



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: 12 April 2021

Dear Sir or Madam,

Your attendance is requested at a virtual meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held on **TUESDAY, 27 APRIL 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, JI Hutchinson, D Kennedy, N Oliver, K Quinn, J Riddle, Sharp, G 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
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0345 600 6400
www.northumberland.gov.uk



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. **MINUTES** (Pages 3 - 10)

Minutes of the meeting of the Tynedale Local Area Council, held on 9 February 2021, as circulated, to be confirmed as a true record, and signed by the Chair.

4. **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 the Legal Services Manager at monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.

DEVELOPMENT CONTROL

5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 11 - 14)

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

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. **20/03348/FUL** (Pages 15 - 24)

Construction of a first floor extension and a new pitched roof to the existing extension (amended 23.2.21)
Dene Croft, The Dene, Allendale NE47 9PX

7. PLANNING APPEALS UPDATE

(Pages
25 - 34)

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 B.**)

8. DATE OF NEXT MEETING

The next meeting will be held on Tuesday, 15 June 2021 at 2.00 p.m.

9. 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)

NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a virtual meeting of the **Tynedale Local Area Council** held on Tuesday, 9 February 2021 at 2.00 p.m.

PRESENT

Councillor T Cessford
(Chair, in the Chair)

MEMBERS

A Dale
R Gibson
CR Homer
C Horncastle
I Hutchinson
D Kennedy

N Oliver (part)
K Quinn (part)
JR Riddle (part)
A Sharp
G Stewart
KG Stow

OFFICERS

K Blyth

M Francis
P Jones
N Masson
C Mead
R Murfin
M Patrick

D Rumney

N Snowdon

N Turnbull

Planning Area Manager -
Development Management
Senior Planning Officer
Service Director - Local Services
Principal Solicitor
Highways Development Manager
Director of Planning
Principal Highways Development
Management Officer
Principal Programme Officer
(Highways Maintenance)
Principal Programme Officer
(Highways Improvement)
Democratic Services Officer

184. PROCEDURE TO BE FOLLOWED AT A VIRTUAL STRATEGIC PLANNING COMMITTEE

The Chair advised members of the procedure which would be followed at the virtual meeting and of the changes to the public speaking protocol.

Ch.'s Initials.....

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

The Local Area Council received a report which set out 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 prior to final approval of the programme. (A copy of the report is enclosed with the minutes as Appendix A).

The Service Director – Local Services explained that the programme had been devised following discussions with Town and Parish Councils along with Local Ward Members, to tackle issues of local concern. Confirmation of the settlement from Department for Transport funding was awaited; but a programme totalling over £19 million had been assumed, based on the allocation received the previous year and additional unallocated funds received for highways maintenance. £5 million had also been allocated as part of a three-year investment to improve U and C roads and footway maintenance from the Medium Term Financial Plan. The funding was divided across four key areas: Walking and Cycling; Safety Works; Road Maintenance Improvement Schemes and Bridges, Structures and Landslips.

The following information was provided in response to questions from Members:

- Discussions were in progress with the Planning Department regarding Section 278 agreement regarding the new development on Corbridge Road, Hexham.
- An update would be obtained regarding the status of plans to introduce 20 mph around the middle school and high school in Hexham.
- £80,000 was included within the maintenance programme to make improvements on roads leading to the new high school which were deteriorating with use by HGV construction vehicles.

Members made the following comments:

- Work on a feasibility study for a cycle route between Corbridge and Hexham and Haydon Bridge and Hexham, be progressed, prior to works commencing for sand and gravel extraction at the Anick Grange site.
- Funding allocated for Park Lane, Prudhoe be utilised where work was required more urgently.
- There was a lack of understanding by members of the public regarding delivery of projects on the LTP Programme.
- Ditching and drainage work continued to be of high importance to prevent flooding and further deterioration of the road network.
- Appreciation for progress of schemes that had been delivered.
- Replacement signage would be required at West Woodburn.

Updates on schemes would be obtained for Councillors Cessford, Gibson, Oliver, Sharp and Stewart, as requested.

The Chair and members expressed their gratitude to officers involved in the preparation and delivery of the LTP programme.

RESOLVED that:

- a) The report be received and noted.
- b) Members' comments 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.

DEVELOPMENT CONTROL

186. DETERMINATION OF PLANNING APPLICATIONS

The committee was requested to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications.

RESOLVED that the information be noted.

187. 20/01708/FUL

**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**

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Senior Planning Officer introduced the application with the aid of a powerpoint presentation. She advised that Wark Parish Council had written a letter of support which had been received after the report had been published and circulated to members the previous day.

At 14.47 the meeting was halted for a few minutes during the officer's presentation to resolve technical difficulties with the YouTube broadcast.

