Valley Core Strategy (2007)

SS1- Integrated Regeneration and Spatial Strategy
SS2 - The Sequential Approach and Phasing
SS3 - Sustainability Criteria

Policy H1- Housing Provision;
Policy H2 - Efficient Use of Land;
Policy H3 - Housing Mix;
Policy A2 - Pedestrian/Cycle routes;
Policy C2 - Open Space strategic priorities – particularly criteria 6 regarding Green Corridors;
Policy ENV1 - Natural Environment & Resources.

Blyth Valley Development Control Policies Development Plan Document (2007)

DC1 General Development
DC2 Planning Obligations
DC5 Housing Windfall Sites
DC11 Sustainable Travel
DC14 Nature Conservation National Sites
DC16 Biodiversity
DC19 Drainage and Flood Risk
DC22 Noise Pollution
DC27 Design of New Developments
H21 Design and Layout Principles For New Housing

Blyth Valley District Local Plan (1999) (Saved Policies 2007)

G9 Development in the Open Countryside beyond the Green Belt
E3 Landscaping
G10 Development in the Open Countryside
H15 Affordable Housing: Controlling Occupancy
H21 Design and Layout Principles for New Housing Areas
H25 Housing in Countryside beyond Green Belt
C10 Educational Facilities
M8 Car Parking
M10 Road Construction outside Settlement Limits

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG 2018)

6.3 Other Planning Policy Documents

Northumberland Local Plan Publication Draft Plan (Regulation 19)

Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy HOU 2 - Provision of new residential development (Strategic Policy)

Policy HOU 3 - Housing requirements for neighbourhood plan areas (Strategic Policy)
 Policy HOU 5 - Housing types and mix
 Policy HOU 6 - Affordable housing provision (Strategic Policy)
 Policy HOU 9 - Residential development management
 Policy TRA 1 Promoting sustainable connections (Strategic Policy)
 Policy TRA 2 The effects of development on the transport network
 Policy TRA 4 Parking provision in new development
 Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
 Policy ENV 2 Biodiversity and geodiversity
 Policy ENV 3 Landscape
 Policy WAT 3 Flooding
 Policy POL 2 Pollution and air, soil and water quality
 Policy INF 6 Planning obligations

7. Appraisal

- 7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise.
- 7.2 The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case comprises the Blyth Valley Core Strategy (2007); the Blyth Valley Development Control Policies Development Plan Document (2007); and the Blyth Valley District Local Plan (1999) (Saved Policies 2007). Proposed development that accords with an up-to-date Development Plan must be approved, and proposed development that conflicts will be refused, unless material considerations indicate otherwise. However, the NPPF advises at paragraph 213 that, in respect of Development Plans adopted prior to publication of the NPPF, local planning authorities should afford due weight to relevant Policies according to their degree of consistency with the NPPF.
- 7.3 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. The Northumberland Local Plan is at Reg.19 stage and, having been through 2 public consultation periods plus prior issues and options consultation, it is considered that 'some' weight can reasonably be given to the Plan's policies in terms of NPPF para.48.
- 7.4 Paragraph 11 of the NPPF provides definitive guidance on how applications should be determined by stating:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies,

or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.5 NPPF Paragraph 8 provides the key starting point against which the sustainability of a development proposal should be assessed. This identifies three objectives in respect of sustainable development, an economic objective, a social objective and an environmental objective. Paragraph 8 further advises that these three objectives of sustainable development are interdependent and should not be considered in isolation.

7.6 The main issues for consideration in respect of this application comprise:

Principle of development;
Affordable Housing;
Impact on Residential Amenity;
Impact on the Character of the Area;
Ecology;
Highway Safety/Transportation;
Flood Risk and Drainage;
Pollution and Ground Conditions;
Planning obligations

Principle of development

7.7 The main issues relating to the principle of the development include the extent to which the proposed development accords with the existing Development Plan for the area (for the purposes of Section 38(6) of the 2004 Act), the extent to which the proposed development accords with the emerging Development Plan (for the purposes of applying paragraph 48 of the NPPF), and the extent to which the proposed development is consistent with Government guidance set out in the NPPF and PPG.

