

Public Document Pack



Northumberland County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: 28 January 2021

Dear Sir or Madam,

Your attendance is requested at a virtual meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held on **TUESDAY, 9 FEBRUARY 2021** at **2.00 PM**.

Please note this will be a “virtual meeting” that will be streamed live on our Youtube channel at [youtube.com/NorthumberlandTV](https://www.youtube.com/NorthumberlandTV)

Yours faithfully

Daljit Lally
Chief Executive

To Tynedale Local Area Council members as follows:-

T Cessford (Chair), Homer (Vice-Chair), R Gibson (Vice-Chair (Planning)), A Dale, C Horncastle, Hutchinson, D Kennedy, N Oliver, K Quinn, J Riddle, Sharp, Stewart and K Stow

Any member of the press or public may view the proceedings of this virtual meeting live on our YouTube channel at <https://www.youtube.com/NorthumberlandTV>. Members of the press and public may tweet, blog etc during the live broadcast as they would be able to during a regular Committee meeting. However, the only participants in the virtual meeting will be the Councillors concerned and the officers advising the Committee.



Daljit Lally, Chief Executive
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AGENDA

PART I

It is expected that the matters included in this part of the agenda will be dealt with in public.

1. **PROCEDURE TO BE FOLLOWED AT A VIRTUAL PLANNING COMMITTEE** (Pages 1 - 2)

2. **APOLOGIES FOR ABSENCE**

3. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact Legal Services, on 01670 623324. Please refer to the guidance on disclosures at the rear of this agenda letter.

4. **LOCAL TRANSPORT PLAN PROGRAMME 2021-22 AND HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME 2021-22** (Pages 3 - 28)

The report sets out the details of the draft Local Transport Plan (LTP) programme for 2021-22 and the draft Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22 for consideration and comment by the Local Area Council, prior to final approval of the programme. (Report enclosed as **Appendix A**).

DEVELOPMENT CONTROL

5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 29 - 32)

To request the committee to decide the planning applications attached to this report using the powers delegated to it. (Report enclosed as **Appendix B**.)

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>

6. **20/00242/FUL** (Pages 33 - 44)
Proposed development of 1 no. dwelling house

**Development At The Barn Sparty Lea, Allenheads, Hexham,
Northumberland**

7. **20/01708/FUL** (Pages
45 - 62)
- Construction of 17 dwellings at a mix of 3 three bed properties, Ten 4
bed properties and 4 three bed affordable homes
Land North And East Of Ashlynd House, Church Lane, Wark,
Northumberland**
8. **PLANNING APPEALS UPDATE** (Pages
63 - 72)
- For Members' information to report the progress of planning appeals. This
is a monthly report and relates to appeals throughout all 5 Local Area
Council Planning Committee areas and covers appeals of Strategic
Planning Committee. (Report enclosed as **Appendix C.**)
9. **DATE OF NEXT MEETING**
- The next meeting will be held on Tuesday, 9 March 2021 at 2.00 p.m.
10. **URGENT BUSINESS**
- To consider such other business as, in the opinion of the Chair, should, by
reason of special circumstances, be considered as a matter of urgency.

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

- Declare it and give details of its nature before the matter is discussion or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

Name (please print):
Meeting:
Date:
Item to which your interest relates:
Nature of Registerable Personal Interest i.e either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):
Nature of Non-registerable Personal Interest (please give details):
Are you intending to withdraw from the meeting?

1. Registerable Personal Interests – You may have a Registerable Personal Interest if the issue being discussed in the meeting:

a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or

b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purpose includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

2. Non-registerable personal interests - You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

3. Non-participation in Council Business

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must : (a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; **and either** (b) the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; **or** (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members' Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.

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Northumberland County Council

PROCEDURE AT VIRTUAL PLANNING COMMITTEE

A Welcome from Chairman to members and those watching on the livestream

Welcome to also include reference to

- (i) Fact that meeting is being held on a virtual basis
- (ii) Members are asked to keep microphones on mute unless speaking and otherwise respect the etiquette of a remote meeting including raising a hand when they wish to speak
- (iii) The changes to the public speaking protocol to include written representations being read out by an officer (but to retain speaking by local member where applicable)

B Record remote attendance of members

- (i) Legal officer asks each member in alphabetical order to indicate presence at meeting
- (ii) Democratic Services Officer (DSO) to announce and record any apologies received

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members' questions

Planning Officer

Updates – Changes to recommendations – present report

Public written representations and speaking (local member)

Objector(s) (up to 750 words) – to be read by Officer

Local member (up to 5 mins)/ parish councillor (up to 750 words)- to be read by Officer

Applicant/Supporter (up to 750 words) – to be read by Officer

NO QUESTIONS IN RELATION TO WRITTEN REPRESENTATIONS OR OF/BY LOCAL COUNCILLOR

Committee members' questions to Planning Officers

Chairman to respond to raised hands of members as to whether they have any questions of the Planning Officers

Debate (Rules)

Proposal

Seconded

DEBATE

Again Chairman to respond to raised hand of members as to whether they wish to participate in the debate

- No speeches until proposal seconded
- Speech may not exceed 6 minutes
- Amendments to Motions
- Approve/Refuse/Defer

Vote(by majority or Chair's casting vote)

- (i) Planning Officer confirms and reads out wording of resolution
- (ii) Legal officer should then proceed to ask each member in turn to indicate which way they wish to vote – FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all of the consideration of the application)



TYNEDALE LOCAL AREA COUNCIL

9 FEBRUARY 2021

LOCAL TRANSPORT PLAN PROGRAMME 2021-22 AND HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME 2021-22

Report of the Interim Executive Director: Rick O'Farrell

Cabinet Member: Glen Sanderson, Leader of Council

Purpose of report

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2021-22 and the draft Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22 for consideration and comment by the Local Area Council, prior to final approval of the programme.

Recommendations

Members are asked to comment on the proposals, so that their comments can be considered in the finalisation of both the LTP programme for 2021-22 and the Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22.

Link to Corporate Plan

This report is relevant to the following key themes in the Corporate Plan for 2018-2021:

- 'Connecting - We want you to have access to the things you need'
- How - "We want to be efficient, open and work for everyone"
- 'Living - We want you to feel safe, healthy and cared for'
- 'Enjoying - We want you to love where you live'
- Success Measures - "We want to make a difference"

LTP Programme 2021 - 22

Key issues

1. The Local Transport Plan grant allocation is determined for the Council by the Department of Transport (DfT). The DfT have yet to announce the capital allocations

for 2021/22 and beyond. Subsequently, at this stage an indicative settlement of £18,654,000 has been assumed, based on the LTP allocation received from the DfT at the start of 2020/21.

2. During the course of the delivery of the 2020/21 LTP programme, the Council received additional LTP capital funding from DfT for highway maintenance. £2,335,000 of this funding is as yet unallocated and it is proposed that £423,500 of this unallocated sum is used together with the £18,654,000 to provide an LTP programme of £19,077,500 for 2021-22. Further programmes to allocate the remaining £1,911,500 of the additional LTP capital funding will be the subject of further decision reports in due course. This is felt to be a prudent approach at this time given the uncertainty of the DfT allocations and to allow some flexibility for any other further issues or urgent needs that are identified to be addressed in year.
3. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee. A £19,015,000 Council Local Transport Plan has therefore been developed for 2021-22, consisting of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures & Landslips.
4. Appendix A to D sets out the details of the recommended LTP Programme for 2021-22.
5. The County Council also included in the Medium Term Financial Plan an additional capital investment of £15 million for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways.
6. A £10 million first phase of the programme was approved in 2020/21 and this report provides a programme for the remaining £5 million of this investment.
7. The investment, which is being delivered over two years, is on top of the overall funding for roads, walking and cycling set out in the LTP Programme 2021-22.
8. Appendix E to H sets out the details of the recommended Highway Investment Programme for 2021-22

Background

LTP PROGRAMME 2021 - 22

9. The DfT have yet to announce the capital allocations for 2021/22 and beyond. Subsequently, at this stage an indicative settlement of £18,654,000 has been assumed, based on the LTP allocation received from the DfT at the start of 2020/21.
10. During the course of the delivery of the 2020/21 LTP programme, the Council received an additional £11,421,000 LTP capital funding from DfT for highway maintenance. A programme for £9,036,000 of this additional funding was approved in August 2020, leaving an unallocated sum of £2,335,000. It is proposed that £423,500 of this unallocated sum is used to supplement the £18,654,000 to fund an LTP programme of £19,077,500 for 2021-22. This is felt to be prudent at this time given uncertainty of DfT allocations and should other further issues or urgent needs be identified in year. Further programmes to allocate the remaining £1,911,500 will be the subject of further decision reports in due course.
11. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport

Committee, leaving a funding allocation for the Council's 2021/22 LTP programme of £19,015,000.

12. As in recent years, the highway maintenance element of the settlement is expected to include a contribution from the Highway Maintenance Incentive fund initiative. The capital funding from this element assumes that the Council retains the highest possible band 3 status and receives the maximum available funding. Confirmation of the funding settlement from the DfT is expected by the end of March 2021.
13. The £19,015,000 Local Transport Plan programme developed for 2021-22 consists of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures & Landslips, the details of the 2021/22 LTP programme are set out in Appendix A to D.
14. The summary of proposed expenditure in 2021-22 across scheme types is as follows:

Appendix	Scheme Type	Proposed Expenditure
A	Walking and Cycling	£1,525,000
B	Safety	£2,195,000
C	Roads	£12,140,000
D	Bridges, Structures and Landslips	£3,155,000
	Total Programme	£19,015,000

15. The LTP programme has been developed following a comprehensive review of the needs for the maintenance of the highway asset, identified road safety issues and potential improvement of the highway and transport network. Requests for improvements and maintenance received from the local community over time are recorded in the Directory of Requests database. County Council Members and Town and Parish Councils are provided with details of requests made from their own areas throughout the last year and they are asked to take these into account when considering their priorities for the programme.
16. Priorities for the 2021-22 programme were invited from County Council Members and Town and Parish Councils during summer 2020 and those put forward have been assessed against criteria from our Local Transport Plan and Transport Asset Management Plan (TAMP). These are then combined with consideration of road safety improvement needs, based on accident statistics and other data sources, and the asset management needs of the overall highway network, based on inspections, condition data and the network hierarchy, to determine an overall programme of capital investment.
17. It should be noted that in some cases the budget allocations contained in the Appendices to this report are estimates only. At this stage it is the issue or problem that has been prioritised for inclusion in the programme and the design process will provide options for finding a solution. The assessment of options takes account of a

number of factors including value for money and affordability. Costs will be firmed up as the proposals proceed through the design process.

18. It should also be noted that any schemes from the 2020-21 programme which are not completed by the end of the financial year will continue to be implemented in 2021-22 and are not detailed in this report.
19. A brief description of the types of highways and transport issues addressed by the LTP programme is set out below.
20. Priority for Integrated Transport is given to schemes that contribute to the achievements of the LTP objectives. The objectives reflect local needs and are related to national transport goals. These goals are:
 - to support economic growth;
 - to reduce carbon emissions;
 - to promote equality of opportunity;
 - to contribute to better safety, security and health; and,
 - to improve the quality of life and a healthy natural environment.
21. The improvement part of the programme is aimed at creating improvements for all types of users of the highway network. The allocations are split between different types of proposals aimed at making improvements for walking and cycling, as well as improvements for vehicular users such as public transport and road users. The improvements are designed to make the highway environment more attractive to pedestrians and cyclists, address areas of congestion and meet new and increased demands.
22. The Highway Capital Maintenance programme is split between different types of proposals aimed at maintaining the highway infrastructure by achieving objectives set out in the Council's Transport Asset Management Plan (TAMP). Funds are allocated across the programme by applying a scoring process that has been developed following asset management principles in order to deliver the TAMP objectives.
23. The majority of the highway maintenance programme is aimed at addressing the structural decline of our roads as they form the largest part of our highway assets. We also take account of the needs of the other asset groups such as footways and cycleways, drainage, structures and traffic management assets. A risk based approach is used to determine priorities for maintenance and is based on priorities at a strategic level, transport network level and asset maintenance level.

Walking and Cycling

24. Improvements for walking and cycling are already a significant feature within the LTP programme. This year the draft LTP for 2021-22 has a specific allocation of £1,525,000 for walking and cycling as set out in Appendix A attached to this report.
25. This allocation includes £710,000 for schemes that directly improve the environment and provision for walking and cycling, as well as £815,000 for maintaining existing footpaths (rights of way), footways (along the side of the road) and cycleways (either part of the road or adjacent to it).
26. Alongside these specific allocations, it should be noted that much of the Safety element of the programme in appendix B will also contribute to ensuring that the highway environment is improved in a way that will encourage more walking and cycling, for example, £600,000 for the continuation of the 20mph programme at schools, which will support cycling and walking by creating a safer environment for cyclists and pedestrians.
27. It should be noted that the Council continues with its initiative to produce Local Cycling and Walking Infrastructure Plans (LCWIPs) in Northumberland's main towns.

(Berwick Upon Tweed, Alnwick, Amble, Ashington, Morpeth, Bedlington, Blyth, Cramlington, Prudhoe, Ponteland, Hexham, Haltwhistle). The LCWIPs will provide an evidence base for future investment in walking and cycling. The key outputs of LCWIPs when completed will be:

- A network plan for walking and cycling which identifies preferred routes and core zones for further development;
 - A prioritised programme of infrastructure improvements for future investment;
 - A report which sets out the underlying analysis carried out and provides a narrative which supports the identified improvements and network.
28. Focusing on the main towns will ensure that key employment sites, travel to work areas, school transport interchanges and significant new housing developments are all considered. It is anticipated that as the LCWIPs develop then they will become a key consideration in future when bidding for external funding, seeking developer contributions and allocating funds within future LTP programmes for cycling and walking schemes.
29. The details of the draft LTP Walking and Cycling Programme of £1,525,000 for 2021-22 is set out in Appendix A, attached to this report.

Safety

30. An allocation of £2,195,000 has been made to improve safety on the highway network. Details of programme are set out in Appendix B attached to this report
31. £670,000 is aimed at reducing the number and severity of road traffic casualties, through a programme of local safety schemes. Funding available for safety improvements to High Risk Sites will remain at the increased level of £350,000 compared to £220,000 in 2017-18. It also includes allocations of £200,000 for Rural Road Safety Improvements and £60,000 for Urban Road Safety Improvements.
32. £1,175,000 has been allocated to improve traffic management and traffic calming measures. Much of this funding will also create safer conditions where road safety concerns have been identified which will in turn encourage more walking and cycling. Specifically, an allocation of £600,000 has been made for further introduction of 20mph speed limits outside schools which will address safety concerns and should encourage more children and their parents and carers to walk or cycle to school.
33. A £350,000 allocation has been included to continue with the general refurbishment and renewal of existing signage and the replenishment of existing road markings. Both of these activities seek to improve the general safety for the highway user.