A statement in objection to the application from Mr Keep was read out by K Blyth, DM Area Team Manager (West), and would be attached to the signed minutes and uploaded to the Council's website.

A statement made by Councillor Gibson is attached to the signed minutes and uploaded to the Council's website.

A statement in support of the application from the agent Mr Milburn was read out by K Blyth, DM Area Team Manager (West), and would be attached to the signed minutes and uploaded to the Council's website.

The Director of Planning drew Member's attention to the following points for consideration:

- The existing now out of date plan did not allow schemes in the open countryside but did not set out a settlement boundary.
- A decision from the Planning Inspectorate regarding the soundness of the Northumberland Local Plan which was expected imminently. It did set a settlement boundary and Wark was identified as a service village and a focus for future growth.
- The site had not been included within the settlement boundary when housing sites had been identified, due to access issues, however these been addressed as part of the detailed scheme.
- The applicant had engaged well with officers and had provided an extremely high-quality scheme. However, the existing local plan did not support this scheme. If this scheme was interpreted as providing a high-quality scheme which met local need and was desired, more weight could be attached to the benefits it delivered providing quality housing. A strictly consistent approach following the strategic policy where additional housing numbers were not required in the county, would see it refused.
- The decision was finely balanced and would fall where members placed the most weight.

In response to questions from Members the following information was provided:-

- This application differed to a recent decision regarding a planning application for a site in Longframlington, which was the second phase and adjacent to a site which had been allowed on appeal.
- The previous appeal decisions within the village of Wark were in different parts of the village.
- There had been significant local opposition to the application in Longframlington whereas this application had some local support, including from the Parish Council which gave added weight to an exception site.
- A decision by the Planning Inspectorate had been required on the settlement boundary in Longframlington as it had been disputed by the applicant. Wark was defined as a service village, did not have a set boundary and this was not disputed by the current applicant.
- Decisions for each site were made on their own merits and under the planning framework relevant at that time.
- There was no strategic reason to trigger the release of additional land for housing land supply as there was a deliverable 5-year supply. However, this was a county wide supply and disguised areas where there was a demonstrable local need and the affordable housing requirements were exceeded.

- Comparison could not be made with sites in different parts of the county or with decisions made several years ago because the housing need and housing delivery rate had changed.
- The current scheme went beyond the policy requirement for provision of affordable housing.
- More housing was needed in Wark as it was defined as a service village and was considered as a sustainable location in the context of the NPPF.
- The detailed information submitted as part of this application had not been available when the boundary for the village had been set under the Northumberland Local Plan.
- The decision as to whether the application be refused or approved was extremely finely balanced in this case and the suite of documents which comprised the development plan needed to be read in their entirety. Under the Northumberland Local Plan, Wark was identified as a service village where growth was permitted, although the site was outside the settlement boundary. The decision would need to take into account the housing needs at the time of the decision. However other caveats allowed weight to be given to local support from the parish council when considering an exception site. Significant weight could not be given to the new plan as it had not yet received approval, however it aspired to not want to allow rampant incursions into the countryside as opposed to Wark needing growth, the site had been considered when housing sites had been under consideration, but discounted due to the aforementioned access issues, now resolved. The site could be put forward for inclusion in a future review of the plan.
- It was proposed that the 30 mph zone was to be extended to the north of the site so that traffic was slowed before reaching the access to the development, if approved.
- Work had been undertaken with the applicant to address flooding and drainage concerns as officers had recognised the decision was extremely finely balanced. Even though technical issues had been addressed, it did not make the scheme any more acceptable.

Councillor Hutchinson proposed acceptance of the officer's recommendation to refuse the application for the reasons set out within the report. This was seconded by Councillor Stewart.

Upon being put to the vote, the results were as follows:-

FOR: 3; AGAINST: 8; ABSTENTIONS: 0.

The motion fell.

Councillor Oliver proposed that the application be approved on the basis that there was considerable local support, the scheme was of a high-quality design, provided affordable housing above the minimum requirement and supported a service village in a rural area. This was seconded by Councillor Horncastle.

In answer to a question from the Chair, the Director of Planning suggested that if the application be approved, delegated approval be given to him to agree conditions with the applicant. This would include a Section 106 agreement relating to the provision of affordable housing, sport and play provision and to protect the ecological belt of trees to the north of the site. He confirmed that if conditions were not agreed, the application would be brought back to the Tynedale Local Area Council.

Councillor Oliver agreed to include an amendment for delegated authority to be given to the Director of Planning, in consultation with the Chair, to agree the wording of conditions and section 106 agreement.

Upon being put to the vote, the results were as follows:-

FOR: 8; AGAINST: 0; ABSTENTIONS: 3.