The Development Plan

7.8 The 'saved' Core Strategy Proposals Map identifies the land in question as being outside the existing built-up area and settlement boundary of Blyth, in open countryside, where new development proposals are generally considered to be unacceptable.

7.9 While the previous policy relating to settlement limits set in the former District Local Plan was not 'saved', the settlement limits identified on the corresponding proposals map were effectively retained through Policy DC1 of the Development Control Policies document, such that this application site falls outside the delineated settlement limits of the urban area of Blyth. Policy

DC1 states that proposals will be expected to be situated within settlement boundaries as shown on the Local Plan proposals map or on subsequent settlement based DPDs except in the circumstances set out in policy DC3 and DC4. Therefore, the starting point is that the proposals result in development outside of the settlement boundary and in the open countryside and are unacceptable in principle.

- 7.10 The emerging Northumberland Local Plan is a material consideration in the assessment of planning applications. The draft Local Plan's integral Policies Map identifies that the site in question is outside the settlement boundary for Blyth (under Policy STP1).

Housing Land Supply

- 7.11 NPPF para.11 advises that where the existing policies that are most important to determining the application are out-of-date, the presumption in favour of sustainable development should generally apply. For housing applications, footnote 7 further advises that the consideration of whether relevant existing policies are out-of-date include where the Council cannot demonstrate a 5-year supply of 'deliverable' housing sites, or where the Housing Delivery Test shows that housing delivery was substantially below the requirement of the previous three years.
- 7.12 As identified in the Northumberland Strategic Housing Land Availability Assessment (December 2018), the Council can demonstrate a 5-year housing land supply, against the County's minimum Local Housing Need figure of 717 net additional dwellings per annum, equivalent to 12.1 years supply of deliverable sites. Northumberland has also achieved 197% delivery against its minimum housing requirements for the past three years, in accordance with the Housing Delivery Test. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.
- 7.13 The applicants suggest, in their planning statement addendum, that the provision of 92 homes at Blyth represents a modest scheme when compared with the housing growth and distribution identified in the emerging Northumberland Local Plan. They argue that the delivery of 92 homes is equivalent to just 5% of the 1,800 homes identified at Blyth or 1% of the 9,000 dwellings in the South East Delivery Area.
- 7.14 Table 7.1 of the draft Local Plan identifies an indicative distribution of about 1,800 dwellings for the Blyth parish-based settlement area, as part of 9,000 for the SE Delivery Area. Figure 4 of the SHLAA report records that, as at the end of March 2018, there had already been 505 completions in the Blyth area during the first two years of the 2016-2036 plan period with a further 1,040 dwellings having extant planning permission giving a total 1,545 completed and permitted homes. Footnote 29 notes that there is 'minded to approve' for a further 300 homes in Blyth (at Newsham) which takes the number of commitments for new homes in the Blyth area to in excess of the indicative distribution based requirement. In addition, the emerging Local Plan makes some additional allocations to help boost supply, with Policy HOU4 of the draft plan allocating 3 sites in Blyth for circa 85-95 dwellings. These allocations would take the commitments to 7.5% more than the indicative requirement for

the Blyth Area. Therefore, contrary to the applicants claim, there is no need for the proposed housing to be permitted outside the settlement boundary of Blyth in order to meet the indicative requirement.

- 7.15 The publication draft Local Plan (Table 7.2) identifies no need for any further significant housing development in South East Northumberland over-and-above existing planning permissions and minded to approve applications, since completions over the past two years and outstanding commitments already exceed the area's identified requirements for the 2016-2036 plan period. Thus Northumberland has already more than satisfied the NPPF requirement to significantly boost the supply of housing (para.59). The draft Plan does allocate a few sites for housing development within the built-up area of Blyth (Policy HOU4) to help meet residual locally-distributed parish-based needs (Table 7.1), but beyond these there is no need for any further major housing development outside the settlement boundary.
- 7.16 The applicant's argue that the site is "a suitable and sustainable location for new housing and that the applicant has scrutinised the attractiveness of the site and consider it achievable." The recently updated SHLAA (Dec.2018), which forms part of the evidence base informing the publication draft Local Plan, considers the part of the application site proposed for housing (ref. 9109) to be Not Suitable for potential future housing development due to its isolated and peripheral nature. Hence, this site was accordingly discounted and does not form part of the county's more than sufficient future housing land supply.
- 7.17 The above serves to demonstrate that Northumberland has a very healthy housing land supply position and that the housing proposed by this development proposal is in excess of identified needs.

