

Public Document Pack



Northumberland County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 15 September 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **NORTH NORTHUMBERLAND LOCAL AREA COUNCIL** to be held in Meeting Space, Block 1, Floor 2, County Hall, Morpeth, Northumberland, NE61 2EF on **THURSDAY, 23 SEPTEMBER 2021** at **3.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To North Northumberland Local Area Council members as follows:-

G Castle (Chair), S Bridgett (Vice-Chair), T Thorne, T Clark, G Hill, W Pattison, G Renner-Thompson, C Seymour, J Watson, C Hardy (Vice-Chair (Planning)), I Hunter, M Mather and M Swinbank

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.

Members are referred to the risk assessment, previously circulated, for meetings held in County Hall. Masks should be worn when moving around but can be removed when seated, social distancing should be maintained, hand sanitiser regularly used and members requested to self-test twice a week at home, in line with government guidelines.



Daljit Lally, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
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AGENDA

1. **PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 10)

Minutes of the meeting of the North Northumberland Local Area Council held on Thursday 19 August 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 monitoring officer by email at monitoringofficer@northumberland.gov.uk . Please refer to the guidance on disclosures at the rear of this agenda letter.
5. **POLICING AND COMMUNITY SAFETY UPDATE**

Inspector John Swan has been invited to provide an overview and answer questions about policing and any community safety matters in the North Northumberland area.
6. **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.

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>
7. **21/02608/VARYCO** (Pages 15 - 28)

Variation of condition 2 (approved plans) on approved application 20/03155/FUL to allow changes to layout and design. Land North or North Farm, Embleton, Alnwick, Northumberland, NE66 3DX

8. **21/01840/FUL** (Pages 29 - 38)
Replacement of timber cladding with new natural cedar boarding. Change of balustrade to glazed and patio size as built. (retrospective) The Signal Box, Farley Cottage, Ellingham, Chathill, Northumberland, NE67 5HA

9. **APPEALS UPDATE** (Pages 39 - 48)
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.

10. **SECTION 106** (Pages 49 - 52)
For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous monthly period

11. **PUBLIC QUESTION TIME**
To reply to any questions received from members of the public which have been submitted in writing in advance of the meeting. Questions can be asked about issues for which the Council has a responsibility. (Public question times take place on a bimonthly basis at Local Area Council meetings: in January, March, May, July, September and November each year.)

As agreed by the County Council in February 2012, the management of local public question times is at the discretion of the chair of the committee.

Please note however that a question may possibly be rejected if it requires the disclosure of any categories of confidential or exempt information, namely information:

1. Relating to any individual;
2. Which is likely to reveal the identity of an individual;
3. Relating to the financial or business affairs of any particular person
4. Relating to any labour relations matters/negotiations;
5. Restricted to legal proceedings
6. About enforcement/enacting legal orders
7. Relating to the prevention, investigation of prosecution of crime.

And/or:

- Is defamatory, frivolous or offensive;
- It is substantially the same as a question which has been put at a meeting of this or another County Council committee in the past six months;

- The request repeats an identical or very similar question from the same person;
- The cost of providing an answer is disproportionate;
- It is being separately addressed through the Council's complaints process;
- It is not about a matter for which the Council has a responsibility or which affects the county;
- It relates to planning, licensing and/or other regulatory applications
- It is a question that town/parish councils would normally be expected to raise through other channels.

If the Chair is of the opinion that a question is one which for whatever reason, cannot properly be asked in an area meeting, he/she will disallow it and inform the resident of his/her decision.

Copies of any written answers (without individuals' personal contact details) will be provided for members after the meeting and also be publicly available.

Democratic Services will confirm the status of the progress on any previously requested written answers and follow up any related actions requested by the Local Area Council.

12. PETITIONS

This item is to:

(a) Receive any new petitions: to receive any new petitions. The lead petitioner is entitled to briefly introduce their petition by providing a statement in writing, and a response to any petitions received will then be organised for a future meeting;

(b) Consider reports on petitions previously received: no reports are due to be considered at this meeting;

(c) Receive any updates on petitions for which a report was previously considered: any updates will be verbally reported at the meeting.