RESOLVED that the application be **GRANTED** permission and that delegated authority be given to the Director of Planning, in consultation with the Chair of Tynedale Local Area Council, to determine appropriate wording of conditions and subject to a Section 106 agreement.

188. 20/00242/FUL

**Proposed development of 1 no. dwelling house
Development at The Barn Sparty Lea, Allenheads, Hexham,
Northumberland**

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Senior Planning Officer introduced the application with the aid of a powerpoint presentation. There were no updates.

Councillor Horncastle addressed the Local Area Council as the Ward Councillor and expressed his surprise that the application was recommended for refusal. A copy of his statement is attached to the signed minutes and uploaded to the Council's website.

A statement in support of the application from the agent Ms Wafer, who had written on behalf of the applicants, was read out by K Blyth, DM Area Team Manager (West), and would be attached to the signed minutes and uploaded to the Council's website.

In response to questions from Members the following information was provided:-

- Allendale Parish Council previously had no objection to the scheme. They had then submitted a further response which confirmed that they supported the application.

- The planning history of the site was documented between 1988 – 2006 which confirmed that the former building was in existence during that period with photographic evidence. The Council's records indicated that the property had collapsed approximately 10 years previously.
- The officer had not dealt with the planning applications for the sites referred to by the local Councillor and therefore was unable to comment on the materials used on those buildings.
- Timber cladding was used for chalets and shepherds' huts but traditionally not on other buildings within the AONB. The AONB design guide had been reviewed when considering this application.
- The principle of development accepted the construction of a replacement building on this site and reference was made to the permission which had been granted for the conversion of the previous building, which had collapsed. However, the policy being relied upon within the Allendale Neighbourhood Plan was the rebuilding of a collapsed building with the inference that the replacement building should reflect the former building as much as possible. Officers had tried to resolve the design issues that were in dispute, such as the removal of the dormer windows, which were not a traditional feature of a barn structure.
- Officers had to be careful that there was not 'design creep' resulting in buildings which did not reflect the character of the area. The previous permission had been more similar to the characters of a barn.
- The scale of the proposed dwelling and position on the site were acceptable, however officers wished to see changes regarding the dormer windows, cladding and car port which were not traditional features of the former building. There had been some small changes to the original application, but they were not considered sufficient to recommend approval of the application. Suggestions included the removal of the dormer windows, use of stone on the building and doors on the garage. The applicant had wanted to test whether the proposed scheme would be approved as it was. Detailed discussions had been held with the applicant / agent regarding the changes that would make the application acceptable.
- Bold and assertive designs could work in protected areas; however, in this case the features in dispute were considered to introduce a suburban feel to the design of the building losing the original character.
- Sparty Lea was a small settlement of stone-built houses in close proximity to the road between Allenheads and Allendale.
- No response had been received from the North Pennines AONB on this application. They did work with officers on larger applications but were likely restricted on where their resources could be directed.
- The application had been assessed against Policy ANDP8 which permitted development where a building had collapsed and mirrored the features of the previous building. Comparison could not be made with the examples referred to by the local Councillor as the extensions of existing dwellings or conversion of buildings would not have been assessed in the same way as this application.
- The AONB design guide did make reference to climate change and sustainability issues but no reference had been made to these by the applicant or their agent.

- The style of building proposed in the current application was dissimilar to the permission granted in 2016, which had moved away slightly from the original position, so some flexibility had been permitted. The details did not conform to the design guide or the character of the AONB.

Councillor Gibson proposed that the application be approved if the applicant made acceptable amendments within 7 working days.

The Principal Solicitor explained that Members needed to make a decision on the application before them. He suggested that the application be deferred and that delegated authority be given to the Director of Planning to agree the details under the scheme of delegation. If he was unable to do this, the application be brought back to Committee for a formal decision.

Councillor Gibson agreed to withdraw his previous proposal and moved that the application be deferred in order that the Director of Planning could consider amendments within 7 working days. The Director of Planning recognised the urgency that the matter not be unnecessarily delayed and resolved as soon as possible. If amendments to the scheme were unable to be agreed, the application be brought back to Committee for a formal decision. This was seconded by Councillor Riddle.

Members were in agreement that the matter be deferred to allow a further period of negotiation with the applicant on the areas which were under dispute.

Upon being put to the vote, this was unanimously agreed.

RESOLVED that the application be **DEFERRED** and that delegated authority be given to the Director of Planning to approve the application if amendments were made to the scheme to his satisfaction as soon as possible.

189. PLANNING APPEALS UPDATE

A report was received which provided an update on the progress of planning appeals received. (A copy of the report is enclosed with the minutes as Appendix C).