Open Countryside

- 7.18 Policy DC3 of the Development Control Policies document states that new development in the countryside will not be permitted unless it is for specific purposes. One such purpose, identified at point C, is "The improvement of public access and facilitating the provision of appropriate sport and recreation facilities". The applicants argue that the proposal is in accordance with this provision.
- 7.19 The aim of policy DC3 is to help secure the provision of appropriate sports and recreation facilities in the open countryside. However, the policy is intended to support the provision of new sports and recreational facilities and not the enhancement of existing facilities through the redevelopment of the open countryside for other uses. Further, this policy requires applicants to demonstrate that a sequential search has been undertaken and that there are no more suitable sites available. As such, Policy DC3 has not been addressed insofar that the proposal does not propose a new sporting or recreational facility and no evidence has been provided that there is not a more suitable site for housing.
- 7.20 Similarly, Policy G9 of the Blyth Valley District Local Plan is highlighted in support of the proposals. This policy states that in areas outside of the

settlement limits, that do not constitute green belt, the construction of new buildings will not be permitted except for such purposes as the provision of ancillary facilities for outdoor sport and recreation. The element of the proposal to be built in the open countryside is housing, which cannot be considered ancillary to the provision of facilities for sport and recreation. As such, the proposal does not comply with the provisions of this policy.

7.21 Policy DC13 states that the Council will continue to protect existing sport and recreation facilities and open spaces in the borough. However, the intention of this policy is to ensure that new residential development, that would increase pressure on an existing facility, contributes to that facility to ensure that it can accommodate additional demand/usage. As set out in the applicant's own planning statement, Blyth Golf Club is not suffering due to pressure created by new housing developments but due to a national trend in the decline of golf participation.

7.22 Paragraph 92(c) of the NPPF states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. It is acknowledged that Blyth Golf Club is a facility used by over 500 golfers and 65 social members. However, members should be mindful that the application, as submitted, does not propose the loss of a sporting facility.

Public Benefit

7.23 The planning statement, submitted in support of the application, sets out the case for the proposal stating that "the purpose of the proposed development is to facilitate the provision of a sports and recreational facility. It highlights that without the investment from the proposed residential development the Golf Club will close." This is due to the financial situation that Blyth Golf Club currently finds itself in. Blyth Golf Club Business Plan 2018 – 2023, including financial information, has been submitted by the club as part of the supporting information. This sets out the current state of affairs in respect of the history; membership; finances; as well as the vision and aims for the future. It also sets out measures taken, up until now, to try and bring in more money as well as improve the facilities with grant funding.

7.24 Essentially the Golf Club has suffered year on year losses since 2013 primarily as a result of a reduction in income. The club has struggled to adequately maintain the Golf Course during this period and lacks the investment needed to resolve current vandalism issues, with both issues having an adverse impact on the Club's ability to retain members whilst attracting new ones. According to the financial information submitted the Club has a significant debt which is expensive to service. They have an agreed overdraft facility with the bank but state that this is now in an overdraft position that is untenable going forward. Financial support from the bank has only been extended on the provision that the proposed sale of the land to Bellway goes through.