13. LOCAL SERVICES ISSUES

To receive a verbal update from the Area Managers from Technical Services and Neighbourhood Services in attendance about any key recent, ongoing and/or future planned Local Services work for the attention of members of the Local Area Council, who will also then have the opportunity to raise issues with the Area Managers.

The Area Managers have principal responsibility for highway services and environmental services, such as refuse collection, street cleansing and grounds maintenance, within the geographic boundaries of the Local Area Council.

14. LOCAL TRANSPORT PLAN UPDATE

(Pages
53 - 76)

This report provides an update on the Local Transport Plan (LTP) programme 21/22 and the preparation for the 22/23 programme.

15. YOUTH SERVICE PRESENTATION

To receive a presentation on the Youth Service within North Northumberland.

16. BORDERLANDS

To receive an update on Borderlands from T. Kirsop.

17. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
77 - 84)

To note the latest version of agreed items for future Local Area Council meetings (any suggestions for new agenda items will require confirmation by the Business Chair after the meeting)

18. URGENT BUSINESS

19. DATE OF NEXT MEETING

The next meeting is scheduled for Thursday 21 October 2021.

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 PLANNING COMMITTEE

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

Welcome to also include reference to

- (i) Fact that meeting is being held in a Covid safe environment and available to view on a live stream through You Tube Northumberland TV
- (ii) Members are asked to keep microphones on mute unless speaking

B Record attendance of members

- (i) 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 Speaking

Objector(s) (up to 5 mins)

Local member (up to 5 mins)/ parish councillor (up to 5 mins)

Applicant/Supporter (up to 5 mins)

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 record the vote FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all of the consideration of the application)

Agenda Item 3

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At a meeting of the **North Northumberland Local Area Council** held in Committee Room 1, County Hall, Morpeth, NE61 2EF on Thursday 19 August 2021 at 3.00pm

PRESENT

Councillor G. Castle
Chair

Councillor C. Hardy
Vice-chair - Planning

MEMBERS

S. Bridgett
G. Hill
I. Hunter
W. Pattison
G. Renner-Thompson

C. Seymour
M. Swinbank
T. Thorne
J. Watson

OFFICERS IN ATTENDANCE

J. Bellis
V. Cartmell
D. Hadden
N. Leadbeatter
R. Little

Senior Planning Officer
Planning Area Manager
Solicitor
Housing Enabling Offer
Assistant Democratic Services Officer

32. PROCEDURE AT PLANNING MEETINGS

RESOLVED that this report was noted.

33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Clark and Councillor Mather.

34. MINUTES

Ch.'s Initials.....

RESOLVED that the minutes of the meeting held of the North Northumberland Local Area Council held on Thursday 24th June 2021 and Thursday 22nd July 2021, as circulated, be confirmed as a true record and signed by the Chair

35. DETERMINATION OF PLANING APPLICATIONS

The report requested the Committee 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.

36. 20/03697/FUL

Extension and conversion to provide 18No additional hotel rooms and improved pub/restaurant facilities. Bamburgh Castle Inn, Seafield Road, Seahouses, NE68 7SQ

J. Bellis – Senior Planning Officer introduced the application with advising that a late representation and statement had been received from A.R. Ritchie, stating his disappointment that the planning team missed 17 objections and parking was a problem within the village with the local car parks and inadequate public transport.

J. Bellis explained that there had been a calculative error with addresses logged on the website which produced the incorrect figure on the report, the letters had been received and had been taken into consideration in the decision-making process.

Councillor Jill Hall – North Sunderland Parish Council spoke in objection to the application. Comments included:

- There had been no allowance for additional parking spaces, or any land to use for additional parking spaces.
- The main car park was usually full.
- The village would not cope without additional parking spaces.

In response from questions from members, the following information was provided:

- The application was a town centre development and although it had on-site parking, it would not be required to have further on-site parking. Highways had stated in the report that there was sufficient parking spaces available within the town centre.
- There were no plans to remove any spaces for the on-site parking for this application.
- There were restrictions in place for on-street parking with parking enforcement.

Ch.'s Initials.....

Councillor Pattison proposed to accept the officer recommendation, which was seconded by Councillor Hill.