RESOLVED that the report be noted.

190. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 9 March 2021 at 2.00 p.m.

CHAIR _____

DATE _____



Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL (VIRTUAL)

DATE: 13 APRIL 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.

Important Copyright Notice

5. The maps used are reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery office, Crown Copyright reserved.

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

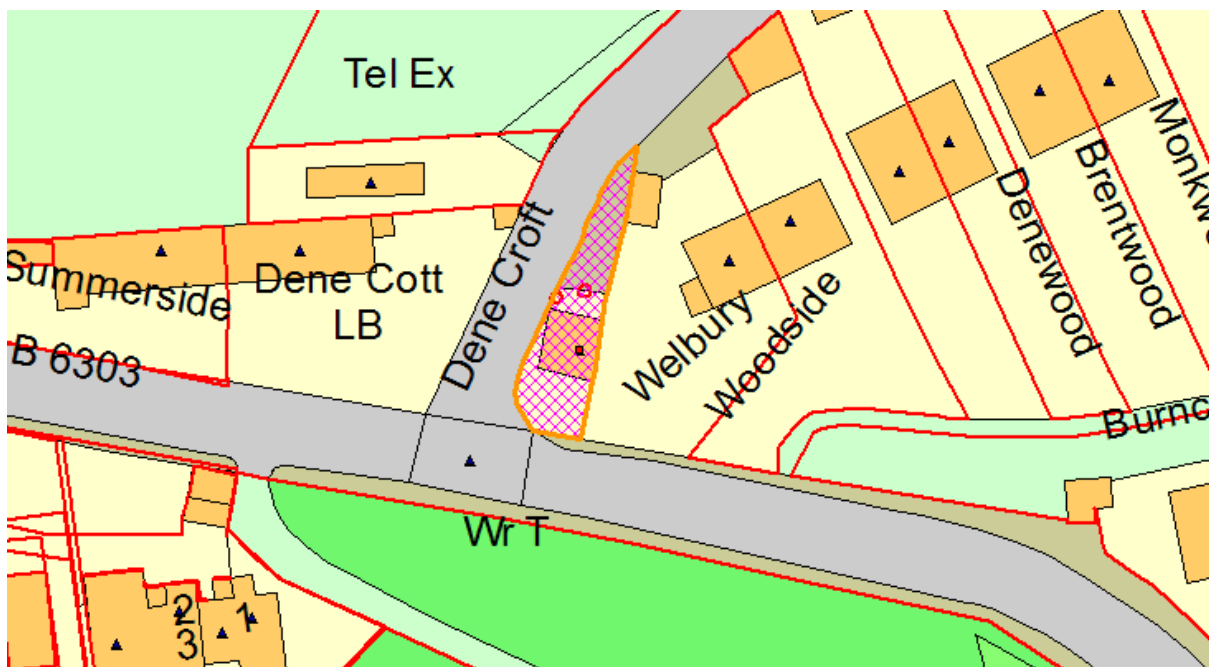


Northumberland County Council

Virtual Tynedale Local Area Committee: 13 April 2021

Application No:	20/03348/FUL		
Proposal:	Construction of a first floor extension and a new pitched roof to the existing extension (amended 23.2.21)		
Site Address	Dene Croft , The Dene, Allendale, NE47 9PX		
Applicant:	Mr and Mrs Lees Dene Croft , The Dene, Allendale, NE47 9PX	Agent:	Floris Peterel Field Business Village, Dipton Mill Road, Hexham, NE46 2JT
Ward	South Tynedale	Parish	Allendale
Valid Date:	9 October 2020	Expiry Date:	16 April 2021
Case Officer Details:	Name: Miss Charlie Hall Job Title: Planning Technician Tel No: 01670 624525 Email: Charlie.Hall@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



1. Introduction

1.1 Under the Virtual delegation scheme, which is as a result of amendments to the constitution and governance measures in response to the coronavirus epidemic, the

application was referred to the Director of Planning and Chair and Vice Chair 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 The application seeks permission for a new pitched roof to the existing extension and a new first floor extension to the north elevation of Dene Croft, The Dene, Allendale.

2.2 The application seeks permission for a new pitched roof to the existing extension to the north of the property, this would replace an existing flat roof. The proposed roof would project a maximum of 5.82m from the existing pitched roof and would be 5.68m in width. The proposed roof would be set 0.25m below the ridge height of the existing roof. The proposed roof would be finished with slate and would have 2no. roof lights to the east elevation.