Roads

34. This section of the programme is the largest part of the programme with an allocation of £12,140,000, which includes improvements for road users as well as the maintenance of existing roads, including drainage and safety fencing.
35. The programme is guided by the principles of effective asset management and is made up of £5,770,000 for named carriageway repair and drainage schemes (of which £2,520,000 is on major roads and the resilient road network and £3,250,000 on other local roads); £2,480,000 for surface dressing; £550,000 for micro surfacing and retexturing; and finally £3,330,000 of general refurbishment which includes

drainage, traffic signals, car parks, vehicle restraint barriers and footways as well as preparatory work for next year's programme.

36. The details of the draft Roads Programme for 2021-22 is set out in Appendix C attached to this report.

Bridges, Structures and Landslips

37. An allocation of £2,225,000 has been made for bridge maintenance. Again, effective asset management is the main driver. This includes a programme that also addresses the maintenance backlog by providing bridge strengthening to a number of bridges as this continues to remain a key objective.
38. There is also an allocation of £930,000 for addressing landslips to enable stabilisation work as a cost effective approach to prevent the deterioration and potential loss of use of the network at critical locations throughout the County. This includes a further allocation to continue scheme development for the landslip at Todstead on the B6344. This landslip is currently the subject of ground investigation works and depending on the outcome of these investigations and design solutions identified, further funding will be sought for any identified repair solutions, including consideration of use of the unallocated LTP funding noted above.
39. The details of the Bridges, Structures and Landslips Programme of £3,155,000 for 2021-22 is set out in Appendix D, attached to this report.

HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME

40. The County Council has included in the Medium Term Financial Plan an additional capital investment of £15 million for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways.
41. A £10 million first phase of the programme was approved in 2020/21 and this report provides a programme for the remaining £5 million of this investment..
42. The investment, which is being delivered over two years, is on top of this year's overall funding for roads, walking and cycling set out in the LTP Programme 2021-22.
43. Appendix E to H sets out the details of the recommended Highway Investment Programme for 2021-22.
44. The summary of proposed expenditure across scheme types is as follows:

Appendix	Category	Proposed Allocations
E	Rural Road Refurbishment	£2,330,000
F	Residential Road Refurbishment	£1,305,000
G	Small Works	£700,000
H	Footway Refurbishment	£665,000
	Programme Total	£5,000,000

45. The Highway Maintenance Investment into U and C Roads and Footway programme has been developed to address the deterioration of the lower categories of the network following a comprehensive review of the needs of all our roads and footways.
46. This programme will provide repairs to those minor roads already in poor condition, which will improve the overall condition of this network, building resilience and reducing long term costs. This will help to reduce the number of potholes that arise, improve condition and ride quality and minimise the need for future repairs in these areas. Funds have been allocated across the programme taking into account asset management principles in order to deliver Northumberland's Transport Asset Management Plan (TAMP) objectives.
47. The programme to address deterioration across the lower categories of our network has been split into three packages of work:
- a. Rural Road Route Refurbishment which will address some of the worst sections of the minor road network across the County, providing essential structural maintenance and resurfacing as well as an additional 22km of surface dressing works over and above that already included within the LTP programme.
 - b. Residential Road Refurbishment which include the resurfacing of a total of twelve streets across the County's towns and villages which are considered to be in the most urgent need of repair. There will also be a programme of micro surfacing to a further twelve residential streets.
 - c. Small Works which will allow us to address those more discrete areas situated on the minor road network that are identified by the Area Teams to be in poor condition. Works will consist of smaller areas of resurfacing and structural patching.
48. Many of our pavements and footways are also in need of long term investment to improve their condition and make walking easier and safer for our residents. The programme therefore includes an allocation of £665,000 to address the deterioration of our footways which has occurred after many years of underfunding.
49. Improving the footways will support our aspirations to improve health and wellbeing by providing safe, easy routes for our residents to use as a key part of their daily activities. Improving the condition of this element of the network will bring an improvement in the local environment, a reduction in the number of tripping hazards and other defects reported and a reduction in the need for reactive day to day maintenance.

Next Steps

50. Following consideration by Local Area Councils at their meetings in February, any comments received will be considered and the final 2021-22 programmes for the Local Transport Plan and Highway Maintenance Investment in U and C Roads and Footways will be prepared for consideration and approval by the Leader of the Council and the Interim Executive Director for Local Services.
51. Following agreement of the final programme, all County Council members and Town and Parish Councils who put forward priorities for the LTP programme will then be provided with further information regarding the outcome of the assessment of their

submission and whether it has been possible to include their priority schemes within the programme this year.

Implications

Policy	The proposed programmes are consistent with existing policies
Finance and value for money	<p>The LTP Programme allocations are within the expected budget available for 2021-22. The £18.654m quoted in this report is an indicative figure and confirmation of the final allocation is awaited from DfT and is expected before March 2021. Should the allocation vary from that expected the programme will be amended in the final decision report.</p> <p>The £5 million funding for the Highway Maintenance Investment programme is included within the Council's Medium Term Financial Plan for 2020-21 and 2021-22.</p>
Legal	None
Procurement	Not applicable
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>As a key issue for Northumberland, the needs of those that are socially excluded have been taken into account in the development of this programme.</p>
Risk Assessment	<p>The programme has been developed to minimise risks to the travelling public.</p> <p>Risks to the delivery of any individual scheme within the programme will be considered during scheme development. By managing risk at scheme level risk to delivery of the programme will be controlled.</p>
Crime Disorder &	The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing this proposal, there are no perceived adverse effects.

Customer Consideration	The delivery of the programme will improve the highways and transport network in Northumberland for the benefit of the travelling public.
Carbon reduction	Schemes to encourage walking and cycling, as well as road safety and those which aim to reduce congestion will encourage modal shift and reduce overall carbon levels making a positive contribution to the achievement of the Council's Climate Change targets.
Health and Wellbeing	Schemes to encourage more active travel through improved infrastructure for walking and cycling, road safety measures and improvement to the condition of footways and roads all act to improve the overall health and wellbeing of our communities.
Wards	All

Background papers

N/A

Report sign off

Authors must ensure that officers and members have agreed the content of the report:

	Full Name of Officer
Monitoring Officer/Legal	Neil Mason
Executive Director of Finance & S151 Officer	Chris Hand
Relevant Executive Director	Rick O'Farrell
Chief Executive	Daljit Lally
Portfolio Holder(s)	Glen Sanderson

Author and Contact Details

Dale Rumney – Principal Programme Officer

Appendices

Appendices A to D – LTP Programme 2021-22

Appendices E to F – Highway Maintenance Investment Programme 2021-22

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Summary		
Local Transport Plan Programme 2021-22		
Appendix A	Walking and Cycling	£1,525,000
	Improvements for Walking and Cycling	£710,000
	Maintenance of Footpaths, Footways and Cycleways	£815,000
Appendix B	Safety	£2,195,000
	Safety Improvement Schemes for All Users	£1,845,000
	Maintenance of Signs and Lines	£350,000
Appendix C	Roads	£12,140,000
	Improvements for Road Users	£10,000
	Major Road & Resilient Network Maintenance Schemes	£2,520,000
	Other Local Roads Maintenance Schemes	£3,250,000
	Surface Dressing Programme	£2,480,000
	Micro Surfacing Programme	£550,000
	General/Structural Refurbishment Work	£3,330,000
Appendix D	Bridges, Structures and Landslips	£3,155,000
	Bridges and Structures	£2,225,000
	Landslips	£930,000
	LTP Programme Total	£19,015,000

			Appendix A
Local Transport Plan Programme 2021-22			
Cycling and Walking	£1,525,000		
Improvements for Cycling and Walking			
Location	Issue	Potential Solution	Budget Allocation
Footpath between Ellington & Linton	Poor surface on the right of way between Linton and Ellington. External contribution from CELL of £30k available.	Surface upgrade	£50,000
Schalksmuhle Road Bedlington	Pedestrian safety	Zebra crossing phase 2	£50,000
Narrowgate, Alnwick	Town Centre enhancement/pedestrian safety/traffic calming	Improvements for pedestrians.	£40,000
Spiders Alley' paths between Eastcliffe and Spital	Existing path is in poor condition and unsuitable for disabled pedestrians	Improvements phase 2	£70,000
Beresford Road Seaton Sluice	Pedestrian safety	Puffin crossing phase 2	£140,000
Milburn Road, Ashington	Pedestrian safety on route to school	Controlled crossing phase 2	£50,000
A1172 Beaconhill Junction, Cramlington	No safe pedestrian crossing.	Pedestrian crossing phase at existing signalised junction phase 2.	£120,000
A190/A193 Fountain Head roundabout, Seaton Sluice	Pedestrian safety	Refuge islands phase 2	£30,000
Countywide	Disabled access	Dropped kerbs	£50,000
Countywide	Lack of cycling parking at various Town centres	Provision of appropriate cycle parking	£10,000
assessments of schemes to include: Briardene and Green Lane, Ashington; Park Road/Plessey Road, Blyth; Bondgate Within, Alnwick; Front Street, Newbiggin; Rotary Way, Ponteland; Main Street, Haltwhistle.	Pedestrian crossing issues	Pedestrian crossings phase 1	£50,000
Countywide	Access to bus stops	Bus stop improvements	£45,000
Bridleway between St James' roundabout and High School, Alnwick	Poor surface	Phase 1	£5,000
		sub total	£710,000
Maintenance of Footpaths, Footways and Cycleways			
Rights of Way			
Reference	Proposed Improvement	Budget Estimate	
Seaton Valley	East Cramlington LNR. Surface improvements.	£20,000	
300/078 Seaton Valley	Holywell waggonway. Surface improvements and ancillary works.	£20,000	
3 & 8 Acomb	Status upgrade, surface works, bridge works.	£40,000	
STT Knaresdale with Kirkhaugh	Railway viaduct (South Tyne Trail). Tree removal and structure assessment.	£10,000	
FP 18 Amble	150m footpath surface improvement works.	£5,000	
FP22 Kyloe	Dolly Gibson's Lonnen. Surface improvements. (SCW/SOW/NCP)	£30,000	
91 & 98 Prudhoe	Cockshott Dene	£40,000	
Hexham	Halgut Burn footpath, Hexham	£10,000	
29 Hexham	Dukeshouse Wood, Hexham. Path improvements.	£10,000	
Various	Path surface improvements. Details to be agreed.	£10,000	
Various	Capitalised signage works.	£15,000	
Various	Capitalised surface improvements.	£50,000	
Various	Capitalised structures improvements.	£45,000	
Various	Capitalised accessibility improvements	£10,000	
	Total	£315,000	
Footway Maintenance			
B6305	Hencotes, Hexham	£60,000	
A192	Newgate Street, Morpeth (Phase)	£60,000	
B1523	Newcastle Road, Newsham (Phase)	£60,000	
B1331	Stead Lane, Bedlington (Phase)	£50,000	
U6109	Abbey Meadows, Morpeth (Phase)	£40,000	
U3117	Dilston Terrace, Amble	£30,000	
	Total	£300,000	

General Cycleway and Footway Refurbishment Work		£200,000	
A countywide programme of sites selected on a priority basis.			
	Cycling and Walking Total	£1,525,000	

Local Transport Plan Programme 2021-22			Appendix B
Safety	£2,195,000		
Local Safety Schemes			
Location	Issue	Potential Solution	Budget Allocation
Links Road (between Mermaid Car Park, Blyth and Seaton Sluice)	Excessive Speeds	Phase 1	£10,000
Countywide (locations to be confirmed once accident data is available)	High Risk Sites (inc route action)	Various safety measures	£350,000
Countywide, including: A192 Holywell Village, A193 Bedlington Bank	Safety issues on Urban Roads	Various safety measures	£60,000
Countywide, including: C109 between High Hauxley and Low Hauxley; C69 at Chathill; B6320 at Nunwick Hall (near Simonburn); Eglington Village; Embleton Terrace; Tranwell Village & Woods.	Safety issues on Rural Roads	Various safety measures	£200,000
Countywide	Urgent Safety Issues	Various safety measures	£50,000
		Sub Total	£670,000
Traffic Calming			
Location	Issue	Potential Solution	Budget Allocation
Lucker & Warenford	Road safety concerns	Traffic Calming phase 2	£25,000
Woodhorn Road, Ashington	Road safety concerns	Traffic Calming phase 2	£50,000
Bamburgh	Road safety concerns	Chicane phase 2	£30,000
Acorn Avenue area, Bedlington	Road safety concerns	Traffic Calming phase 1	£5,000
Southend Avenue, Ogle Drive, Ford Drive, Blyth	Road safety concerns	Traffic calming phase 2	£50,000
Station Road, Cramlington	Road safety concerns	Traffic calming phase 2	£35,000
Countywide, including C254 Wylam (fox and Hounds area); Mitford Village; U5005 Otterburn.	Road safety concerns	Traffic Calming phase 1	£20,000
		Sub Total	£215,000
Traffic Management			
Location	Issue	Potential Solution	Budget Allocation
Countywide	Various traffic management issues to be addressed countywide, subject to consultation.	Traffic Regulation Orders	£150,000
Countywide, including Mitford Road, Morpeth (Chantry and Newminster Schools) St Roberts First School, Morpeth Moor Road, Prudhoe (Prudhoe High School) Highfield Lane, Prudhoe (Highfield Middle and St Matthews RC Primary) James Calvert Spence College (Acklington Road, Amble) Meadowdale Academy, Bedlington	Safety concerns outside schools	Various (inc school 20mphs)	£600,000
Countywide, including: Station Road Allendale, Kielder Village, Alnwick Town, Detchant, Bondicarr Road Hadston, Doxford Place, Cramlington Burns Park Cramlington.	Traffic speeds	Speed limits (not school-related)	£100,000
Countywide, including: Allendale Road, Hexham Seaton Sluice Middle School, Dukes Secondary School, Ashington	Safer streets for schools	Various	£100,000
A1068/A197 Junction, Ashington	Traffic management issues at junction.	Improvements phase 1	£10,000
		Sub Total	£960,000
General Traffic Sign/Road Markings Refurbishment			£350,000