Councillor Thorne expressed that he felt that the economic benefits outweighed the parking issues that may occur and that he would vote for the application. This was supported by Councillor Hill and Councillor Watson, who sympathised with the local residents and the Parish Council but advised they would be supporting the application.

Councillor Renner-Thompson stated that the development was a good thing however he would have liked the applicant to add additional spaces, as there was space in the courtyard and would not be supporting the application. Councillor Renner-Thompson explained further about the objections from the residents of the estate opposite the application site and the issues the residents have had with off-street car parking. Councillor Renner-Thompson finished by stating his disappointment in the Neighbourhood plan conflicting with the report and Highways.

A vote was taken on the proposal to approve the application with the conditions as outlined in the report as follows: - FOR 6; AGAINST 5; ABSTENTIONS 0.

It was **RESOLVED** that this application be GRANTED subject to a legal agreement to secure a coastal mitigation service contribution of £5,166 and the conditions as outlined in the report.

**37. 21/00904/FUL
Proposed development of former Brickworks, including 14no. dwellings, 3no. tourism units, car parking and amenity space. Land West of Brick Work Cottages, Brick Works, Thrunton, Northumberland, NE66 4SD**

J. Bellis – Senior Planning Officer introduced the application with the aid of a PowerPoint presentation with an update that the recommendation had been altered slightly to read “ This application should be granted subject to conditions and a section 106 legal agreement for 3 shared ownership dwellings, affordable housing onsite within the scheme, with these dwellings to be delivered in line with an appropriate trigger agreed during the section 106 negotiation process, with an appropriate clause for an offsite contribution to be included, should these shared ownership units not be sold within a prescribed time.”

The clause stating that all dwellings should no longer have use of a motor vehicle with an internal combustion engine by 2050 had been dropped following a recommendation from the legal team and discussions within the planning team, legal and highways team as it was not considered that the planning obligation would have met the regulation 122 tests.

Following questions from Members to the Planning Officers, the following information was provided:

Ch.'s Initials.....

- There had been a housing needs assessment completed, over the next 5 years there would be a need for four rented units and twelve shared ownership units across the area.
- Rented housing was deemed as unsuitable for the location however shared ownership properties was seemed suitable for the site.
- The development would not seek to encourage trips outwards, and the travel plan would support development that supports inbound trips for deliveries.
- The site had been vacant for eight years and was classed as a brownfield site.
- The site was compliant with the drainage strategy.

Councillor Bridgett proposed to accept the officer's recommendation with an amendment to accept the off-site affordable housing commuted sum straight away which would be delegated to the affordable housing enabler and the director of planning to determine the amount, and those funds be used for the development of the emerging affordable housing that would occur within the Rothbury division, to make them more affordable, energy efficient and better specification, this was seconded by Councillor Thorne.

Councillor Thorne explained that he supported this application and Councillor Bridgett's proposal, because the site was a brown field site, an eye sore and needed tidying up. Councillor Thorne queried whether there would be a demand for shared ownership properties, but stated he liked the mix of properties being residential and holiday lets. Councillor Renner-Thompson agreed and stated that the site was an excellent development and would be the next stage of the future of the site.

Councillor Watson suggested that if the current proposal failed then he would propose acceptance of the officer's recommendation without Councillor Bridgett's amendment.

Councillor Swinbank expressed concern around affordable housing, and that one development should be used as a neighbouring development for affordable housing miles away from amenities. Half the site was brownfield with the other half being greenfield, with 17 new units being too many and effectively a small housing estate. The site was in an unsustainable location, with only one way in and out of the site, which would be in a motor vehicle, there would be no walking or cycling.

Councillor Hunter asked if there could be an informative condition attached to the proposal that the decorative chimney would be maintained by the housing managers and would not be responsibility of the Council, this was agreed by Councillor Bridgett and Councillor Thorne

A vote was taken on the proposal to approve the application with the conditions as outlined in the report and the s106 Agreement to secure an affordable housing commuted sum, as follows: - FOR 8; AGAINST 3; ABSTENTIONS 0.