2.3 The application also seeks permission for a first floor extension to the north elevation of the property, which would extend from the existing two storey extension. The extension would be situated on stilts to allow for car parking underneath at ground floor level. The proposal would project from the north elevation by 6m and would be 5.6m at the widest point. The proposed extension narrows towards the end of the extension as the western wall would be set at an angle due to the road located adjacent to the property. The extension would have a pitched roof which would be finished with slate and would have 2no. roof lights to the east elevation and 1no. roof light to the west. The proposal would be situated on stilts and would be 2.3m above the ground level adjacent to the property and would be 5.86m in overall height. Due to the property being located on a hill the most northern point of the extension would be 1.51m above ground level and 5m in overall height. There would be a floor to ceiling window proposed on the west elevation and a large corner window on the west and north elevations. The extension would be constructed from stone.

2.4 The land under the proposal would be used for car parking for the site. The plans show that there would be 2no. parking spaces under the proposed extension. Part of this area would have to be excavated with a retaining wall constructed due to the typography of the site. No details of this have been provided at this stage and details would need to be conditioned should Members be minded to approve.

2.5 The application property is a traditional stone built detached cottage located on the corner of The Dene and the B6303. The application site is located on a hill resulting in the north of the site being higher than the original dwelling to the south. The property has an existing two storey rear extension.

2.6 The site is located within the settlement of Allendale within the North Pennines Area of Outstanding Natural Beauty.

3. Planning History

Reference Number: 19/03864/ELEGDO

Description: Replacing wood pole on highway boundary with steel pole set back approximately 4 metres away in corner of garden area.

Status: No Objection

4. Consultee Responses

Allendale Parish Council	Cllr Crellin proposed to support the application with Cllr Galley seconding this with the proviso that the new building in relation to the existing dwelling does not exceed the guidance as set out in Allendale Neighbourhood Development Plan (ANDP) Policy 9: Extensions to Dwellings. This was unanimously carried by the Council with the exception of Cllr Dunn who abstained.
North Pennines AONB	No response received.
Ministry Of Defence	No objection
Forestry Commission	General advice given
Highways	No objection subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

None received

6. Planning Policy

6.1 Development Plan Policy

Allendale Neighbourhood Plan 2015

ANDP1 - General development Principles
ANDP9 - Extensions to Dwellings

Tynedale LDF Core Strategy (2007)

BE1 - Principles for the Built Environment
NE1 - Principles for the Natural Environment
GD1 - The General Location of Development
GD4 - Principles for Transport and Accessibility

Tynedale District Local Plan (2003)

GD2 - Design Criteria for Development, including Extensions and Alterations
GD4 - Range of Transport Provision for all Development
GD5 - Car Parking Standards
NE15 - Development in the North Pennines AONB
H33 - Residential Extensions
NE15 - Development in the North Pennines Area of Outstanding Natural Beauty

6.2 National Planning Policy

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

6.3 Emerging Planning Policy

Northumberland Local Plan Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted 29th May 2019

HOU 9 - Residential development management
QOP 1 - Design Principles
QOP 2 - Good Design and Amenity
ENV 6 - North Pennines Area of Outstanding Natural Beauty
TRA 2 - The Effects of Development on the Transport Network
TRA 4 – Parking Provision in New Development

6.4 Other Documents

North Pennines AONB Building Design Guide
North Pennines AONB Planning Guidelines

7. Appraisal

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

- Principle of the Development;
- Design and Visual Impact;
- Impact on the North Pennines AONB;
- Impact upon residential amenity; and
- Highway safety and car parking.

Principle of the development

7.2 Policy GD1 of the Tynedale LDF Core Strategy relates to the principles for the general location of development. The policy states local centres such as Allendale, Bellingham, Corbridge and Haydon Bridge should be the focus for development, but to a lesser extent than the main towns. It follows on to state *“in all cases the scale and nature of development should respect the character of the town or village concerned”*. Policy STP 1 of the Northumberland Local Plan (Publication Draft Plan) identifies Allendale as a service centre and the service centres within Northumberland should accommodate employment, housing and services that maintains and strengthens their roles. The proposal is within the residential curtilage and would therefore accord with policy GD1 of the Tynedale LDF Core Strategy and Policy STP 1 of the Northumberland Local Plan (Publication Draft Plan) as a matter of principle.

Design and visual amenity

7.3 Policy BE1 of the Tynedale LDF Core Strategy sets out the principles for the built environment and seeks to ensure that a development is of a high quality design which maintains and enhances the distinctive local character of the former Tynedale District's towns, villages and countryside.

7.4 Policy GD2 of the Tynedale District Local Plan sets out the design criteria that all types of development should follow. Criterion (a) of Policy GD2 states the design of proposed development “should be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale proportions, massing, positioning and appearance of buildings, use of materials, structures and landscaped and hard surfaced areas”.