7.25 The applicant's statement sets out the problem the club has is that they are servicing loans to members as well as an overdraft with the bank, whilst it is stated there is no money to invest in the future of the club. The Club want to

be able to clear their debt to allow them to go forward and be in a position to invest in the future of the club in the long term. The Business Plan sets out that the club would intend to use any income from the sale of the land for housing by clearing outstanding debt and borrowing and upgrade the golf course and clubhouse. The supporting information suggests that in the view of the golf club, if this does not occur the bank will call in the debt and the course will have to close resulting in the loss of approximately 8 full and part time jobs and the existing golf course facility in the area

- 7.26 On the basis of the information that has been provided it is acknowledged that the club is a long established sporting and recreational facility that serves Blyth. There are clear benefits of such provision in terms of social and economic considerations, including contributing to the health and wellbeing of people participating in golf. It is also acknowledged from the information submitted that there are financial difficulties with the club at present, including as a result of declining memberships and changes in the way people play golf (i.e. pay as you play instead of taking out a membership).
- 7.27 The case made for allowing housing in the open countryside is based on the wider public benefit of retaining and improving the facilities at the golf club. These are identified as being:
- A renovated venue which would be used by the local community to host weddings, charity events, functions, and other social events;
 - An important facility for everyday social interaction between local residents;
 - The retention of a sports and recreational facility which 65 social members of the Club (60 of whom live within a 12-minute drive of the Golf Club) regularly use and is used by over 500 men, women and juniors from within the local community throughout the year;
 - Passing trade to local businesses;
 - The retention of 8 existing jobs, and the provision of a further 2 jobs in the form of a Club Manager and an apprentice to assist with the maintenance of the Course;
 - A facility for local residents to get into the sport of Golf, along with the health and social benefits that this provides;
 - A commitment to offering free introductory golf lessons to local school pupils; and
 - The retention and enhancements to a key recreational route.
- 7.28 While the above clearly identifies benefits of improving the offer provided by the Golf Club, the planning statement sets out that maintaining membership levels has never been more difficult for Golf Clubs. Increased competition from other sports along with barriers such as time, cost and accessibility have created a highly competitive environment in which clubs struggle to sustain membership levels and national funding for the sport has been significantly reduced. Golf Club membership in England dropped by 20% between 2004 and 2013 according to England Golf, the governing body for amateur golf in England. This has resulted in reduced funds due to decreasing participation and membership levels. Further, the planning statement highlights that membership fees at Blyth are currently decreasing year on year as golf in Northumberland struggles to maintain previous levels of interest and participation.

- 7.29 The applicants state that the provision of capital investment through the proposed sale of the land would allow the Club to renovate the Clubhouse; increase the number of members and subsequently membership fee revenue; provide an improved venue for events to maximise this stream of revenue; and continue to play a role within the local community. As such, the proposed housing development could be seen as a form of ‘enabling development’ as it is contrary to established planning policy but is being sought to be permitted on the grounds that it would secure the future of the club and bring benefits that would outweigh the harm that would be caused. In pursuing such an approach officers would expect to have evidence to demonstrate that the amount of land/development being put forward for residential development is the minimum required to provide the club with the funding required to secure its future. No evidence has been provided to show that this is the case. Further, the benefits generated by any enabling development should be secured through a suitably worded legal agreement. While the money generated from the sale of the land may well deliver improved facilities and services, it should be noted that the majority of public benefits identified in the supporting documents are specific to golf and a large number of the benefits are dependent on factors and variables out with the control of Blyth Golf Club.
- 7.30 Importantly, members should note that the financial position of the club is not a material consideration in the determination of the application. Further, the application submitted does not propose the loss of a community, recreational or sporting facility.

Conclusion on the Principle of Development

- 7.31 As set out at Section 38(6) of the Planning and Compulsory Purchase Act, if regard is to be had to the Development Plan in determining the application, such a determination must be made in accordance with the Plan unless material considerations indicate otherwise. In this case the Development Plan position is clear as the application site is partially located in the open countryside where national policy and existing and emerging development plan policy seeks to resist new development except in certain circumstances, none of which apply to the application.
- 7.32 Given the above, while the redevelopment of the golf club house and erection of new ancillary buildings are considered acceptable in principle, the principle of the proposed housing is unacceptable. Though, given the position on housing land, the presumption in favour of sustainable development does not apply in this instance, it is acknowledged that the proposal would generate some economic and social benefit through the improvement of the golf club facilities. However, there would be no environmental benefit of building housing on an area of open countryside.
- 7.33 The issues that the golf club has highlighted in terms of its current financial situation are acknowledged, and the loss of this as a sporting and recreational facility within the community would be unfortunate. Furthermore, plans to retain and improve the course and its facilities would generally be supported where this is appropriate to do so. However, careful consideration needs to be given to whether the wider public benefit of the proposals would allow for

inappropriate and harmful development in this location as proposed. Whilst there may be some benefits, these would not outweigh the harm caused by the proposals. Consideration will also be given in the following sections to any other harm that may arise, with the conclusion providing a summary of the overall assessment.