A countywide programme of sites selected on a priority basis.			
		Safety Total	£2,195,000

			Appendix C			
Local Transport Plan Programme 2021-22						
Roads	£12,140,000					
Improvements for Road Users						
Location	Issue	Potential Solution	Budget Allocation			
Cramlington Station Car Park	Insufficient Parking Capacity	Phase 1 preliminary design for additional parking	£10,000			
Major Road & Resilient Network Maintenance Schemes						
Road No	Location	Description	Budget Estimate			
A1068	Fisher Lane Roundabout, Cramlington	Carriageway Repairs	£360,000			
A192	Avenue Road Roundabout, Seaton Delaval	Carriageway Repairs	£80,000			
A697	Humbleton Bends, Wooler	Carriageway Repairs	£250,000			
C172	Low Alwinton to Harbottle	Carriageway Repairs	£140,000			
A68	Errington Red House (Bingfield)	Carriageway Repairs	£280,000			
B6303	Allendale to B6295 Phase	Carriageway Repairs	£140,000			
A1147	Welwyn Factory Road, Bedlington Station	Carriageway Repairs	£240,000			
A68	Old Town Crossroads	Carriageway Repairs	£120,000			
C199	Charlton to The Riding	Carriageway Repairs	£140,000			
C357	East of Horton Grange	Carriageway Repairs	£180,000			
B6341	West of Lemmington Crossroads	Carriageway Repairs	£80,000			
A68	Cowden, north of Colt Crag	Carriageway Repairs	£90,000			
A190	Seghill to Annitsford Phase 1	Carriageway Repairs	£200,000			
A193	Renwick Road, Blyth	Carriageway Repairs	£220,000			
Major Road & Resilient Network Maintenance Schemes Total			£2,520,000			
Other Local Roads Maintenance Schemes						
Other Local Roads Maintenance Schemes - North Northumberland						
Road No	Location	Description	Budget Estimate			
C60	Cragmill Road, Belford	Carriageway Repairs	£60,000			
C187	Harwood Phase 2	Carriageway Repairs	£200,000			
C106	Longframlington to Alnwick Fords Ph 2	Carriageway Repairs	£120,000			
B1341	Bamburgh to Glororum	Carriageway Repairs	£120,000			
B6345	Swarland Mill to Longframlington Phase 1	Carriageway Repairs	£110,000			
C105	Guilden Road, Warkworth (south of Warkworth)	Carriageway Repairs	£80,000			
C176	High Trewitt to Netherton	Carriageway Repairs	£80,000			
C92	A1 Deanmoor to junct U3050	Carriageway Repairs	£60,000			
B6348	Fowberry Mains	Carriageway Repairs	£120,000			
		Sub Total	£950,000			
Other Local Roads Maintenance Schemes - Ashington and Blyth						
Road No	Location	Description	Budget Estimate			
U9518	Druridge Drive/Crescent, Newsham	Carriageway Repairs	£160,000			
U6703	Hawthorn/College Road, Ashington Phase 2	Carriageway Repairs	£110,000			
U6507	Swaledale Avenue, Blyth Phase 2	Carriageway Repairs	£60,000			
U6519	Simonside Terrace, Newbiggin	Carriageway Repairs	£80,000			
		Sub Total	£410,000			
Other Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley						
Road No	Location	Description	Budget Estimate			
B1326	Cumbrian Road, Cramlington	Carriageway Repairs	£210,000			
U9552	Arcot Avenue / Blagdon Crescent, Nelson Village	Carriageway Repairs	£120,000			
U6551	Millbank Place / Dene View West, Bedlington	Carriageway Repairs	£70,000			
		Sub Total	£400,000			
Other Local Roads Maintenance Schemes - Tynedale						
Road No	Location	Treatment	Budget Estimate			
B6320	Bellingham to Hareshaw junct. Phase 1	Carriageway Repairs	£150,000			
C198	Lanehead to Greenhaugh	Carriageway Repairs	£160,000			
B6321	Junction A695 To Corbridge RBT over the level crossing	Carriageway Repairs	£160,000			
B6395	West Road/Beaumont Terrace Phase 2, Prudhoe	Carriageway Repairs	£100,000			
B6309	Hindley to Appledene	Carriageway Repairs	£70,000			
B6295	Highfield Farm to Round Meadows	Carriageway Repairs	£130,000			
B6305	Allendale Road junction, Hexham	Carriageway Repairs	£80,000			
		Sub Total	£850,000			
Other Local Roads Maintenance Schemes - Castle Morpeth						
Road No	Location	Treatment	Budget Estimate			
C144	Benridge Hagg to Pigdon	Carriageway Repairs	£170,000			
C157	Middleton Bank Top to Scots Gap	Carriageway Repairs	£90,000			
C358	North Road, Ponteland	Carriageway Repairs	£120,000			
C404	Barrington Road, Choppington	Carriageway Repairs	£200,000			
U6109	St Marks Street / Hollon Street, Morpeth	Carriageway Repairs	£60,000			
		Sub Total	£640,000			
Other Local Roads Maintenance Schemes - Total			£3,250,000			
Surface Dressing Programme						
Major Road & Resilient Network - Countywide						
Road Number	Location	Description	Budget Allocation			
B6341	Elsdon to A696 junct.	Surface Dressing	£170,000			
A696	Blaxter Bends	Surface Dressing	£20,000			
B6344	Thrum Mill to Crag End, Rothbury	Surface Dressing	£80,000			
C172	Farnham Moor	Surface Dressing	£120,000			
A1068	Ellington Rbt. to Hagg House	Surface Dressing	£90,000			
B6318	Comb Hill Junc to Greenhead	Surface Dressing	£130,000			
B6318	Housesteads to High Shields Farm	Surface Dressing	£70,000			
B1340	Denwick to Hocketwell	Surface Dressing	£100,000			
A192	Stobhill Roundabout To Station Road junct.	Surface Dressing	£150,000			
A192	Earsdon to Holywell	Surface Dressing	£60,000			
B6320	Wark to Houxy	Surface Dressing	£60,000			
A68	Corbridge Rbt to Chantry House	Surface Dressing	£60,000			
A686	Low Hall Farm to Haydon Bridge	Surface Dressing	£30,000			
B1337	Whorral Bank rbt to C130 junction	Surface Dressing	£50,000			
A197	Pegswood bypass	Surface Dressing	£110,000			
		Sub Total	£1,300,000			
Other Local Roads - North Northumberland						
Road Number	Location	Description	Budget Allocation			
C33	Pawston to Scottish Border	Surface Dressing	£120,000			
C94	Bilton Bank	Surface Dressing	£40,000			
C43	Chatton north to Chillingham village	Surface Dressing	£120,000			
C97	Beacon Road, Hampeth	Surface Dressing	£60,000			
		Sub Total	£340,000			
Other Local Roads - Castle Morpeth						
Road Number	Location	Description	Budget Allocation			
C145	Netherwitton towards Longwitton	Surface Dressing	£70,000			
C343	Birney Hill to The Plough Inn	Surface Dressing	£120,000			
B1338	Shotton Grange to Seven Mile Bridge	Surface Dressing	£80,000			
B6528	Horsley to Heddon	Surface Dressing	£60,000			
		Sub Total	£330,000			
Other Local Roads - Tynedale						
Road Number	Location	Description	Budget Allocation			
B6295	Thornley Gate to Catton	Surface Dressing	£60,000			
B6306	Woolley Bank to Esper Shield	Surface Dressing	£220,000			
B6319	Fourstones to Haydon Bridge	Surface Dressing	£190,000			

B6321	Aydon Road, Corbridge	Surface Dressing	£40,000			
		Sub Total	£510,000			
	Surface Dressing Programme Total		£2,480,000			
Micro Surfacing Programme						
Major Road & Resilient Network - Countywide						
Road Number	Location	Description	Budget Allocation			
A1068	Choppington Road, Bedlington	Micro Surfacing	£80,000			
		sub total	£80,000			
Other Local Roads - North Northumberland						
Road Number	Location	Description	Budget Allocation			
C74	Front Street, Embleton	Micro Surfacing	£25,000			
B6349	High Street, Belford	Micro Surfacing	£50,000			
		sub total	£75,000			
Other Local Roads - Castle Morpeth						
Road Number	Location	Description	Budget Allocation			
C395	Pegswood village	Micro Surfacing	£45,000			
U9083	Broadway, Darras Hall	Micro Surfacing	£40,000			
		sub total	£85,000			
Other Local Roads - Ashington and Blyth						
Road Number	Location	Description	Budget Allocation			
U6534	Woodhorn Lane, Ashington (A197 to Hospital)	Micro Surfacing	£45,000			
U9702	Green Lane, Ashington	Micro Surfacing	£35,000			
U9511	William Street, Blyth	Micro Surfacing	£30,000			
		sub total	£110,000			
Other Local Roads - Cramlington, Bedlington and Seaton Valley						
Road Number	Location	Description	Budget Allocation			
U9550	Blagdon Terrace, Cramlington Phase 2	Micro Surfacing	£30,000			
U9544	Cateran/Crammond Way, Cramlington	Micro Surfacing	£110,000			
		sub total	£140,000			
Other Local Roads - Tynedale						
Road Number	Location	Description	Budget Allocation			
U8292	Iveson Road, Hexham	Micro Surfacing	£20,000			
U8280	Biverfield Road, Prudhoe	Micro Surfacing	£40,000			
		sub total	£60,000			
	Micro Surfacing Programme Total		£550,000			
General Refurbishment Countywide						
General Carriageway Refurbishment Work			£1,400,000			
A countywide programme of sites selected on a priority basis.						
Surface Dressing & Micro surfacing Pre Patching Work			£200,000			
Preparation of sites included in the programme						
Retexturing Refurbishment			£50,000			
A countywide programme of sites selected on a priority basis.						
General Structures Refurbishment Work			£300,000			
A countywide programme of sites selected on a priority basis.						
General Drainage Refurbishment Work			£750,000			
A countywide programme of sites selected on a priority basis.						
General Vehicle Restraint Barrier Refurbishment Work			£100,000			
A countywide programme of sites selected on a priority basis.						
General Car Park Refurbishment Work			£100,000			
A countywide programme of sites selected on a priority basis.						
Traffic Signal Refurbishment			£100,000			
Highway Maintenance Assessment and Advance Design			£330,000			
	General Refurbishment Countywide Total		£3,330,000			

		APPENDIX D		
Local Transport Plan Programme 2021 - 22				
Bridges, Structures and Landslips	£3,155,000			
Bridges and Structures				
Location	Description	Budget Estimate		
Various	Structural Assessments	£120,000		
Various	Interim Measures Inspections	£35,000		
Various	Advance Preparation - Advance design of future schemes	£300,000		
A189 Klondyke Phase 3 & 4	Strengthening / Refurbishment	£300,000		
Berwick Old	Refurbishment - Phase 2 of 4	£450,000		
Swindon Kennels	Bridge Strengthening	£300,000		
Linn Well Culvert	Bridge Strengthening	£170,000		
Ryal East	Bridge Strengthening	£150,000		
Fens Burn	Bridge Strengthening	£150,000		
Tarset Tyne	Refurbishment	£250,000		
	Bridges and Structures Total	£2,225,000		
Landslip Management				
Location	Description	Budget Estimate		
Todstead		£100,000		
B6319 Brokenheugh	Edge Strengthening	£80,000		
B6352 Reedsford	Earth Buttress	£200,000		
Hareshaw Burn	Reinstatement of Damaged River Bed	£30,000		
U7018 The Knar	Edge Strengthening and Localised Road Diversion	£150,000		
B6344 Crag End	Anchor Replacement	£250,000		
Various	Advanced Preparation	£120,000		
	Landslip Management Total	£930,000		
	TOTAL	£3,155,000		

2021 - 22 Highway Maintenance Investment in U and C Roads and Footways - £5m Programme				
Summary				
	Category			
Appendix E	Rural Road Route Refurbishment	£2,330,000		
Appendix F	Residential Road Refurbishment	£1,305,000		
Appendix G	Small Works	£700,000		
Appendix H	Footway Refurbishment	£665,000		
	Programme Total	£5,000,000		

			Appendix E
2021 - 22 Highway Maintenance Investment in U and C Roads and Footways			
Rural Road Route Refurbishment			
North Northumberland			
Road No	Location	Description	Budget Estimate
C81	Foxton Drive, Alnmouth	Carriageway Repairs	£90,000
C136	The Lee to B6342 junct.	Carriageway Repairs	£80,000
C71	Approach to Brunton Village	Carriageway Repairs	£60,000
C43	Hepburn Junct. to Harehope Garden Cottages	Carriageway Repairs	£70,000
U3089	Rock Midstead	Carriageway Repairs	£40,000
C4	Thornton Park	Carriageway Repairs	£70,000
C31	Millfield to Flodden	Carriageway Repairs	£70,000
U1094	Fawdon Farm to The Clinch	Carriageway Repairs	£50,000
U3068	The Terrace, Eglingham to West Ditchburn	Carriageway Repairs	£150,000
U1039	Lowick	Carriageway Repairs	£60,000
		Sub Total	£740,000
Tynedale			
Road No	Location	Treatment	Budget Estimate
C199	Falstone to Lanehead	Carriageway Repairs	£70,000
U8210	Hagg Bank, Prudhoe	Carriageway Repairs	£65,000
C268	Espershields road	Carriageway Repairs	£60,000
C265	C265 to B6306 (Lead Road), Comb Hill	Carriageway Repairs	£50,000
C287	Ridley Hall to Carts Bog	Carriageway Repairs	£60,000
C216	Chollerton to Wark Bridge	Carriageway Repairs	£70,000
C273	Broomley	Carriageway Repairs	£80,000
C322	Whitfield to Plenmellor	Carriageway Repairs	£80,000
U5010	Green Rigg	Carriageway Repairs	£50,000
U8296	Yarridge Road, Hexham	Carriageway Repairs	£75,000
		Sub Total	£660,000
Castle Morpeth			
Road No	Location	Treatment	Budget Estimate
C154	Dyke Neuk PH to Meldon	Carriageway Repairs	£80,000
C125	Longhirst Colliery	Carriageway Repairs	£90,000
U9098	Heddon Birks, Heddon on the Wall	Carriageway Repairs	£60,000
		Sub Total	£230,000
Other Local Roads Maintenance Schemes - Total			£1,630,000
Surface Dressing Programme			
Surface Dressing Sites			
C50	Burnhouse Road, Wooler	Surface Dressing	£50,000
C107	Acklington to HMP Castington	Surface Dressing	£60,000
C69	Chathill to Swinhoe	Surface Dressing	£90,000
C157	Belsay to Middleton Bank Top	Surface Dressing	£160,000
C130	Hebron Village to A1	Surface Dressing	£30,000
C160	Wallington Hall	Surface Dressing	£70,000
C129	Ulgham to Tritlington	Surface Dressing	£50,000
C302	Haltwhistle to Military Road	Surface Dressing	£80,000
C324	Eals to Knaresdale	Surface Dressing	£60,000
C324	Featherstone to Lane Head	Surface Dressing	£50,000
Surface Dressing Programme Total			£700,000