7.5 Policy H33 of the Tynedale District Local Plan which relates to residential extensions states “extensions to existing dwellings will be approved providing that they respect the character of the existing building, the surrounding area and the amenities of nearby residents”. Policy ANDP 9 of the Allendale Neighbourhood Plan, is consistent with the criteria set out within Policy GD2 and H33 of the Tynedale District Local Plan.

7.6 Policy QOP 1 of the emerging Northumberland Local Plan (Publication Draft Plan) sets out the design principles for all types of development to follow. criterion (a) states proposals will be supported where design “makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and Topography”.

7.7 Allendale Neighbourhood Plan policy ANDP 9 sets out a criteria that planning applications should adhere to for permission to be granted. Policy ANDP 9 states that planning permission will be granted for applications that accord with Policy ANDP 1 provided that:

- The overall design, size, appearance, scale, height and mass of the extension remains visually and functionally subservient to the host dwelling;
- The external facing materials used in the construction of the extension match or complement the materials used in the construction of the host dwelling;
- No significant and adverse impact arises from the development on the amenity of neighbouring residents;
- The cumulative effects of such extensions across the surrounding countryside are acceptable; an

- The effects of any significant increased run-off from rainwater arising on the additional hard surfaced area created by the extension can reasonably be mitigated.

7.8 The original dwelling is a small traditional cottage, that has been previously extended and now includes a two storey flat roof extension to the north elevation and a lean-to style porch to the west. This proposal seeks to increase the size, volume and massing of the existing property. The proposed extension and new roof along with the previous works that have been carried out would result in a 101% volume increase to the original property. As stated above policies GD2 and H33 of the Tynedale Local Plan state that any extension should be appropriate and respect the character of the property in terms of size, massing, proportions and appearance. The Allendale Neighbourhood Plan states that the size, appearance, scale, height and mass of the any new development must remain visually and functionally subservient to the host dwelling. Given the large increase to the original property the proposed works would not allow the original dwelling to be the dominate feature.

7.9 It is acknowledged that the proposed pitched roof over the existing flat roofed extension would be an improvement in design terms and would be appropriate to the character of the original dwelling. However, the design of the proposed additional extension, whilst predominantly to be constructed of stone, would include the use of stilts to allow parking under the first floor extension and also includes modern single glazing panels, including a large corner window which do not reflect the character of the existing property. This is exacerbated by the location of the property on the corner of a junction to The Dene which would make the design differences more prominent in the wider area.

7.10 The proposed works in addition to the existing extensions to the property would result in a disproportionate additional above and beyond the size of the original dwelling house. The size, design, scale, massing and proportions proposed would not respect the character of the original property and the surrounding area. Therefore, the proposal would not accord with Policy BE1 of the Tynedale Core Strategy, Policies GD2 and H33 of the Tyendale Local Plan, Policy QOP1 of the Emerging Northumberland Local Plan, Allendale Neighbourhood Plan and the NPPF.

Impact on the North Pennines AONB

7.10 Policy NE15 of the Tynedale District Local Plan relates to development within the North Pennines AONB. The policy states *“priority will be given to the protection and enhancement of the landscape qualities of the North Pennines Area of Outstanding Natural Beauty”* and *“development within or adjacent to the AONB which adversely affects the special scenic quality of the AONB will not be permitted”*.

7.11 Policy ENV6 of the Northumberland Local Plan (Publication Draft Plan) also relates to development within the North Pennines AONB and sets out specific criteria for all types of development to adhere to. Policy ENV6 states that *“small scale development will be supported where it does not impact on the AONB’s special qualities”*.

7.12 The North Pennines Design guide States that any extension should *“respect the original building so that the existing volume or massing of the house remains the dominant form”*.

7.13 As discussed above, the proposed scale and design of the proposed extensions would not be in keeping and would not respect the historic and traditional character of the original property, the surrounding area and the wider AONB.

7.14 Therefore, it is considered that the proposal would not accord with the North Pennines AONB Design Guide as the volume and massing of the original house would no longer remain the dominant form and the proposed design would not respect its character. The proposal would not accord with Policy NE15 of the Tynedale District Local Plan and Policy ENV 6 of the Northumberland Local Plan (Publication Draft Plan) and the North Pennines AONB Design Guide.

Impact on Residential Amenity

7.16 The application property is bound by roads to the south and west of the site and there is one neighbouring property to the north east (Welbury). The application site is a narrow site which would result in the proposed extension being built up to the eastern boundary. The neighbouring property to the east has a side extension that is heavily glazed, as well as other windows to the facing elevation. The proposed extension would be approximately 7m from the existing extension at Welbury, and combined with the impact on the existing extensions and the new pitched roof this would cause an overbearing impact on the neighbouring property. However, it is acknowledged that due to the difference in levels between the sites, with Welbury being set higher, the impact is somewhat mitigated. In addition the main elevation of the property with habitable windows faces south with uninterrupted outlook. It is therefore considered that the proposed works would have some impact on the neighbouring property but would not be sufficient to warrant refusal of the application.