It was **RESOLVED** that this application be GRANTED subject to the conditions as outlined in the report and subject to a s106 Agreement to secure an off-site affordable housing commuted sum, with delegated authority to the Director of Planning in consultation with the Affordable Housing Enabling Officer to calculate

Ch.'s Initials.....

and agree the commuted sum and for those funds be used for the development of the emerging affordable housing that would occur within the Rothbury division and with an informative, asking the owners to ensure that the decorative chimney will be maintained by the housing managers and would not be responsibility of the Council.

38. 20/02132/FUL

Extension to an existing caravan park to provide an additional 36 static caravan pitches. Land South East of Tindles Hill Caravan Park, Longhorsley, Morpeth, NE65 9HZ

J. Bellis – Senior Planning Officer introduced the application with the aid of a PowerPoint presentation. There were had been no formal updates however there had been correspondence with the agent where they had queried condition 10, it had been challenged on the basis that it was on a route that was not on the route from the 697 but via a different route, the agent had since accepted the condition.

Following questions to the planning officer from the members, the following information was provided:

- Conditions had been strengthened from Highways and were enforceable.
- Architectural Liaison Offers from Northumbria police were not statutory consultees.
- The application was considered under tourism policy.

Councillor Thorne proposed to accept the officer's recommendation, which was seconded by Councillor Hill.

A vote was taken on the proposal to approve the application with the conditions as outlined in the report and was unanimously

RESOLVED that this application be GRANTED subject to the conditions as outlined in the report.

39. 20/0155/S106

Variation of S106 agreement pursuant to planning application N/99/B/0848 dated 19.02.2002. Land at Mitchell Avenue, Seahouses

V. Cartmell – Planning Area Manager, introduced the application with a PowerPoint presentation and supplied an update advising that the application had been presented to the North Northumberland Local Area Council on the 24th June 2021, where it had been resolved that the provisions and requirements of the Section 106 planning obligation relating to application N/99/B/0848 be varied, however during the

Ch.'s Initials.....

meeting the ward member raised a concern regarding notification letters to members of the public, on investigation following the meeting it was discovered that notification letters had not been posted to objectors; to address this error the application was again presented to members for consideration.

M. Creswell addressed the committee in objection to the application. Comments included:

- Mr Creswell had written to V. Robinson in 2013 and copied in L. Henry, requesting that the 106 agreement be adopted.
- The sum had been commuted from the developer and had been discussed with Planning, Legal and the States department, the landowner and developer had signed the original agreement.
- The area of land should be no less than 400sqm, which had been measured by Mr. Creswell at 334sqm. 64sqm less than what was originally agreed.
- The access would be supplied with a hard pathway to the grassed area.
- The ambiguity over land ownership had not been justified in the application.
- The area of land that had been offered was less than what had been in the original agreement.
- The revised offer was for 2041sqm with the original agreement being 2441sqm.
- The original agreement was perfect for residents as it did not affect any housing.
- A complaint was delivered to Northumberland County Council which was moved from stage one to stage two with assurance that the Ombudsman would not be needed as the complaint would be sorted.
- The application was incorrect as the area was less than scheduled.

Councillor J. Hall – North Sunderland Parish Council addressed the committee in relation to the application. Comments included:

- North Sunderland Parish Council objected to the application.
- The Parish Council could not understand the statement of the ambiguity of the area, the section 106 agreement was that the money was to be paid to the County Council, who had continued to maintain the play park.
- The play park along with the grassed area was still suitable for purpose.
- If the application was approved, it would make a mockery of the Section 106 agreement.

C. Ross addressed the committee in support of the application. Comments included:

- The application represented an acceptable and negotiated solution that had been worked on by Planning Officers and the Legal team at Northumberland County Council.
- The issue had been picked up in 2015 by Grainger Homes who was the developer of the site and the Council when it came to the adoption of the open space and the equipped play area.
- The solution agreed by Officers would see no alteration to the play area and no loss of open space.

- The open space would be the same size, and the maintenance monies had already been agreed.