			£2,330,000

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2021 - 22 Highway Maintenance Investment in U and C Roads and Footways

Small Works

Minor Roads Maintenance Schemes - North Northumberland

Minor Roads Maintenance Schemes - Ashington and Blyth

Minor Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley

Minor Local Roads Maintenance Schemes - Tynedale

Minor Local Roads Maintenance Schemes - Castle Morpeth

Total

Appendix G

£248,430

£51,100

£36,400

£222,740

£141,330

£700,000

			Appendix H
2021 - 22 Highway Maintenance Investment in U and C Roads and Footways			
Footway Refurbishment			
Footway Refurbishment - North Northumberland			
Road No	Location	Description	Budget Estimate
A1068	Alnmouth Road, Alnwick	Footway Repairs	£40,000
B6354	Etal Road, Tweedmouth	Footway Repairs	£50,000
U3124	Swansfield Park Road, Alnwick Phase 2	Footway Repairs	£40,000
		Sub Total	£130,000
Footway Refurbishment - Ashington and Blyth			
Road No	Location	Description	Budget Estimate
C410	Newsham Road, Blyth (Phase)	Footway Repairs	£70,000
U6513	Norham Road, Ashington	Footway Repairs	£50,000
U6503	Bothal Cottages, Ashington (Phase)	Footway Repairs	£50,000
		Sub Total	£170,000
Footway Refurbishment - Cramlington, Bedlington and Seaton Valley			
Road No	Location	Description	Budget Estimate
U9552	Arcot Avenue, Nelson Village	Footway Repairs	£70,000
B1331	Ridge Terrace, Bedlington Phase	Footway Repairs	£80,000
		Sub Total	£150,000
Footway Refurbishment - Tynedale			
Road No	Location	Treatment	Budget Estimate
U8280	Biverfield Road, West Wylam	Footway Repairs	£70,000
C302	Castle Hill, Haltwhistle	Footway Repairs	£40,000
		Sub Total	£110,000
Footway Refurbishment - Castle Morpeth			
Road No	Location	Treatment	Budget Estimate
U6111	Lancaster Park, Morpeth (Phase)	Footway Repairs	£55,000

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Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL (VIRTUAL)

DATE: 9 FEBRUARY 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Director of Planning

Cabinet Member: Councillor JR Riddle

Purpose of report

To request the Local Area Council to decide the planning applications attached to this report using the powers delegated to it.

Recommendations

The Local Area Council is recommended to consider the attached planning applications and decide them in accordance with the individual recommendations, also taking into account the advice contained in the covering report.

Key issues

Each application has its own particular set of individual issues and considerations that must be taken into account when determining the application. These are set out in the individual reports contained in the next section of this agenda.

Author and Contact Details

Report author Rob Murfin
Director of Planning
01670 622542
Rob.Murfin@northumberland.gov.uk

DETERMINATION OF PLANNING APPLICATIONS

Introduction

1. The following section of the agenda consists of planning applications to be determined by the Tynedale Local Area Council in accordance with the current delegation arrangements. Any further information, observations or letters relating to any of the applications contained in this agenda and received after the date of publication of this report will be reported at the meeting.

The Determination of Planning and Other Applications

2. In considering the planning and other applications, members are advised to take into account the following general principles:

- Decision makers are to have regard to the development plan, so far as it is material to the application
- Applications are to be determined in accordance with the development plan unless material considerations indicate otherwise
- Applications should always be determined on their planning merits in the light of all material considerations
- Members are reminded that recommendations in favour of giving permission must be accompanied by suitable conditions and a justification for giving permission, and that refusals of permission must be supported by clear planning reasons both of which are defensible on appeal
- Where the Local Area Council is minded to determine an application other than in accordance with the Officer's recommendation, clear reasons should be given that can be minuted, and appropriate conditions or refusal reasons put forward

3. Planning conditions must meet the tests that are set down in paragraph 56 of the NPPF and meet the tests set out in Community Infrastructure Levy Regulations 2010. Conditions must be:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

4. Where councillors are contemplating moving a decision contrary to officer advice, they are recommended to consider seeking advice from senior officers as to what constitute material planning considerations, and as to what might be appropriate conditions or reasons for refusal.

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BACKGROUND PAPERS

These are listed at the end of the individual application reports.

Implications

Policy	Procedures and individual recommendations are in line with policy unless otherwise stated
Finance and value for money	None unless stated
Legal	None unless stated
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Planning applications are considered having regard to the Equality Act 2010
Risk Assessment	None
Crime & Disorder	As set out in the individual reports
Customer Consideration	None
Carbon reduction	Each application will have an impact on the local environment and it has been assessed accordingly
Wards	All

Policy:	Procedures and individual recommendations are in line with policy unless otherwise stated
Finance and value for Money:	None unless stated
Human Resources:	None
Property:	None
Equalities:	None
Risk Assessment:	None
Sustainability:	Each application will have an impact on the local environment and it has been assessed accordingly
Crime and Disorder:	As set out in the individual reports
Customer Considerations:	None
Consultations:	As set out in the individual reports
Wards:	All

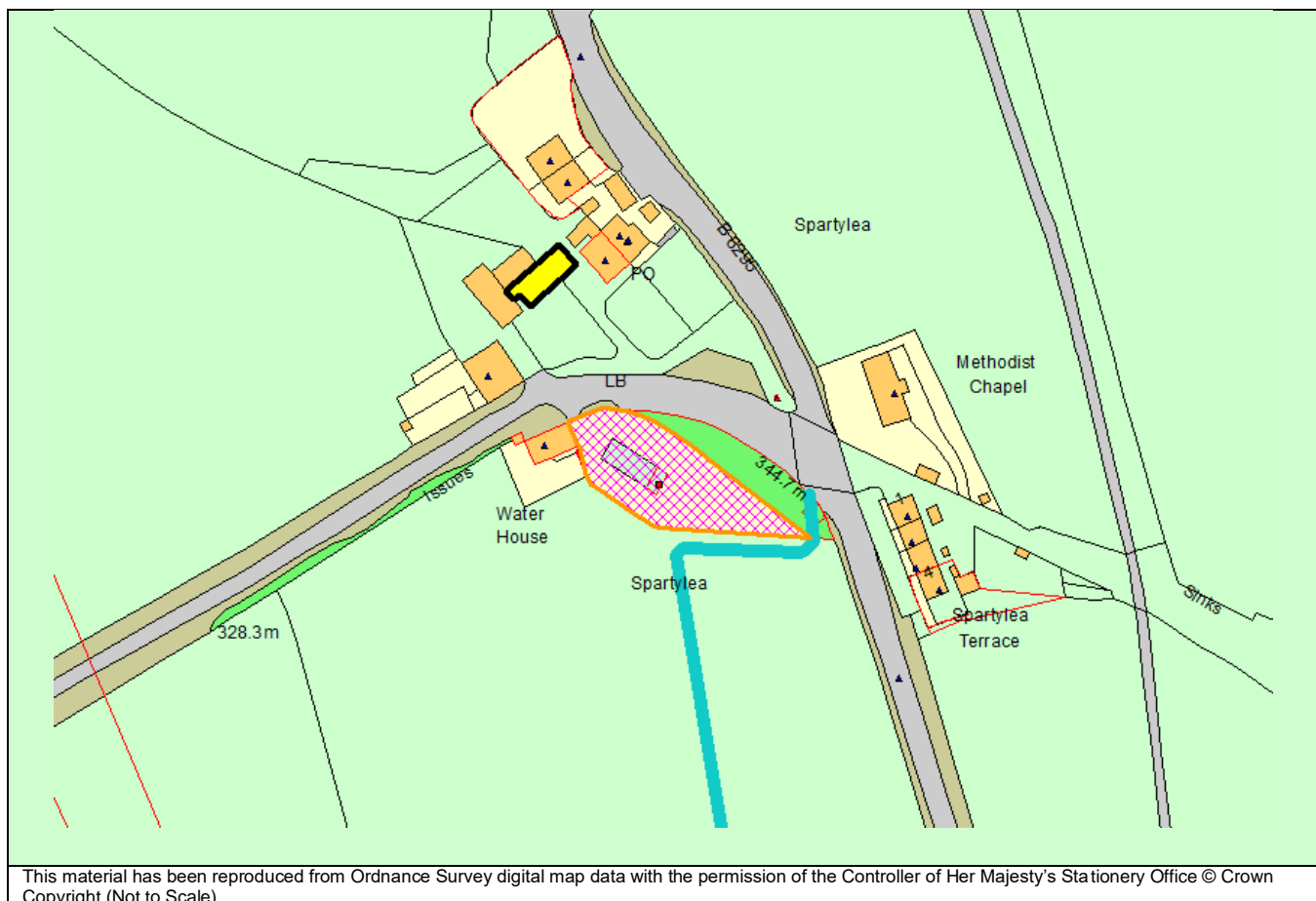


Northumberland County Council

Virtual Tynedale Local Area Committee : 9 February 2021

Application No:	20/00242/FUL		
Proposal:	Proposed development of 1no. dwelling house		
Site Address	Development At The Barn Sparty Lea, Allenheads, Hexham, Northumberland		
Applicant:	Mr & Mrs Fyfe and Robson C/O George F White (Miss Hannah Wafer), 4-6 Market Street, Alnwick, NE66 1TL	Agent:	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL
Ward	South Tynedale	Parish	Allendale
Valid Date:	24 February 2020	Expiry Date:	20 April 2020
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



1. Introduction

1.1 Under the Virtual delegation scheme, the application was referred to the Director of Planning and Chair and Vice of the Tynedale Local Area Council Planning Committee as a result of the Ward Member asking for it to be considered by committee. It was agreed that the application raises wider community issues and so should be considered by Members of the Virtual Tynedale Local Area Council Planning Committee.

2. Description of the Proposals

2.1 Planning permission is sought for the construction of one dwelling on the site of an original byre at The Barn, Sparty Lea, Allenheads. The building would be L-shaped with an integral open-fronted garage and would be one and a half storeys, some 6.7 metres in height with three bedrooms in the roofspace. The slate roof would have two timber clad dormer windows and five rooflights. The building, which would be 14.9 metres in length and a maximum of 11 metres in depth, would be constructed of stone and timber clad to the apex of the roof on the southern elevation. The site would be accessed from the existing access adjacent to Water House with a parking area to the front and adjoining amenity space.

2.2 The plot originally sited a stone built barn, which in 2006 had a corrugated iron roof. This building had a number of permissions, as set out in the planning history, for conversion to residential but none of these permissions were implemented and the building eventually collapsed. Planning permission was then granted in 2016 (16/03799/FUL) for a replacement dwelling. This has never been constructed and the site has now been purchased by the adjoining property, Water House. This proposal seeks to locate the dwelling to the south-east and further from Water House than the 2016 permission.

2.3 The site has an existing stable on it and has a stone wall below the adjoining bank, in front of which reinforced concrete panels have been constructed. The stone wall separates the site from the adjoining farmland to the south. The site is fringed on the eastern and southern edge by trees and planting growing on the banks and slope of the site. Stone from the original building has been piled up on the site with hardcore laid for part of the access road.

2.4 The site is located to the east of Water House in the hamlet of Sparty Lea which is located between Allendale and Allenheads. The site is at the corner of the junction of the B6295 road with the U8004 and is set below the road. It is within the North Pennines AONB and within the Allendale Neighbourhood Planning Area.

2.5 Submitted with the application were the following:
Planning Statement (George F White)
Foul Drainage Assessment Form (FDA)

3. Planning History

Reference Number: 16/03799/FUL

Description: Construction of one dwelling on site of original byre and construction of detached garage (amended description)

Status: Permitted

Reference Number: T/20060817

Description: Amendments to planning permission 20030954 - Change of use, conversion and extension of redundant byre to one dwelling and construction of detached double garage and installation of package treatment plant

Status: Permitted

Reference Number: T/20060634

Description: Amendments to planning permission 20030954 - Change of use, conversion and extension of redundant byre to one dwelling and construction of detached double garage and installation of package treatment plant

Status: Withdrawn

Reference Number: T/20030954

Description: Conversion and extension of redundant byre to one dwelling and construction of detached garage and installation of package treatment plant

Status: Permitted

Reference Number: T/20020377

Description: Conversion and extension of redundant byre to one dwelling and construction of detached garage

Status: Refused

Reference Number: T/990218

Description: Conversion and extension of existing byre to dwelling including detached garage and septic tank

Status: Permitted

Reference Number: T/90/E/279

Description: Conversion, change of use and extension of agricultural building to provide dwelling house.

Status: Refused

Reference Number: T/88/E/904

Description: Change of Use, conversion and extension of agricultural building to provide dwelling.