7.17 Overall, it is considered that the proposed extension would not have significant detrimental impact on the residential amenity of the neighbouring property to the extent that permission should be refused. In this respect the proposal would accord with GD2 and H33 of the Tynedale Local Plan and the NPPF.

Highway Safety and Car Parking

7.18 Policy GD4 of the Tynedale LDF Core Strategy sets out the principles for transport and accessibility. Policy GD4 of the Tynedale District Local Plan sets out the criteria relating to transport provision for all types of development. Policy GD6 of the Tynedale District Local Plan relates to the car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge.

7.19 Policy TRA 1 of the Northumberland Local Plan (Publication Draft Plan) sets out criteria relating to the promotion of sustainable connections. Policy TRA 2 of the Northumberland Local Plan (Publication Draft Plan) sets out criteria relating to the effects of development on the transport network. Policy TRA 4 of the Northumberland Local Plan (Publication Draft Plan) relates specifically to parking provision in new development.

7.20 The Council's Highway Development Management team has been consulted on this application and has no objection to the proposed development subject to conditions. The Council's Highways Development Management team considers that the proposed development would not have an adverse impact on highway safety. The proposed development is considered to be in accordance with Policies GD4 and

GD6 of the Tynedale District Local Plan, Policies TRA 1 and 2 of the Northumberland Local Plan (Publication Draft Plan), in relation to highway safety, and is acceptable in line with the NPPF.

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 proposal would adhere to Policy GD1 of the Tyendale Local Plan which sets out the principles for the location of development. However, the proposed development would not accord with Policies GD2 and H33 of the Tyndale Local Plan and the Allendale Neighbourhood Plan which relates to the design, scale and

massing and highlights the importance of respecting the character of the existing building and surrounding area. The proposal also fails to accord with Policy NE15 of the Tynedale Local Plan and the North Pennines AONB Design Guide which relates to the impact the proposal would have on the North Pennines AONB.

9. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

1. By virtue of its design, scale, and massing the proposal would result in a disproportionate addition over and above the size of the original building. The proposed works would not allow for the original dwelling to remain the dominate form and due to the proposed scale and design would not respect the character of the original cottage nor the surrounding AONB. The proposal would be contrary to Policies GD2, H33 and NE15 of the Tynedale Local Plan, the Allendale Neighbourhood Plan, the North Pennines AONB Design Guide and the and the principles of the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/03348/FUL

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Northumberland County Council

Appeal Update Report

Date: April 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?
19/05017/OUT	<p>Outline permission for change of use of agricultural land and construction of 9 no. 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>	No

Planning Appeals Split Decision

Reference No	Proposal and main planning considerations	Award of costs?
20/00581/VARYCO	<p>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</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> <p><i>N.B. The appeal is allowed in part and the planning permission Ref 17/03658/FUL is varied by deleting and substituting conditions 2 and 5, and deleting Condition 4.</i></p>	No

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/01233/VARYCO	<p>Removal of Condition 3 (holiday use) pursuant to planning permission 16/03879/COU in order to allow use as principal dwellinghouse – The Coach House, Fenwicks Close Farm, Earsdon</p> <p>Main issues: would result in an isolated home in the countryside and would not be sustainable development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01940/FUL	<p>Construction of single-storey dining room within courtyard – The Hemmel, Beal Bank, Warkworth</p> <p>Main issues: harm to the character and appearance of the existing building.</p>	No

	Delegated Decision - Officer Recommendation: Refuse	
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 the rural character of the area; and fails to address concerns raised in respect of land contamination.</p> <p>Delegated Decision - Officer Recommendation: Refuse</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
19/04938/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>
20/00395/FUL	Change of use from former garden nursery to	23 December