Affordable Housing

7.34 Affordable Housing were consulted as part of the application process. They identify Blyth as a large town which has seen significant development of new homes. As such it would be a sustainable location to supply more affordable units supported by good local amenities and transport links.

7.35 The mix and tenure of affordable homes on development sites should reflect the current housing needs evidence base. Sources are:

The 2018 Strategic Housing Market Assessment Update

Homefinder statistics

Information from other registered affordable home providers

Information from Neighbourhood Plans

Information from Local Housing Need Assessments where applicable

Northumberland Strategic Housing Market Assessment

7.36 The Northumberland SHMA Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland.

7.37 The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that, overall, 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.

7.38 During the period of March 2018- March 2019 407 advertised properties with 11494 bids and an average of 28 bids per property.

7.39 Homefinder statistics indicates that there is a need for housing. The majority of properties advertised were 2 and 3 bedroom houses with 69.3% (7971) of all bids on this property type. Bungalows were the second most popular property with 17.4% (2000) bids on 44 properties advertised.

7.40 In order to meet the affordable housing identified in the SHMA, a minimum of 17% of homes on new permissions will be expected to be provided as affordable housing products. The applicant's propose a provision of 78 units for the open market and 14 units for affordable housing. This is not in line with the SHMA evidence base with the site required to provide 16 affordable units. The Housing Enabling Team do not support the current proposal of 14, 2 bedroom properties for affordable homes.

- 7.41 It is suggested that a mix of 2 and 3 bedroom properties are provided with Castles and Coasts recent findings taken into consideration of houses and bungalows on site. If the property types are split the development will have less of an impact on existing RP in the area which is already relatively difficult to allocated.
- 7.42 The site would be required to provide 9 affordable units for DMV with 7 units for affordable rent. If members were minded to approve the application then it is recommended that the provision of 17% affordable housing is sought.

Impact on Residential Amenity

- 7.43 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.44 There would be no neighbouring residents of the site to the north, south or west. The nearest residents would be located to the east of the site across Beatrice Avenue although these are not considered to be in particularly close proximity and the Design and Access Statement submitted with the application highlights how consideration has been given to the impact of the proposals on the nearest existing dwellings.
- 7.45 The development would impact on the general visual amenity of the residents to the east as their visual aspect currently is one of open space. The development of the site would inevitably change its character from a golf course to a housing development. It is, therefore, important to have regard to other standards of amenity relating to privacy, outlook, light and overbearing impact.
- 7.46 In this case, the surrounding built form and character has been taken into account within the design of the proposed development. The proposal seeks to deliver two-storey dwellings to reflect neighbouring properties and the wider setting. In doing so, the scheme will maintain separation distances thereby protecting privacy and overlooking.
- 7.47 The chosen house-types have been designed with the surrounding residential properties in mind and have been adapted specifically for this location.
- 7.48 The principal access to the site for both pedestrians and vehicles would be via Beatrice Avenue, which also provides access to the golf course car park. This should not impact on the existing residents to a harmful or unreasonable degree as addressed in more detail within the section on Highways later in this report.

- 7.49 Taking this into account, the proposals would not have an overall adverse impact on the living conditions of the existing residential neighbours. As such, in the context of the NPPF and local plan policies, the proposals are considered to comply.