Status: Permitted

4. Consultee Responses

County Ecologist	No objection subject to conditions
Highways	No objection subject to conditions
Public Protection	No objection subject to conditions
Natural England	No objection
Countryside/ Rights Of Way	No objection as long as Public Footpath No. 90 is protected throughout.
Lead Local Flood Authority (LLFA)	No comment as not major development and no increase in hardstanding. Recommend an informative.
Allendale Parish Council	No objection, changed to support
Northumbrian Water	No comments to make

Ltd	
North Pennines AONB	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice: expired 1 April 2020

Press notice: expired 19 March 2020

6. Planning Policy

6.1 Development Plan Policy

Allendale Neighbourhood Development Plan (1 July 2015)

ANDP 1 General Development Principles

ANDP2 Scale of Housing Development

ANDP 8 Demolition and reconstruction of derelict buildings

Tynedale LDF Core Strategy (October 2007)

GD1 Locational policy setting out settlement hierarchy

GD2 Prioritising sites for development

GD5 Flood risk

BE1 Principles for the built environment

NE1 Principles for the natural environment

H1 Principles for housing

H3 The location of new housing

Tynedale Local Plan (April 2000)

GD2 Design Criteria for development, including extensions and alterations

GD4 Range of transport provision for all development

GD6 Car parking standards outside the built-up areas

NE27 Protection of Protected Species

NE37 Landscaping in developments

H32 Residential design criteria

LR11 Outdoor sports facilities for new residential development

LR15 Play areas in new residential developments

CS27 Sewerage

TP27 Development affecting Public Right of Way

LR19 Safeguard existing and promotion of new public rights of way

6.2 National Planning Policy

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019)

STP1 Spatial strategy
HOU8 Residential development in the open countryside
QOP1 Design principles (strategic policy)
QOP2 Good design and amenity
QOP4 Landscaping and trees
TRA4 Parking provision in new development
ENV2 Biodiversity and geodiversity
ENV3 Landscape
ENV4 Tranquillity, dark skies and a sense of rurality
WAT2 Water supply and sewerage
WAT4 Sustainable drainage systems
INF6 Planning obligations

7. Appraisal

7.1 The main issues in the determination of this application are:

Principle of development
Housing land supply
Scale and design
Impact on residential amenity
Ecological impact
Highway safety
Impact on the Public Right of Way
Impact on the North Pennines AONB
Foul and surface water drainage
Coal Mining Risk Area
Sports and play

Principle of development

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration. The Allendale Neighbourhood Plan, the Tynedale Core Strategy and the Tynedale Local Plan remain the development plan and as outlined in paragraph 12 of the NPPF is the starting point for decision making. Paragraph 213 of the NPPF does, however, advise that the weight given to Local Plan policies depends on their degree of consistency with the NPPF.

7.3 The Draft Northumberland Local Plan has been published. In line with paragraph 48 of the NPPF, the amount of weight that can be given to the emerging Local Plan depends upon the stage of the plan, the level of unresolved objections and its consistency with the NPPF. The emerging Northumberland Local Plan was submitted for Examination on the 29 May 2019 and the inquiry is taking place. This is referred to as the '*Northumberland Local Plan - Publication Draft Plan (Regulation*

19) and proposed minor modifications, submitted on 29 May 2019'. At this stage some weight can be given to the emerging Local Plan policies.

7.3 Planning permission was granted in 1988 (T/88/E/904), 1999 (T/990218), 2003 (T/20030954) and 2006 (T/20060817) for the conversion of the original building on the site to a dwelling house. Planning permission was then lost for the site as the building collapsed, the permission had not been implemented and the site became overgrown. Subsequently, in March 2017 (16/03799/FUL) planning permission was granted for the construction of a new dwelling which again has not been built. The agents in their Planning Statement consider that this remains an extant planning permission, although evidence to satisfy the Local Planning Authority that this is the case has not been presented. The application as submitted is a new application, not a variation of the previous planning permission. It is acknowledged that the principle of a new dwelling has been accepted on this site previously, which is a material planning consideration, but as a new application the principle will be assessed in line with the existing policy, plus the Emerging Local Plan.

7.4 The site is located in the small hamlet of Sparty Lea and sits within a group of dwellings. Sparty Lea is not considered to be a sustainable location and does not have a range of services, only a chapel with a very small congregation and a limited bus service. Sparty Lea is not listed as a smaller village within the Tynedale Core Strategy and so in relation to Tynedale Core Strategy Policy GD1 development would be limited to the re-use of existing buildings only. The construction of a new house in this location would also not accord with the housing policies in the Tynedale Core Strategy, policies H1 and H3. However, the criteria used in Policies H1 and H3 is not entirely consistent with the NPPF which in paragraph 78 promotes housing where it will enhance or maintain the vitality of rural communities. This is also mirrored in Emerging Local Plan Policy STP 1.

7.5 Allendale Neighbourhood Plan (Policy ANDP 1) supports development, including new homes, where it can be shown that the development would support and maintain the sustainability and viability of communities, whilst ANDP 8 which the previous permission was assessed against, allows for the demolition and reconstruction of existing buildings which were originally permanent structures and of substantial construction subject to a number of criteria which will be discussed further below.

7.6 The Local Planning Authority considers that Policy ANDP 8 remains relevant as the site had a former building on it which collapsed and was granted permission in 2016 for a new dwelling on that basis. That dwelling has never been constructed, therefore the criteria of Policy ANDP 8 remain relevant. Policy ANDP 2 states that a new dwelling must be *'of a nature and scale that reflects and respects the character and appearance of the area in which it is situated'*, whilst Policy ANDP 8 says that the design shall *'reflect and respect the scale, form, mass and appearance of the original building'*. This is within the context of the General Development Principles (ANDP 1) for the Allendale Neighbourhood Plan which states that *'all development shall be designed and located having regard to the principles and advice set in the North Pennines AONB Building Design Guide (2011)'*. It goes on to say that it shall be located to ensure that it does not significantly and adversely affect the character and appearance of the settlement or area in which it is located; and it does not significantly and adversely affect the landscape character, appearance, tranquillity and dark skies of the North Pennines AONB.

7.7 In summary, it is considered that a new house in this location is acceptable in principle but the proposal must respect the scale, form, mass and appearance of the original building. Issues of design and character will be discussed further below.

Housing land supply

7.8 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirement. As identified in the Northumberland Strategic Housing Land Availability Assessment (September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the County's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the then latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum (Figure 3). Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' 5-year supply for 2020-2025 would equate to a 10.9 years housing land supply. Therefore, in the context of Footnote 7 of the NPPF, part d of the presumption in favour of sustainable development does not apply.

Scale and design and impact on neighbouring residential amenity

7.9 Allendale Neighbourhood Plan policies have a strong emphasis on good design which must reflect the nature and scale of the development and respect the character and appearance of the area. The NPPF in chapter 12 *Achieving well-designed places* states that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting; and that development should establish or maintain a strong sense of place.

7.10 As discussed in paragraphs 7.8 and 7.9 above, the design and form of the dwelling is not redolent of either the original building on the site or the approval in 2016. This was for a traditional building form, constructed of stone and slate with a catslide roof and chimneys. The inclusion of a car port, large timber clad dormer windows and areas of timber cladding do not represent traditional forms of development within this area. In fact the AONB Design Guide states that timber is rarely used as an external cladding material within the AONB and stone is the key building material that has been used within the area. Sparty Lea represents a small hamlet of traditional buildings and the introduction of this building is more akin to a bungalow within a housing development, not a new traditional dwelling located in a visible location adjacent to traditional housing, a building of similar form to that which once stood at the site. Although there have been some amendments to the design of the house during the course of the application, which have largely been the removal of further areas of timber cladding, these have not been to the extent that the Local Planning Authority consider would satisfy policy and guidance in the form of the North Pennines AONB Design Guide. Consequently, it is considered that the design is not reflective of buildings within the North Pennines AONB and the settlement of Sparty Lea and does not respect the character and appearance of the area contrary to Policies ANDP 1, Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policies GD2 and H32, Emerging Local Plan Policy QOP1 and the NPPF.

7.11 Limited but suitable amenity space would be provided on the site in accordance with Tynedale Local Plan Policies GD2 and H32 and Emerging Local Plan Policy QOP2.

Impact on residential amenity

7.12 It is considered that the construction of a new dwelling would not have a detrimental impact on adjoining residential amenity in terms of privacy or outlook. Public Protection has been consulted on the application and has recommended a condition in relation to construction activity to avoid noise generation impacting on adjoining residents at noise sensitive times when any construction is taking place. The application would in this respect accord with Allendale Policy ANDP 1, Tynedale Local Plan Policies GD2 and H32 and the NPPF.

Ecological impact

7.13 The site consists of some hard standing, building foundations and rough grassland, and just outside the red line boundary is a group of trees adjacent to the B6295. The trees are to be retained and the County Ecologist has recommended a condition to ensure protection during construction. Outside the site the County Ecologist has stated that there is a large area of habitat recorded on the Natural England National Inventory and has recommended an advisory note in relation to great crested newts. In line with the NPPF ecological enhancement is recommended through the provision of bird and bat boxes which would be subject to a condition.

7.14 The site is also located c. 200 metres west of Hexhamshire Moors Site of Special Scientific Interest (SSSI) which is part of the North Pennine Moors Special Protection Area (SPA) and c580m from the North Pennine Moors Special Area of Conservation (SAC) but it is not considered likely that the proposed development would have any impact on these sites. The application was considered under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) by Northumberland County Council and it was eliminated from further assessment as it could not have any conceivable effect on a European site. Natural England has been consulted and has no objection as they consider that the proposed development would not have significant adverse impact on statutorily protected nature conservation sites. The application would accord with Allendale Neighbourhood Plan Policy ANDP1, Tynedale Local Plan Policy NE27 and chapter 15 of the NPPF.

Highway safety

7.15 The existing access to the site would be utilised. The car parking shown is acceptable and there is space within the site to accommodate cycle storage. Details of refuse storage have not been provided but it is considered that there is adequate space within the site to accommodate this. The Highway Authority has assessed the application and has no objection subject to relevant conditions in terms of the car parking area and the construction method statement. The application would accord with Tynedale Local Plan Policies GD4 and GD6 and the NPPF.

Impact on the public right of way

7.16 Parish of Allendale footpath no. 90 passes to the east of the site. The Countryside/Rights of Way team has been consulted on the application and has no objection subject to the footpath being protected throughout. The application would accord with Tynedale Local Plan Policies LR19 and TP27.

Impact on the landscape of the North Pennines AONB

7.17 The site is located within the North Pennines AONB. Although the design of the building is not considered to be appropriate in this location, as outlined in policies ANDP 1 and Tynedale Local Plan Policy NE15, the harm would not be to the extent

that it 'significantly and adversely affects the landscape character' and appearance of the North Pennines AONB. In terms of the impact of the development on dark skies, a condition in regards to external lighting has been recommended by Public Protection to protect the darkness of the surrounding landscape. It is considered that the application would in this respect accord with Policy ANDP 1, Tynedale Local Plan Policy NE15 and the NPPF.

Water supply

7.18 Initially Public Protection raised an objection in relation to the proposed water supply as there is a private water supply in this location. However, following an assessment of the water by Environmental Health, this objection has been removed and the application would accord with paragraph 180 of the NPPF in this respect.

Flooding

7.19 The site is not in a flood risk zone. The LLFA who were consulted on the application have commented that as there is no increase in hardstanding and the application is classed as minor development, the application has not been reviewed and there are no comments. The application would accord with Tynedale Core Strategy Policy GD5.

Foul drainage

7.20 A Foul drainage assessment form has been submitted with the application which states that an existing non-mains foul drainage system would be used for the dwelling which would be through the use of a septic tank. It would accord with Tynedale Local Plan Policy CS27.

Coal risk and contamination

7.22 Public Protection have noted that historic Ordnance Survey mapping has shown the presence of historic shafts within the local area which are part of the North East Coal Field and so have commented that gas protection measures would be required within the building which would be subject to a condition. Public Protection have also recommended a condition if contamination is identified during redevelopment. Subject to these conditions, the application would accord with Tynedale Local Plan Policy CS23.

Sports and Play

7.23 At present there is a deficiency in the amount of children's play provision and outdoor sports facilities in Tynedale. The former Tynedale Council adopted its policies on 7 March 2006 which seeks financial contributions for sport and play facilities, and provision of outdoor sport from all new housing development in line with Tynedale Local Plan Policies LR11 and LR15. As this application was validated prior to 1 April 2020, a date at which financial contributions were once again requested for new housing development, no contribution for sports and play is required in this instance.

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 The design of the dwelling, including the style, massing and use of materials is not of an appropriate form appropriate to this location and the wider North Pennines AONB. All other issues discussed within the report are considered acceptable and in accordance with the development plan and the NPPF.

9. Recommendation

That this application be REFUSED permission subject to the following:

Reason

1. The design including the form and style of the dwelling with a car port, over sized timber clad dormer windows and timber cladding is not traditional or redolent of the character of buildings within the AONB and would be contrary to the AONB Design Guide and Allendale Neighbourhood Plan Policies

ANDP 1, ANDP 2, ANDP 8, Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policies GD2 and the NPPF.

Background Papers: Planning application file(s) 20/00242/FUL

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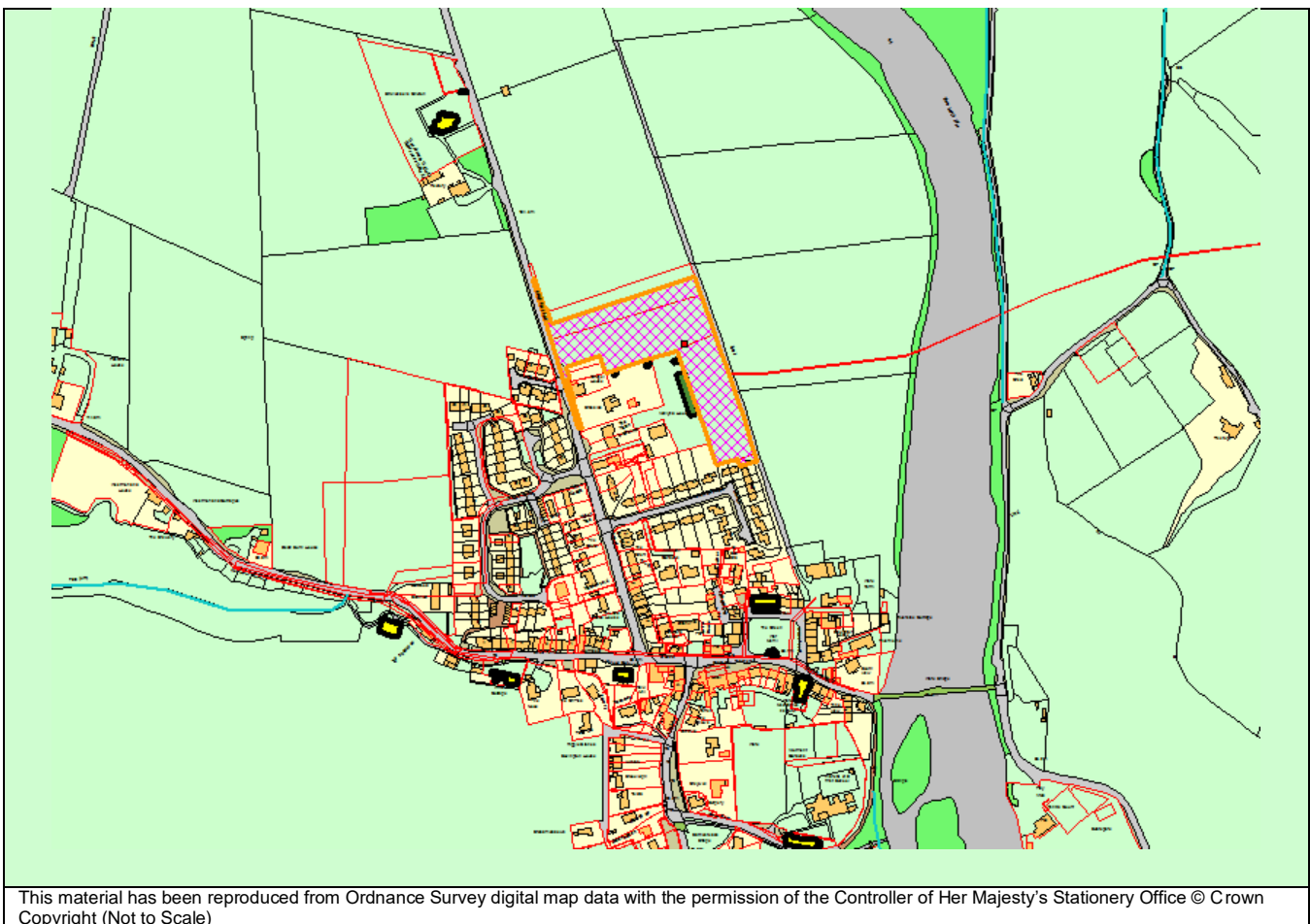