	<p>2 detached residential houses and associated access road – Fir Trees Nursery, Widdrington Station</p> <p>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.</p>	<p>2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00716/FUL	<p>Change of use of application site to equestrian use with erection of 10no stables, paddock area and gates/fencing to site frontage – land to south of Hartford Drive, Hartford Bridge</p> <p>Main issues: harm to heritage assets that is not outweighed by public benefits; drainage; and highway safety.</p>	<p>18 January 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02239/FUL	<p>Redevelopment of the former Marley Tiles Factory to provide a residential development of 105 houses (Use Class C3) with associated access, parking, landscaping and infrastructure (AMENDED description and site layout) - Marley Tile Factory, Lead Lane, Newlands</p> <p>Main issues: isolated development in the open countryside; inappropriate development in the Green Belt by virtue of causing substantial harm to the openness of the Green Belt and very special circumstances have not been demonstrated to outweigh harm; and the design of the development would be out of keeping with the character and appearance of the locality and does not deliver an appropriate form of sustainable design or development for the site.</p>	<p>27 January 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/02355/LBC	<p>Listed Building Consent for replacement of ground floor window with timber glazed 6 over 6 door in west elevation – 1 Prudhoe Street, Alnwick</p> <p>Main issues: proposal would cause harm to the significance of the listed building that is</p>	<p>9 February 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	not outweighed by public benefits.	
19/04023/FUL	<p>Listed Building Consent for proposed demolition of flat roofed single storey extension and various internal alterations, formation of new external fire escape stair and doorways, extractor chimney to kitchen and flue pipe to roof, change of use of part of building to Cafe A3 (remainder to remain office accommodation). Replacement windows and new rooflights – 1-5 Bridge Street, Berwick-upon-Tweed</p> <p>Main issues: harm to listed building that has not been demonstrated as necessary or justified. Delegated Decision - Officer Recommendation: Refuse</p>	<p>9 February 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04024/LBC	<p>Listed Building Consent for proposed demolition of flat roofed single storey extension and various internal alterations, formation of new external fire escape stair and doorways, extractor chimney to kitchen and flue pipe to roof, change of use of part of building to Cafe A3 (remainder to remain office accommodation). Replacement windows and new rooflights – 1-5 Bridge Street, Berwick-upon-Tweed</p> <p>Main issues: harm to listed building that has not been demonstrated as necessary or justified. Delegated Decision - Officer Recommendation: Refuse</p>	<p>9 February 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/02291/FUL	<p>Retention of 4no open gazebos (retrospective) - 1 Thornbrae, Alnmouth Road, Alnwick</p> <p>Main issues: the proposal would have a significant adverse impact on residential amenity as a result of antisocial behaviour and the impacts of noise arising from the use of the proposed gazebos.</p>	<p>9 February 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03421/CLEXIS	<p>Certificate of Lawful Development of an Existing Use for vehicular access to Pine Lodge off B6345 (resubmission of 20/00570/CLEXIS) - Pine Lodge, Old Swarland, Swarland</p> <p>Main issues: supporting information is inadequate and ambiguous to conclude that</p>	<p>2 March 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	the development is lawful.	
20/01790/COU	<p>Change of use of land from open space to residential curtilage with the installation of a 1.8m high fence & a 1.1m high Fence – land south of 32 Cuthbert Way, Collingwood Manor, Morpeth</p> <p>Main issues: adverse impact on the visual and functional amenity of the estate and surrounding area; and loss of open space/woodland that is a functional ecological habitat.</p>	<p>4 March 2021</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
18/01344/ENDEVT	<p>Bridgend Caravan Park, Wooler</p> <p>Main issues: one Enforcement Notice appealed by three parties in respect of operational development to provide extra bases for residential static caravans with associated services</p>	No
18/00489/ENDEVT	<p>Land at Moor Farm Estate, Station Road, Stanington</p> <p>Main issues: unauthorised waste reclamation yard and siting of multiple shipping containers</p>	Yes

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
18/01524/LISTED	<p>Church View, Slaley</p> <p>Main issues: solar panels installed in 2006 without planning permission - requests for removal have been unsuccessful.</p>	No
18/00033/NOAPL	<p>98 Millerfield, Acomb</p> <p>Main issues: development has been undertaken</p>	No

	based on plans refused under planning application 17/00072/FUL	
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Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
18/00223/ENDEVT	Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB Main issues: material change of use of the land from agricultural for the siting of 4 caravans	1 February 2021
18/00223/ENDEVT	Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB Main issues: material change of use of the land for the siting of one caravan and the erection of fencing in excess of 2 metres in height	1 February 2021

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/00247/FUL	Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.	Inquiry date: 9 March 2021 Committee Decision - Officer Recommendation: Approve
20/02247/FUL	Erection of a rural worker's dwelling – land south of Middle Coldcoats Equestrian Centre, Milbourne	Hearing date: 3 August 2021 Delegated

	<p>Main issues: fails to demonstrate the need for a rural worker's dwelling in the open countryside; inappropriate development in the Green Belt and there are no very special circumstances to outweigh harm; and fails to address pollution concerns with potential to affect protected species and failure to demonstrate ecological enhancement.</p>	<p>Decision - Officer Recommendation: Refuse</p>
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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

Elizabeth Sinnamon
 Senior Planning Manager - Development Management
 01670 625542
Elizabeth.Sinnamon@northumberland.gov.uk