Impact on the Character of the Area

- 7.50 The Government attaches great importance to the design of the built environment. Part 12 of the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people.
- 7.51 In terms of landscape matters in particular NPPF paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by, inter alia, protecting and enhancing valued landscapes and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.
- 7.52 Whilst it is acknowledged that there will be an inevitable impact on the landscape given the introduction of a new housing development on land that is currently open, the test is the degree of that impact and if it is considered to be acceptable or harmful to the character of the landscape.
- 7.53 To address this the applicant submitted a Landscape and Visual Impact Assessment. This document identifies a series of key views of the site to show how the proposal would impact on the open countryside.
- 7.54 The site is located on the edge of the defined settlement limit of Blyth. Housing in the immediate area is predominantly two storeys in height and constructed of brick. The site is set against a backdrop of fields to the south, and the golf course to the north and west, which contributes to the character of the site and the area. Housing is located across Beatrice Avenue with the site extending from this edge away from the existing settlement and into the open countryside. The effect of this is a development that appears to create an exclusive residential enclave within a golf course/open countryside setting, rather than a housing site tied back into the existing built up area of Blyth. As such, while the housing itself reflects the materiality and general scale of the settlement, the proposals result in a development that encroaches into the open countryside rather than one that could be considered to organically become a part of the existing settlement. The result of the proposed housing, therefore, would be one of encroachment into the countryside impacting on its openness. As highlighted previously, the SHLAA (Dec.2018), which forms part of the evidence base informing the publication draft Local Plan, considers the location of the site as peripheral, relatively isolated and not suitable for housing development.
- 7.55 Having regard to its scale and location the proposal would have an adverse impact upon the character and appearance of the site and wider area encroaching into the open countryside and causing harm.

Ecology

- 7.56 In line with the requirements of Section 15 of the NPPF, which seeks to conserve and enhance the natural environment development proposals will be assessed in terms of their potential impact on the nature conservation interests of the site and on any habitats/species present. Development which would adversely affect protected species or their habitats will not be permitted unless it can be demonstrated that the reasons for the proposed development outweigh any adverse effect on the species or their habitat.
- 7.57 Paragraph 175 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken.
- 7.58 Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
- 7.59 Policy ENV2 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) seeks to minimise the impact of new development on biodiversity and geodiversity.
- 7.60 Almost the entire coastline in Northumberland is included in a range of designated sites which are protected under national legislation (Sites of Special Scientific Interest) and international legislation (Special Protection Areas designated under the EU Habitats Directive and Wetlands of International Importance designated under the Ramsar Convention). When determining planning applications that could have impacts on these sites, the Council has a range of legal duties that it must fulfil. Briefly, these amount to ensuring that the capacity of the protected area to support the features for which it was designated is not reduced or compromised by the proposed development being considered. The financial contribution required is set out later in the report but would be £600 for each dwelling proposed.
- 7.61 The Council's Ecologist has assessed the proposal and due to the submission of further supporting information has now indicated that there are no objections to the proposals from Ecology. This is subject to conditions relating to an ecological method statement, tree felling and the protection of nesting birds as well as the submission of a landscape and biodiversity enhancement plan.

Highways

- 7.62 Paragraph 109 of the NPPF states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". Further criteria is set out at paragraph 110 in terms of achieving safe and sustainable development, whilst paragraph 111 requires travel plans and transport statements/assessments to be submitted for developments that will generate significant amounts of movement.
- 7.63 Policies TRA1, TRA2 and TR4 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) equally seek to promote sustainable connections,

deliver development that will have minimal effect on the transport network, or can be mitigated where the impact is more severe and ensure parking provision in new development is up to standard.

- 7.64 The Council's Highways section have assessed the proposals and have no objections subject to recommended conditions and informatives.

Flood Risk and Drainage

- 7.65 Section 14 of the NPPF provides the policy framework for meeting the challenge of climate change, flooding and coastal change, with paragraphs 155 – 165 relating specifically to planning and flood risk. This advises that development should be directed towards areas at lowest risk from flooding, ensuring that development does not increase flood risk elsewhere.
- 7.66 The LLFA originally raised an objection to the proposed development on flood risk and drainage grounds. In response, revised and updated documents were submitted by the applicants. After reviewing these documents the LLFA has removed their objection to the development subject to conditions relating to surface water and sustainable urban drainage.