Northumberland County Council

Virtual Tynedale Local Area Committee: 9 February 2021

Application No:	20/01708/FUL		
Proposal:	Construction of 17 dwellings at a mix of 3 three bed properties, Ten 4 bed properties and 4 three bed affordable homes.		
Site Address	Land North And East Of Ashlynd House, Church Lane, Wark, Northumberland		
Applicant:	Mr J Thompson c/o Agent	Agent:	Mr Milburn 4 Dukes Road , Hexham, NE46 3AW, Northumberland
Ward	Humshaugh	Parish	Wark
Valid Date:	9 June 2020	Expiry Date:	8 September 2020
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



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1. Introduction

1.1 Under the Virtual delegation scheme, the application was referred to the Director of Planning and Chair and Vice of the Tynedale Local Area Council Planning Committee who agreed that the application raises wider community issues and so should be considered by Members of the Virtual Tynedale Local Area Council Planning Committee.

2. Description of the Proposals

2.1 Planning permission is sought for the construction of 17 dwellings, including affordable housing, an access road and landscaping to the east of Church Lane, Wark. The site is an L-shaped area of farmland of some 1.3 hectares in size, located on the northern edge of the village of Wark, adjacent to the B6320 and to the south-east of the church. Access to the site would be off the B6320 close to the existing field entrance.

2.2 The development would consist of three 3-bedroom dwellings, ten 4-bedroom dwellings and four 3-bedroom affordable dwellings. The properties would be located in a linear arrangement on the north-south axis with gardens to the rear. One house would be built to the south of the proposed access with houses along the northern edge built in a less formal pattern to those backing onto the fields to the east. The houses would be constructed of natural stone, slate roofs, UPVC sliding sash windows and timber entrance doors. Boundary treatments include one metre high dry stone walls, plus post and rail and timber fencing.

2.3 The development includes four house types:

House type 1 – 4 bedroom detached with porch and chimney. 8 metres in height to apex. Internal floor space some 127 metres square

House type 2 – 4 bedroom detached with porch, chimney and gabled roof windows to front and rear. 7 metres in height to apex. Internal floor space some 145 metres square

House type 3 – 3 bedroom detached bungalow with porch and chimney. 5.5 metres in height to apex. Internal floor space some 96 metres square

House type 4 – 3 bedroom semi-detached houses with chimneys. 8 metres in height to apex. Internal floor space some 75 metres square

The development would include single, double and twin garages. A landscape buffer zone would be created along the northern side of the site covering some 140 metres in length and 10 metres in width which would be planted with native woodland species including a mix of blackthorn and hawthorn, oak trees, silver birch and Scots Pine. The hedgerow to the east would be retained. Two SuDs detention basins have been incorporated into the design.

2.4 The site is an existing agricultural field which is under grass. It is a relatively level area of land but does slope downhill towards the south-east. The site lies to the north and west of a number of detached and semi-detached dwellings with generous gardens, and on the southern edge of the site lies St Michael's Mount, a cul-de-sac of semi-detached bungalows. On the southern and eastern boundary, adjacent to Braeside, but located outside the site, there are a number of mature trees which are subject to a Tree Preservation Order.

2.5 The site abuts the built-up area of the settlement of Wark but it is located in the open countryside.

2.4 Submitted with the application were the following reports:

- Design and Access Statement (idpartnership) April 2020
- Geotechnical and Environmental report (Dunelm), 6 December 2018
- Arboricultural Impact Assessment (All About Trees), July 2020 Method Statement
- Flood Risk and Drainage Assessment report, C J Emm Ltd, April 2020
- Flood Risk and Drainage Assessment Addendum, CJ Emm Ltd, July 2020
- Preliminary Highway Works Plan
- Construction Method Statement
- Geophysical survey (Archaeological Services Durham University), May 2019
- Archaeological evaluation (Archaeological Services Durham University), June 2019
- Heritage Statement, May 2020
- Planning Statement, June 2020
- Transport Transport Statement, Planning Technical references and appendices
- Preliminary Ecological Appraisal (Sterna Ecology), December 2018

3. Planning History

Reference Number: 19/00006/OUT

Description: Outline permission for up to 17 dwellings including affordable housing and access road and other ancillary works (some matters reserved including Appearance, Landscaping, Layout and Scale)

Status: Withdrawn

4. Consultee Responses

Highways	No objection subject to conditions
Wark Parish Council	No response received.
Affordable Housing	No objection as exceeds affordable housing requirement
Waste Management - West	No response received.
Education - Schools	No requirement for a contribution
Lead Local Flood Authority (LLFA)	No objection subject to conditions
County Ecologist	No objection subject to conditions
West Tree And Woodland Officer	No objection subject to conditions
Public Protection	No objection subject to conditions
Northumbrian Water Ltd	The application does not provide sufficient detail in relation to management of foul and surface water and so request a condition.
Fire & Rescue	No response received.

Service	
Architectural Liaison Officer - Police	No objection. Happy with proposed layout but number of observations and queries regarding the boundary treatments.
Northumbria Ambulance Service	No response received.
Environment Agency	No response received.
County Archaeologist	No objection and no archaeological work is required
Building Conservation	Causes less than substantial harm

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	33
Number of Objections	13
Number of Support	24
Number of General Comments	1

Notices

General site notice: expired 4 August 2020

Press notice: expired 16 July 2020

Summary of Responses:

There have been 13 letters of objection with discuss the following :

- Unsafe access with no evidence of appropriate visibility splay
- The adjoining B6320 is narrow and twisty with a blind summit outside the village
- Increase in car use within the village
- Impact on the countryside as it is an expansion rather than an infill
- Design not suitable
- Would not meet local people's needs in terms of affordability
- No demand for further housing
- Bus service limited and so would result in more cars
- High school in Hexham and school buses already full
- It is taking the view away from others
- Increased noise and light disturbance to adjoining residents
- The SHLAA states that the site is not suitable
- Houses should have smaller ecological footprint. Should be zero carbon or zero emission designs
- Proposed substation too close to existing dwellings
- Houses would use grassy track leading to St Michael's Mount which would be distressing for elderly people who live in St Michael's Mount
- Wark already has outstanding permissions for new housing
- The Council has more than a five year supply of housing land and so need to release more land
- Westacres was refused as contrary to development plan and so this application should also be refused
- Site in open countryside outside the proposed settlement boundary

- Development would be prominent on edge of Tyne river and visible from Birtley and public footpaths
- Would cause harm to character of village
- The site floods every winter from surface water
- Contrary to development plan policy
- Would result in housing closer to existing dwellings than previous withdrawn scheme
- Will lead to further development in the future
- There are better brownfield sites in the North Tyne that could be used for housing
- Proposed footpath too narrow
- No recreational space for children

The 24 letters of support cover the following issues:

- Younger residents need more affordable houses and elderly residents need families closer
- Other villages have been allowed to expand
- The school and shop need sensible population growth as well as other village facilities
- Site provides sensible, sympathetic development
- Wark School relies on family housing in and around the village and numbers have dwindled because of lack of new developments
- The village needs new homes to help regeneration
- Local people have to move as no suitable accommodation in Wark

The above is a summary of the comments. The full written text is available on our website at:

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Core Strategy (adopted October 2007)

GD1 The general location of development
 GD2 Prioritising sites for development
 GD5 Minimising flood risk
 BE1 Principles for the built environment
 H1 Principles for housing
 H2 Housing provision and management of supply
 H3 The location of new housing
 H4 Housing on greenfield land
 H5 Housing density
 H7 Meeting affordable housing needs
 H8 Affordable housing on market housing sites
 NE1 Principles for the natural environment

Tynedale Local Plan Policies (April 2000, saved Policies September 2007)

GD2 Design criteria for development, including extensions and alterations
GD4 Range of transport provision for all development
GD6 Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
BE22 The setting of listed buildings
BE29 Development and preservation
H15 Additional small housing developments within the rural area
H23 Affordable housing rural exception sites
H29 Protection of character of low density housing
H32 Residential design criteria
NE27 Protection of protected species
NE33 Protection of trees, woodlands and hedgerows
NE34 Tree felling
NE35 Tree Preservation Orders
NE37 Landscaping in developments
CS27 Sewerage
LR11 Outdoor sports facilities for new development
LR15 Play areas in new residential development

6.2 National Planning Policy

National Planning Policy Framework (2019)
National Planning Policy Guidance (as updated 2018)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019)

STP1 Spatial strategy
STP 3 Principles of sustainable development
ENV2 Biodiversity and geodiversity
ENV 3 Landscape
ENV 7 Historic environment and heritage assets
HOU2 Provision of new residential development (Strategic Policy)
HOU5 Housing type and mix
HOU6 Affordable housing provision
HOU7 Exception sites
HOU9 Residential development management
QOP1 Design principles
QOP2 Good design and amenity
QOP3 Public realm design principles
QOP4 Landscaping and trees
QOP5 Sustainable design and construction
QOP6 Delivering well designed places
TRA2 The effects on the transport network
TRA4 Parking provision in new development
WAT3 Flooding
WAT4 Sustainable drainage systems

7. Appraisal

7.1 The main issues in the determination of this application are:

Principle of development
Housing land supply
Siting, design and layout
impact on the character of the area and adjoining countryside
Impact on adjoining residential amenity
Highway issues including access and parking
Impact on adjoining trees
Ecology
Impact on archaeology
Impact on listed buildings
Flooding, foul and surface water drainage
Education provision
Contamination
Sports and play

Principle of development

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration. The Allendale Neighbourhood Plan, the Tynedale Core Strategy and the Tynedale Local Plan remain the development plan and as outlined in paragraph 12 of the NPPF is the starting point for decision making. Paragraph 213 of the NPPF does, however, advise that the weight given to Local Plan policies depends on their degree of consistency with the NPPF.

7.3 The Draft Northumberland Local Plan has been published. In line with paragraph 48 of the NPPF, the amount of weight that can be given to the emerging Local Plan depends upon the stage of the plan, the level of unresolved objections and its consistency with the NPPF. The emerging Northumberland Local Plan was submitted for Examination on the 29 May 2019 and it is at examination stage. This is referred to as the '*Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019*'. At this stage some weight can be given to the emerging Local Plan policies.

7.4 The application site is a greenfield site consisting of agricultural pasture land which lies to the north of the existing built-up area of the village of Wark and is considered as being within the open countryside.

7.5 Policy GD1 of the Tynedale Core Strategy sets out the principles for the location of new development with the main focus for development being the main towns, followed by local centres, then smaller villages, with development in the open countryside being limited to the reuse of existing buildings. The Tynedale Local Development Framework Proposals Map does not show a settlement boundary around Wark, although the Core Strategy states that the open countryside is defined as everywhere outside the built up area of a town or village and includes sporadic groups of buildings.

7.6 Wark is classified as a smaller village within the Core Strategy and Policy GD1 states that in principle small scale development only is appropriate to smaller villages. The policy considers that smaller villages have a role to play in accommodating some new developments but on a small scale in keeping with their character.

7.7 Policy H1 of the Core Strategy provides the principles for housing which includes limiting housing to main towns, local centres and smaller villages with adequate services. Policy H3 establishes the criteria for a sustainable village and states new housing will only be located in smaller villages where there are adequate services, including at least a school or shop selling food to meet day-to-day needs and either a village hall/community centre or a pub. There must also be a public transport connection to a larger settlement with a wider range of services. Wark has a wide range of services including a school, shops, a village hall, a number of pubs and a bus service. Therefore the proposal would in principle accord with Core Strategy Policy H3.

7.8 In a recent appeal decision (APP/P2935/W/20/3255406) for a housing development on the western edge of the village of Wark, the Inspector considered that as the site is located outside the built-up-area of the village it is within the open countryside and would conflict with Tynedale Core Strategy Policy GD1. The Inspector went on to list the services that are located in Wark, plus the public transport to larger settlements and said that it would be classified as a 'smaller village' within the terms of GD1. The Inspector did, however, consider that this is not consistent with the NPPF as it *'in effect sets a blanket restriction on new built development in the open countryside'*. The Inspector went on to say that he considered that Policy GD1 is out of date on that basis. He also considered that Policies H1 and H3 of the Core Strategy are supportive of housing development in smaller villages with adequate services, such as Wark, and he considered that it met the aims of these policies in respect of the sustainable distribution of housing development. The Inspector also noted that his conclusions on this were contrary to the views of another Inspector who had previously dismissed an appeal on that site, on the basis that its development was contrary to open countryside policies.

7.9 In respect of the NPPF, paragraph 77 of the NPPF discusses rural exception sites that will provide affordable housing to meet identified local needs, and the need to consider that whether by allowing some market housing these sites would help facilitate this. This site would, however, have a greater proportion of dwellings that would be market housing rather than affordable and so the proposal cannot be supported by paragraph 77.

7.10 Paragraph 78 of the NPPF states that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'*. It is this policy to which the Inspector, as discussed in paragraph 7.9 above, was referring to.

7.11 In the emerging Local Plan, Policy STP 1 regards Wark as a service village where a proportionate level of housing will be provided, and be the focus for investment in rural areas to support the provision and retention of local retail, services and facilities. The Emerging Local Plan has a settlement boundary for Wark but the application site is located outside the settlement boundary, as mentioned by objectors to the application, and the site therefore falls within an area defined as open countryside. Criteria g of Policy STP 1 considers new development in the open countryside and states that development in the open countryside will only be supported if it can be demonstrated that it fulfils one of a number of criteria. None of these policy criteria are applicable in this proposal and so the application does not accord with Policy STP 1. Whilst the plan is at an advanced stage, there are a number of unresolved objections to Policy STP 1 that are currently being considered

through the examination process and this reduces the weight that can be given to this policy at the present time though the application as presented would be contrary to this emerging policy.

7.12 The housing policies within the Emerging Local Plan includes HOU 7 which covers exception sites, both entry-level exception sites for first-time buyers or renters which is not applicable on this site; plus small-scale rural exception sites which again is not relevant as there are only four affordable housing units, whereas to accord with this policy the development has to be predominately for affordable housing. Turning to the Tynedale Local Plan, Policy H15 (additional small housing developments within the Rural Area) is not relevant as the site, because of its size, could not be regarded as small scale housing in the rural area, as outlined in Local Plan Policy H15, or as a rural exception site as discussed in Local Plan Policy H23. The issue of affordable housing is discussed below.

Affordable housing

7.13 Although the Tynedale Core Strategy, namely Policy H8 requires 30-50% of dwellings on relevant sites to be affordable homes, as this Strategy was prepared some time ago, it is more appropriate to look at more recent up-to-date evidence and emerging policies. Emerging Local Plan Policies HOU 5 and HOU 6 require that development proposals should be assessed in terms of how well they meet the housing needs and aspirations identified in the most up-to-date Strategic Housing Market Assessment (SHMA) or local housing needs assessment. The Emerging Local Plan notes at paragraph 7.35 that the latest SHMA Update (June 2018) identifies a countywide net affordable housing need shortfall of 151 dwellings per annum over the period 2017-2022, which equates to a residual 17% affordable housing need in terms of the draft Plan's overall average annual housing requirement for the plan period 2016-2036. Prior to the adoption of the new Local Plan the minimum affordable housing requirement being applied countywide is currently 17%.

7.14 The Affordable Housing Officer has commented that the provision of 4 affordable homes exceeds the 17% on-site affordable housing requirement. Four 3-bed houses would be for discount market sale (DMV) which complies with the NPPF minimum of 10% of the overall site and is considered to be an acceptable offer. The Affordable Housing Officer has said that the DMV properties should be sold at 70% OMV. The Affordable Housing Officer has stated that if consent is granted, a s106 Agreement should include a requirement for an Affordable Housing Statement which should be submitted to the Council before development commences which should set out the agreed tenure mix and plots for affordable homes any alternative tenure options, the timing of their delivery in the context of the overall housing development, arrangements for their transfer to a Registered Provider and for them to remain as affordable housing in perpetuity, any arrangements for the marketing of affordable home ownership products, and the basis on which the affordable homes will be occupied. This would be in accordance with Tynedale Core Strategy Policies H1, H7, H8, Tynedale Local Plan Policies H23, H26 and H27.

Effective use of land and densities

7.15 The proposed dwellings would be on a greenfield site. Policy GD2 of the Tynedale Core Strategy sets out a sequential approach for the location of new development, advising that priority should be given to the development of previously developed sites within built up areas, followed by other sites within the built up area and then other suitable sites adjoining built up areas. In addition, Policy H4 of the

Core Strategy states that housing development on greenfield sites will not be permitted unless all of the dwellings are affordable, they would meet an identified local need for such housing and there is a lack of alternative previously developed sites; or the site is allocated for housing.

7.16 Whilst this approach is in general conformity with the NPPF, which seeks to encourage the effective use of land by reusing land that has been previously developed, there is no requirement for local planning authorities to adopt a sequential approach to the location of new housing development. Paragraph 117 of the NPPF states that *'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'*. It is therefore considered that limited weight can be given to Policies GD2 and H4, which in advocating such a sequential approach, do not completely align with current national planning policy.

7.17 The NPPF also discusses achieving appropriate densities. At this site, the development would result in a density of 13.7 dwellings per hectare which is below the site density of 30 dwellings per hectare as set out in Core Strategy Policy H5. However, in the context of this site, which is on the edge of the settlement and adjacent to properties with generous plots, the density proposed for this site is not inappropriate.

Housing land supply

7.18 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirement. As identified in the Northumberland Strategic Housing Land Availability Assessment (September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the County's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the then latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum (Figure 3). Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' 5-year supply for 2020-2025 would equate to a 10.9 years housing land supply. Therefore, in the context of Footnote 7 of the NPPF, part d of the presumption in favour of sustainable development does not apply.

7.19 Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

The Planning Balance – principle of development

7.20 The site abuts, but is not within the built up area of Wark. Core Strategy Policies GD1, H1 and H3 do not permit new housing in the open countryside, and the site is outside the settlement boundary of the Emerging Draft Local Plan. However, the services within the village of Wark do provide 'adequate services' as defined in the Core Strategy and would be considered as a sustainable location in the context of the NPPF. Many of the supporters of the application reference that some expansion of Wark is needed to protect existing services and it would provide new housing for young families. The provision of affordable housing would also exceed the 17% on-site affordable housing requirement as currently requested. Reference must also be

made to the recent appeal decision at Westacres (APP/P2935/W/20/3255406) where the Inspector considered that Policy GD1 was out of date on that basis; and also considered that Policies H1 and H3 of the Core Strategy are supportive of housing development in smaller villages with adequate services, such as Wark. However, he also noted that his conclusions on this aspect of development in the open countryside were contrary to the views of another Inspector who had previously dismissed an appeal (APP/P2935/W/19/3235782) on this site. Although it is a very finely balanced judgement, it is considered that the current application which would involve the construction of 17 houses, which is not considered to be small-scale in a rural location, on an unallocated greenfield site. This would represent a significant extension into the open countryside contrary to Tynedale Core Strategy Policies GD1, H1 and H3 and contrary to Tynedale Local Plan Policies H15 and H23.

Siting, design and layout

7.21 A Design and Access Statement has been submitted which outlines that the proposal seeks to reflect the character and context of the village with the use of both traditional architecture and contemporary detailing. This includes the use of natural stone, slate roofs, porches, chimneys and traditional style windows for the housing. Stone boundary walls and hedgerows would be included in the development.

7.22 The scheme has been designed with a landscape buffer covering some 0.138ha outside the northern edge of the site to be planted with 200 native trees (which would be secured through a relevant s106 agreement) which would give both a definition to the site and the edge of the village in this location, separating it from the countryside to the north, as well as providing environmental benefits. The site, which is L-shaped would have housing located along the northern and eastern edges of the site, with one house in the south-west corner facing the road and providing an entrance into the site, with a second dwelling south of the access road in the northern part of the site. The development would be set back from the tree buffer zone on the western side of the site and two SuDS ponds would be created with green spaces around them. The housing would consist of four different types and would mostly be detached with single or semi-detached garages and would include two bungalows at the southern end of the site. Two sets of semi-detached dwellings would be created at the northern part of the site with car parking to the front. House type 2 would have dormer windows to front and rear.

7.23 Adequate amenity space would be provided for all the properties, although houses 4-7 would at some 9.35 metres be just below the recommended 10 metre rear garden depth as set out in Tynedale Local Plan Policy H32. The design of the housing would ensure that adequate privacy is maintained with no overlooking from windows and with the appropriate spacing of dwellings. This includes the distance between houses 3 and 4, and the fact that the housing proposed closest to existing housing are bungalows: properties 16 and 17 which lie to the north-east of St Michael's Mount. The development would, in many ways, because of the development at The Glebe on the western side of the B6309, be a 'logical rounding off of the village', a concept as described by the Inspector in the appeal decision (APP/P2935/W/20/3255406) at Westacres.

7.24 The Building Conservation Officer has commented that the 'design of the houses does reflect aspects of the vernacular architectural characteristics and traditional building form of Wark to some extent' and has stated that the use of natural stone and slate roofs is appropriate and the use of slim line upvc sliding sash windows is acceptable. Comments made by the Conservation Officer have resulted in amendments to the design of the housing. The Conservation Officer also made

comments on boundary treatments including the retention of walls and hedges, the use of dry stone walls and that hedging rather than fencing should be used, and that hard surfaces should be broken up using a variety of materials. The Police have also commented that 1800mm close boarded fencing between houses 4-7 could be oppressive and should be reduced in height. Apart from some amendments to boundary treatments in order to create a more rural character, it is considered that the design of the development is appropriate for this location in accordance with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policies GD2 and H32, Emerging Local Plan Policy QOP3 and QOP 6 and the NPPF.

Impact on character of the area and the open countryside

7.25 The site as identified would be in the open countryside, outside the village of Wark. Although it is acknowledged that the application would be adjacent to existing development within the village, it would change the existing rural landscape and therefore the character of the landscape in this location. An objector has stated that the site would be visible from across the Tyne on the other side of the river. The site, as a development with 17 houses would not be regarded as small-scale in this location and the encroachment of development into the open countryside would alter the edge of this part of the village contrary to Tynedale Core Strategy Policy NE1 and Tynedale Local Plan Policy GD2 in this respect.

Impact on adjoining residential amenity

7.26 The proposal provides a L-shaped development which wraps around existing housing with no issues of overlooking or overbearing on existing dwellings. The proposed housing that is nearest to existing housing in Wark are the two bungalows in the south-eastern corner of the site which adjoin St Michael's Mount. Although objectors have commented that there would be an increase in light and noise to adjoining properties, and it must be acknowledged that the nature of the site would obviously change if it was no longer agricultural land, it is considered that based on the layout of the site this would not be to the extent where planning permission should be refused, and the development would not have an adverse effect on adjacent land or buildings. In terms of any construction work on site, Public Protection has recommended conditions in relation to noisy working, construction and dust management. Subject to these conditions the application would accord with Tynedale Local Plan Policies GD2 and H32 and Emerging Local Plan Policy QOP2.

Highway issues including access and parking

7.27 The development would be accessed adjacent to an existing field gate in the north-west corner of the site. A number of objectors have raised concerns about a new access being created in this location, the speed that vehicles enter the village and the blind summit just outside the village. In fact the site had previously been discounted under the SHLAA because of the perceived difficulties of accessing the site. Lengthy discussions have taken place with the Highway Authority, including extending the red line boundary to within the verge area both north and south of the site in order to create appropriate splays, and the creation of a safe access and egress into the site. As a result a Section 278 agreement would be required for works within the highway. Details of an external 1.5 metre footway which would run from the site access south to the existing footpath outside Braeside have been provided with the application, although an objector considers that the footpath would be too narrow.

7.28 The site would provide fifty one car parking spaces throughout the development and would include visitor parking, plus garaging. Objectors have mentioned the increased car use that the development would create. The Highway Authority has assessed the application and considers that the parking provided is acceptable. Cycle parking would be within garages or in a garden or shed which would be conditioned, and refuse would be stored within each plot. The vehicle swept path analysis which has been submitted is considered acceptable, as is the Construction Method Statement. No details of any street lighting or external lighting have been provided. The Highway Authority has, subject to relevant conditions, no objection to the application. Subject to these conditions the application would accord with Tynedale Local Plan Policies GD4 and GD6.

Impact on adjoining trees

7.29 An Arboricultural Impact Assessment (All About Trees), An Arboricultural Method Statement and a Tree Protection Plan has been submitted with the application. All of the significant trees discussed in the report are located outside the site, with the majority on the western and south-western edge of the site within the grounds of Braeside. These trees are subject to a Tree Preservation Order (TPO). The reports discuss that protective barriers would be constructed around all the trees and ground protection would be required around tree 26 and hedge 2.

7.30 The Council's Tree and Woodlands Officer has assessed the proposal and has commented that the position of the proposed access road is outside the Root Protection Area (RPA) of the trees on the boundary of Ashlynd House. These trees are recommended for protection by appropriate protective fencing as per BS5837. The trees on the northern boundary of Ashlynd House back on to one proposed dwelling with a detached garage (property 2), however, the footprint of this dwelling is outside of the RPA of the trees with a recommendation for appropriate protective fencing on the edge of the RPA. The Tree and Woodlands Officer has commented that based on the proposed scheme and the recommendations put forward by All About Trees, there is no objection to the proposals. The application would be in accordance with Tynedale Local Plan Policies NE33, NE34 and NE35.

Ecology

7.31 A Preliminary Ecological Appraisal (Sterna Ecology), December 2018 was submitted with the application. This stated that there are no statutory designated nature conservation sites within the site or within 2km of the site. An extended Phase I survey was undertaken which found that the dominant habitat was semi-improved grassland of low botanical and habitat value. Mitigation measures have been proposed and enhancement measures are to be included. The County Ecologist has assessed the application and has no objection subject to the avoidance, mitigation and enhancement measures being carried out in full, and so conditions to this effect are recommended. Subject to these conditions the application would accord with Tynedale Local Plan Policy NE27 and the NPPF.

Impact on archaeology

7.32 Wark is within a wider archaeological landscape with known sites from the prehistoric period onwards. The site was subject to an archaeological evaluation in 2019 which did not reveal archaeological remains of significance. The assessment also looked at a well to the west of Chapel House and concluded that the superstructure of the well is of modern construction, although internally it could be of earlier date. The County Archaeologist has assessed the application based on the

findings of the evaluation and the research on the well, and has no objection to the proposed development and no further archaeological work is required. The application would accord with Core Strategy Policy BE1, Local Plan Policy BE27, Emerging Local Plan Policy ENV 7 and the NPPF.

Impact on listed buildings

7.33 A Heritage Statement has been submitted with the application which discusses that the site lies 180 metres south of the grade II listed St Michael's Church and c. 210 metres south of Hearse House, which is also grade II listed. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the listed building, its setting and any features or special architectural or historic interest that it possesses. The NPPF in paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.34 The Building Conservation Officer has assessed the application and considers that the proposal would cause less than substantial harm to the setting of the two listed buildings as the current setting is of a 'rural pastoral landscape and the character and appearance of this site will change significantly'. Paragraph 196 of the NPPF states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.35 The application site is some distance from the listed buildings which are over the brow of the hill to the north-west of the site and are not immediately apparent at the site entrance. Although the proposal would be constructed on agricultural land, this is not adjacent to the church or Hearse House, although it is acknowledged that the housing development, if constructed, is likely to be visible from these locations. The proposal would provide, additional housing in the village, including the provision of four affordable housing units above the required 17% provision which would provide some public benefits to offset the limited identified harm to heritage assets that the application would be considered to create. However, the provision of additional housing is not normally sufficient to justify harm, It is therefore considered that the application would not accord with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policy BE22, Emerging Local Plan Policy ENV 7 and the NPPF.