Pollution and Ground Conditions

- 7.67 Policy DC21 of the Blyth Valley District Development Control Policies seeks to minimise the impact of pollution on the environment, including existing land uses, and on proposed development and will support and encourage measures to reduce existing pollution to the lowest practicable levels and where possible, improve air, soil and water quality. It states that proposals will not be supported that are liable to generate levels of pollution considered to cause significant harm to either environmental health and general amenity
- 7.68 The NPPF Part 15, Paragraph 178 states that decisions should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 7.69 Policy POL1 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) seeks to support development where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impact. POL2 also states that development will be required to help maintain soil quality standards, improve water quality standards and maintain air quality standards.
- 7.70 Public Health Protection have provided detailed comments on this application stating that this is a high risk former mining site where several reports have demonstrated differences in the gas regime on site. Given this issue Public Health Protection are of the opinion that the only way to fully assess the ground gas regime is to undertake a period of continuous ground gas monitoring which would capture a rapid or profound drop in atmospheric pressure. This would allow a full and complete assessment of the site to ensure that the Council have confidence in the ground gas regime and ultimately if the development site is appropriate for housing.

- 7.71 They have stated that there are significant issues with the Ground Gas assessment submitted that the applicants need to address prior to the determination of the application. Under the NPPF it is the applicant's responsibility to demonstrate that the site is suitable for housing and as of yet this information has not been provided to the satisfaction of Public Health Protection.
- 7.72 Public Health Protection stress that the British Standard on ground gas protection is clear that housing should only be developed on certain sites. It may well be that this site falls into a category that is prohibitive to developing residential accommodation and as such this goes to the heart of the principle of the development on this site. Public Health Protection are of the view that they cannot make an informed decision until the applicant has provided the real time monitoring requested.
- 7.73 The applicants consider that the site is suitable for residential development and have suggested that any consent is conditioned to ensure that no development would be allowed to commence until a gas verification strategy detailing the protective measures to prevent the ingress of ground gases to the standards required is provided to the local authority. Following acceptance by the LA, validation of the installed gas protection system will need to be completed over the course of the construction programme. Due to the gas regime present at this site it is recommended that every plot is inspected. Upon completion a validation report for the development (cover soil and gas protection measures) shall be provided. Public Health Protection do not accept this pre-commencement condition, stressing that monitoring is required and all issues relating to ground gas should be addressed in advance of consent.
- 7.74 Taking the above into account, were committee minded to approve the application conditions are recommended to ensure that any work required by Public Health Protection is undertaken prior to development starting on site. It should be noted that this recommendation to condition the work is contrary to the advice of Public Health Protection.

Planning obligations

- 7.75 When considering the use of a planning obligation under Section 106 of the Town & Country Planning Act regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Viability

- 7.76 The applicant submitted an the Economic Viability Assessment with the application to determine the fair and reasonable level of Section 106 contributions that can be supported by the proposed development. This report was, along with the Blyth Golf Club Business Plan and Financial

Information was sent to the DVS for assessment. The applicants conclude in their report that the scheme can fund £243,682 of S106 obligations, alongside 15% onsite affordable housing. However, the DVS have concluded in their appraisal that a fully planning compliant scheme is viable based on 15% affordable housing provision and £589,600 in S106 obligations.

- 7.77 Based on the DVS appraisal were members minded to grant consent for the development the following contributions, to be secured by S106, are required.

Affordable Housing

- 7.78 The NPPF paragraph 50 seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Meeting affordable housing needs is central to the Council's approach on Housing.
- 7.79 In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another village in the Neighbourhood Area.
- 7.80 The applicant proposes to deliver 15% affordable housing on site which equates to 14 of the 92 units. Based on up to date evidence, the Council's current requirement is for 17% of homes on development sites to be affordable. Should members be minded to approve the application, it is recommended that the full 17% provision of affordable housing is sought and secured through a S106.

Education

- 7.81 It is noted that the NPPF at Paragraph 94 gives great weight the need to create, expand or alter schools and goes onto states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 7.82 The primary school in the catchment area is New Delaval Primary School. Its Pupil Admission Number (PAN) is 30 and overall Capacity is 210 respectively. Given current School pupil numbers of 199, the school is currently at 95% capacity so consequently a contribution of £211,200 is sought in respect of 16 places required for primary education.
- 7.83 The secondary school within the catchment area is the Bede Academy. This School is close to capacity, secondary figures (Years 7 to 11 inclusive) show with 951 places filled of a total capacity of 975 (97.5%). The only year group not full is the current Year 11. A contribution of £193,600 is sought in respect of the likely 11 additional pupils arising from the development.
- 7.84 A total contribution of £477,400 would be requested in respect of this development, split as below. This would be on the basis of pressures on primary and secondary places, and for 1 SEN place for the reasons outlined previously.

Health Care

- 7.85 The National Planning Practice Guidance sets out that the healthcare infrastructure implications of any relevant proposed local development can be considered in determining planning applications.
- 7.86 The NHS Northumberland Clinical Commissioning Group has advised that due to the large numbers of new homes in the village and the current capacity pressure on the GP practice, an expansion of infrastructure will be needed.
- 7.87 In this case, a contribution of £57,300 would be requested and secured via a S106 agreement.

Ecology

- 7.88 The application site is recognised as being situated within the 0-7km coastal mitigation zone in regards to coastal mitigation contributions and therefore inline with the local authority's regulations in regards to contributions for minor development, a £600 contribution per unit is sought. This results in a total contribution of £55,200 towards coastal mitigation to be secured via a S106 agreement.
- 7.89 This would result in a total contribution of £589,900 to be secured through a S106 agreement, were members minded to grant consent. This is in comparison to the applicants who state that the scheme can fund £243,682 of S106 obligations, alongside 15% onsite affordable housing. Given the position of the DVS it is recommended that all planning obligations are secured through a suitably worded S106 agreement.

Other Matters

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and

home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 It is clear that the application site is partially located in the open countryside where national and existing development plan policy seeks to resist new development except in certain circumstances. None of these circumstances exist in this instance.
- 8.2 The site is on the edge of the settlement of Blyth but by its very location encroaches into the open countryside, is peripheral in its nature and could be seen to constitute sprawl. The impact of such a proposal is one of harm to the open countryside.
- 8.3 The applicants have put forward a case that they believe highlights the significant public benefit generated by the improvement to the Golf Club and course which, it is argued, can only be delivered through the redevelopment of the land for housing and that would outweigh the impact of the proposal.
- 8.4 It is acknowledged that Blyth Golf Club is an asset to the town providing a sporting and recreational facility for hundreds of people. It is also recognised that the club has financial difficulties as highlighted in their Business Plan. However, as previously stressed, the financial situation of the club is not a material planning consideration and any justification for the proposal would have to be based on the wider public benefit generated by the proposals.
- 8.5 The applicant's planning statement highlights that golf participation in England has been on the decline since 2004 with membership numbers dropping year on year and funding from the national bodies being significantly reduced. The benefit of improving the golfing facilities and clubhouse at Blyth are undeniable and accepted. However, the majority of the benefits highlighted are out of the

control of the golf club and therefore not guaranteed to secure the future of the club or be delivered. Further, the majority of the benefits are focused on golf and cannot deliver the level of wider public benefit that would be expected to justify a departure from policy.

- 8.6 In conclusion, the case put forward, whilst highlighting the potential benefits of the improvement to the Golf Club facilities, does not offer significant benefits to wider public benefit that outweigh the harm caused by residential development outside the settlement boundary and in the open countryside.

9. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

1. The development proposal is contrary to both the provisions of the Development Plan and the NPPF, represents inappropriate development in the open countryside and does not deliver wider public benefits that are significant enough to outweigh the impact.
2. The application is to be supported by a S106 legal agreement to secure on-site affordable housing, and financial contributions towards education provision within the Blyth vicinity, health care provision and coastal mitigation. The S106 legal agreement has not been secured and therefore fails to comply with the Town and Country Planning Act 1990, the Community Infrastructure Levy Regulations, Policy DC2 of the Blyth Valley Development Control Policies, Policy INF6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) (January 2019) and the provisions of the NPPF.

Date of Report: 29th May 2019

Background Papers: Planning application file(s) 19/00039/FUL