Flooding, foul and surface water drainage

7.36 The site is not within a flood zone but neighbouring properties have provided photographic evidence and commented that the site floods in winter. A Flood Risk and Drainage Assessment, plus an addendum have been submitted with the application. Two SuDs ponds would be created on the site. The LLFA has assessed the application and has no objection subject to relevant conditions. The application would accord with Tynedale Core Strategy Policy GD5.

7.37 Northumbrian Water has been consulted and has commented that the planning application does not provide sufficient detail in relation to the management of foul and surface water for Northumbrian Water to assess the capacity to treat flows from the development and so have recommended a condition for a detailed scheme for the disposal of foul and surface water to be submitted and approved. Subject to this condition the application would accord with Tynedale Local Plan Policy CS23.

Education provision

7.38 Tynedale Core Strategy Policy CS1 which discusses the principles for community services and facilities seeks to address deficiencies in services and facilities and facilitate improvements in their level of provision. The NPPF (paragraph 94) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. In this respect the Education Department has been consulted and commented that the number of pupils arising from the proposed development would not impact on the relevant local schools as they currently have surplus places in excess of the minimum 5%; and that the number of pupils arising from the proposal does not meet the threshold for requesting a contribution towards SEND infrastructure in the county. Consequently no legal agreement is required to cover a financial contribution to schools and so the application would accord with Tynedale Core Strategy Policy CS1 and the NPPF.

Contamination

7.39 A contamination report 'Preliminary Investigation of Land-Dunelm Geotechnical and Environmental- Report' was submitted with the application which has been assessed by Public Protection. Public Protection has no objection subject to a condition in case any contamination is identified during construction. Subject to this the application would accord with Tynedale Local Plan Policy CS23.

Sports and play

7.40 At present there is a deficiency in the amount of children's play provision and outdoor sports facilities in Tynedale. The former Tynedale Council adopted its policies on 7 March 2006 which seeks financial contributions for sport and play facilities, and provision of outdoor sport from all new housing development in line with Tynedale Local Plan Policies LR11 and LR15. The provision of sports and play provision arising from residential development is a fundamental aspect of such developments, and as such, failure to make adequate provision on this basis can provide a justification for the refusal of an application. The developer has agreed to a contribution and legal details have been provided but as a result of the issues that have been identified in respect of development on the site, this agreement has not been progressed with the applicant. However, this would need to be provided and secured by way of a Section 106 agreement for any development to progress on the site and to accord with Tynedale Local Plan Policies LR11 and LR15 in this respect.

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 The site has been assessed in accordance with the development plan, the Emerging Local Plan and the NPPF. The site abuts, but is not within the built up area of Wark. Core Strategy Policies GD1, H1 and H3 do not permit new housing in the open countryside, and the site is outside the settlement boundary of the Emerging Draft Local Plan. The development is not considered to be small-scale in this rural location and it would represent a significant extension into the open countryside contrary to Tynedale Core Strategy Policies GD1, NE1, H1 and H3 and contrary to Tynedale Local Plan Policies H15 and H23.

8.2 The provision of four affordable houses would exceed the affordable housing requirement and the siting, design and layout of the development would be considered acceptable with suitable amenity space and would not have a detrimental impact on neighbouring residential amenity.

8.3 Issues relating to archaeology, the adjoining trees, access and parking, ecology, contamination, flooding, and foul and surface water drainage are considered acceptable. In terms of the nearby listed buildings, the Conservation Officer considers that less than substantial harm would result from the development, but there would be public benefits which outweigh the limited harm in the form of the provision of family housing and four affordable housing units. In terms of the sports and play requirement, although the developer has agreed to enter into a legal agreement in this regard, this has not been progressed at this stage because of the issues identified within the report.

9. Recommendation

That this application be REFUSED permission subject to the following:

Reason

1 The application would result in the construction of 17 houses which is not considered to be small-scale in this rural location, on an unallocated greenfield site. This would represent a significant extension and encroachment into the open countryside where development of new housing would be contrary to Tynedale Core Strategy Policies GD1, NE1, H1 and H3 and contrary to Tynedale Local Plan Policies GD2, H15 and H23.

2 The development of the site would change the existing rural landscape and therefore the character of the landscape in this location and would be considered to be an encroachment of development into the open countryside which would alter the edge of this part of the village contrary to Tynedale Core Strategy Policy NE1 and Tynedale Local Plan Policy GD2.

3 The development of the site would give rise to less than substantial harm to nearby heritage assets. Whilst it is acknowledged that there is some public benefit of the scheme, the provision of additional housing is not normally sufficient to justify harm, It is therefore considered that the application would not accord with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policy BE22, Emerging Local Plan Policy ENV 7 and the NPPF.

Background Papers: Planning application file(s) 20/01708/FUL

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Northumberland County Council

Appeal Update Report

Date: February 2021

Planning Appeals

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor JR Riddle

Purpose of report

For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

Recommendations

To note the contents of the report in respect of the progress of planning appeals that have been submitted to and determined by the Planning Inspectorate.

Link to Corporate Plan

This report is relevant to all of the priorities included in the NCC Corporate Plan 2018-2021 where identified within individual planning applications and appeals.

Key issues

Each planning application and associated appeal has its own particular set of individual issues and considerations that have been taken into account in their determination, which are set out within the individual application reports and appeal decisions.



Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
19/00072/VARYCO	<p>Removal of condition 21 (footway and lighting) on approved planning application 18/01245/OUT - Southcroft Stables, The Croft, Ulgham</p> <p>Main issues: the applicant fails to convincingly demonstrate that there is no longer the need for a footway connection on Ulgham Lane and this requirement remains relevant with respect to highway and pedestrian safety concerns.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01800/AGRGDO	<p>Prior notification for a proposed new building to provide storage for forestry tools – land south-east of Hyons East Wood, Moor Road, Prudhoe</p> <p>Main issues: the proposed development is not reasonably necessary for the purposes of forestry and is therefore not permitted development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Split Decision

Reference No	Proposal and main planning considerations	Award of costs?
None		

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/00173/OUT	<p>Outline application for development of 18 dwellings, including access road, car parking, landscaping, gardens and all other ancillary works (Some Matters Reserved) - land north-east of Scout Centre, The Green Mile, Barrasford</p> <p>Main issues: encroachment into the open</p>	No

	<p>countryside with harmful impact upon the character and appearance of the site and surrounding area; and location of site is not considered to be sustainable for a development of this scale.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
19/03973/OUT	<p>Outline permission for up to 18 dwellings (including 7 self-build plots), including affordable housing and access - land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; and insufficient information to assess impact on protected species.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
19/04903/FUL	<p>Proposed development of nine self-build dwellings, along with associated highways access, vehicle parking and landscaping - land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; fails to provide an acceptable scheme for the provision of affordable housing; and insufficient information to assess impact surface water drainage and flood risk.</p> <p>Appeal against non-determination</p>	No
18/03407/FUL	<p>Construction of five new build two storey detached dwellings with three detached garages and associated access – land west of Brewery Close, Stamfordham</p> <p>Main issues: development in the open countryside; harmful impact on the character of the landscape and the area; overbearing impact on existing dwellings; out of keeping with surrounding properties; and no satisfactory mitigation has been secured resulting in harm to the ecological value of the site and surrounding grassland.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/01312/FUL	<p>Proposed dwelling for use by rural worker ancillary to Apperley Dene – land east of Apperley Dene,</p>	No

	<p>Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and application has not demonstrated an essential need for a rural worker's dwelling in the open countryside.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
20/01221/FUL	<p>Proposal for construction of 1no. dwelling with associated access, car parking and landscaping - land north east of The Shires, Great North Road, Clifton</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; and fails to address concerns in respect of land contamination.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/03930/FUL	<p>Demolition of redundant agricultural sheds and storage bay, with development of 4no. holiday cottages including access road, car parking, private garden areas, and other ancillary works - land south-west of Carterside Farm, Whitton</p> <p>Main issues: development in the open countryside in an unsustainable location; and unacceptable impact on landscape character and rural setting.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
18/04221/OUT	<p>Development of a single residential dwelling, including car parking, access and garden area - land north of The Crest, Alnwick Road, Lesbury</p> <p>Main issues: development in the open countryside; the proposal fails to protect and enhance the distinctive landscape character of Lesbury and the wider area; fails to compensate for the loss of a pond that is a Habitat of Principal Importance; and no suitable mitigation to address recreational disturbance with adverse effect on the Northumbria Coast SPA and Ramsar Site and North Northumberland Dunes SAC.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

20/00853/FUL	<p>Proposed single storey flat roof extension to rear (Amended description 07/05/2020) - 5 Dene Terrace, Riding Mill</p> <p>Main issues: unacceptable impact upon residential amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01697/FUL	<p>Construction of new rear two storey extension – 9 Longhirst Village, Longhirst</p> <p>Main issues: siting, scale and design result in less than substantial harm to the Conservation Area; harm to residential amenity of neighbouring dwelling; and lack of ecological survey.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/00716/HED	<p>High Hedge Complaint: Problems with the height of neighbouring hedge, with no action from neighbour following requests - The Haven, Back Crofts, Rothbury</p> <p>Main issues: impact of the hedge on the site and wider area</p> <p>Delegated Decision: remedial notice issued requiring reduction in height of hedge</p>	No

Planning Casework Unit Referrals

Reference No	Proposal and main planning considerations	Award of costs?
None		

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
19/05017/OUT	Outline permission for change of use of agricultural land and construction of 9 no.	27 August 2020

	<p>residential dwellings (including 22% affordable housing) - land east of Greycroft, West Thirston</p> <p>Main issues: development in the open countryside; adverse impact upon the historic character of the village; and would fail to preserve the West Thirston Conservation Area.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01756/CLPROP	<p>Certificate of Lawful Proposed Development: Proposed change of use from agricultural building to dwellinghouse (Class C3) – land west of Hague Cottage, Wylam Wood Road, Wylam</p> <p>Main issues: the proposal is not permitted development.</p>	<p>16 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01188/OUT	<p>Outline application for erection of single dwelling house, all matters except access are reserved – land to south-west of Kirkheaton Farm, Kirkheaton</p> <p>Main issues: development in the open countryside; would not be sympathetic to the local character of the village; and the proposal would have a harmful impact upon the setting of heritage assets.</p>	<p>29 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04938/FUL	<p>Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking – land between 86-90, Front Street East, Bedlington</p> <p>Main issues: appeal against non-determination due to invalid application (no fee paid).</p>	<p>29 September 2020</p> <p>Appeal against non-determination</p>
20/01814/FUL	<p>Proposed alterations to site layout with parking changes, secure tool (and nursery materials) store position, hardstanding and size amended, new security gates and polytunnel amended – The Coop, Eachwick</p> <p>Main issues: inappropriate development in the Green Belt; store building is harmful to</p>	<p>2 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	the rural character of the area; and fails to address concerns raised in respect of land contamination.	
20/01233/VARYCO	Removal of Condition 3 (holiday use) pursuant to planning permission 16/03879/COU in order to allow use as principle dwellinghouse – The Coach House, Fenwicks Close Farm, Earsdon Main issues: would result in an isolated home in the countryside and would not be sustainable development.	3 November 2020 Delegated Decision - Officer Recommendation: Refuse
20/01940/FUL	Construction of single-storey dining room within courtyard – The Hemmel, Beal Bank, Warkworth Main issues: harm to the character and appearance of the existing building.	11 November 2020 Delegated Decision - Officer Recommendation: Refuse
20/00581/VARYCO	Variation of conditions 2 (approved plans) and 4 (materials) pursuant to planning permission 17/03658/FUL in order to amend the flue position (to the front) and window materials (to be UPVC) and to remove the shutters. Removal of conditions 5 (landscape planting), 8 (boundary treatments) and 9 (refuse strategy) - land south east of Lifeboat House, Haven Hill, Craster Main issues: design and materials are out of character with the street scene; and harm to the character and appearance of historic buildings and the Northumberland Coast AONB.	10 December 2020 Delegated Decision - Officer Recommendation: Refuse
20/00450/FUL	Retrospective: External display area for temporary timber summer house including local landscaping (amended description) - In-House Inspired Room Design Ltd, Global House, Bridge End Industrial Estate, Hexham Main issues: harmful impact upon the character and appearance of the area and detrimental to visual amenity.	10 December 2020 Delegated Decision - Officer Recommendation: Refuse
20/00395/FUL	Change of use from former garden nursery to 2 detached residential houses and associated access road – Fir Trees Nursery, Widdrington Station	23 December 2020 Delegated Decision - Officer

	Main issues: harmful encroachment into the open countryside and rural character of the woodland plantation; lack of completed planning obligation to secure financial contribution to the Council's Coastal Mitigation Service or other alternative mitigation; and insufficient information to assess risk from ground contamination and ground gas.	Recommendation: Refuse
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Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
18/01524/LISTED	Church View, Slaley Main issues: solar panels installed in 2006 without planning permission - requests for removal have been unsuccessful.	2 December 2019
18/01344/ENDEVT	Bridgend Caravan Park, Wooler Main issues: one Enforcement Notice appealed by three parties in respect of operational development to provide extra bases for residential static caravans with	3 December 2019

	associated services	
18/00033/NOAPL	<p>98 Millerfield, Acomb</p> <p>Main issues: development has been undertaken based on plans refused under planning application 17/00072/FUL</p>	3 December 2019
18/00489/ENDEVT	<p>Land at Moor Farm Estate, Station Road, Stannington</p> <p>Main issues: unauthorised waste reclamation yard and siting of multiple shipping containers</p>	9 March 2020

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/00247/FUL	<p>Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington</p> <p>Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.</p>	<p>Inquiry date: 9 March 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>

Implications

Policy	Decisions on appeals may affect future interpretation of policy and influence policy reviews
Finance and value for money	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
Legal	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
Procurement	None
Human resources	None
Property	None
Equalities (Impact Assessment attached?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Planning applications and appeals are considered having regard to the Equality Act 2010
Risk assessment	None
Crime and disorder	As set out in individual reports and decisions
Customer consideration	None
Carbon reduction	Each application/appeal may have an impact on the local environment and have been assessed accordingly
Wards	All where relevant to application site relating to the appeal

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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