Following questions from Members to the Planning Officers, the following information was provided:

- There would be a right of appeal, given that the open space was the same size as that offered originally, it served the same purpose in the re-orientated position and an additional sum of money had been secured. It was felt that an inspector would likely approve an appeal as it met the test of a Section 106A.
- A developer could come back at any point for modifications to a Section 106, the planning officers felt that the obligation continues to serve a useful purpose and would serve the purpose equally well with the proposed modifications.
- The ambiguity related to who owned the land.

Councillor Hill stated that it was a legal issue, not referring to confidential information but to a simple legal principle and stated that the Committee may need to go into private session to discuss confidential legal advice.

Councillor Bridget proposed moving Section 100A of the Local Government Act 1972:

That under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of confidential papers as it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A of the 1972 Act and that the public interest in maintaining the exemption outweighs the public interest in disclosure for the following reasons:-

1. That the item relates to schedule 12A (5), information in respect of which claim to legal professional privilege could be maintained in legal proceedings.

AND

2. The public interest in maintaining this exception outweighs the public interest in disclosure because of the need of confidentiality when discussing legal advice

This was seconded by Councillor Hill.

A vote was taken on the proposal to move into private session, as follows: - FOR 4; AGAINST 7; ABSENTIONS 0.

The proposal failed and the meeting continued.

Councillor Hill stated that the Council had made an error, the principal limitation act 1980 stated that for any proceeding in a Court of Law, the maximum was 12 years. Therefore, in her opinion the Council were unable to enforce the Section 106 agreement.

Councillor Watson proposed to accept the recommendation of the officer, which was seconded by Councillor Thorne.

Councillor Renner-Thompson stated that he could not support this application, due to the disruption it would cause to the residents.

A vote was taken on the proposal to approve the application with the conditions as outlined in the report and the additional amendment, as follows: - FOR 8; AGAINST 3; ABSTENTIONS 0.

It was **RESOLVED** that this application be GRANTED that the provisions and requirements of the Section 106 Planning Obligation relating to application N/99/B/0848 (as varied by N/02/B/0356) in respect of re-siting of open space be varied in the matter set out in the officer report.

40. APPEALS UPDATE

RESOLVED that the information be noted.

41. SECTION 106 UPDATE

RESOLVED that the information be noted.

31. DATE OF NEXT MEETING

It was noted that the next meeting was scheduled for Thursday 23rd September 2021.

CHAIR.....

DATE.....

Ch.'s Initials.....



Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

DATE: 15 SEPTEMBER 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Executive Director of Place

Cabinet Member: Councillor C. Hornecastle

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
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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 North Northumberland 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 6 tests that are set down in paragraph 56 of the NPPF and meet the tests set out in Community Infrastructure Levy Regulations 2010. They 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

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Northumberland
County Council

North Northumberland Local Area Council 23rd September 2021

Application No:	21/02608/VARYCO		
Proposal:	Variation of condition 2 (approved plans) on approved application 20/03155/FUL to allow changes to layout and design		
Site Address	Land North Of North Farm, Embleton, Alnwick, Northumberland NE66 3DX		
Applicant:	Mr R Manners C/O Agent, North Farm Holiday Cottages, Embleton, NE66 3DX	Agent:	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL,
Ward	Longhoughton	Parish	Embleton
Valid Date:	15 July 2021	Expiry Date:	30 September 2021
Case Officer Details:	Name: Mr Jon Sharp Job Title: Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission.



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1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council planning committee following receipt of a call in request from the Local Ward Councillor. The application has been reviewed by the Director of Planning and the

Committee Chairs who considered that it that it does raise issues of wider community interest, local member request and AONB issues and should therefore be referred to the NNLAC.

2. Description of the Proposals

2.1 An application has been made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 (approved plans) on approved application 20/03155/FUL which was approved on 11th June 2021.

2.2 Permission is now sought to allow amendments to the proposed layout and design of the approved holiday lets following the completion of a detailed site survey, with the revised layout responding better to the topography of the site. Due to a drafting error in the original plans it has been identified that the paddock between North Farm Cottages and the existing carpark / site entrance / swimming pool building is c.60m in length (approximately 12-15 metres shorter than originally thought). The proposed amendments to the layout would relocate and reorientate the 5no tourism units fronting the road to fit into the paddock, with units 1-3 no longer following the line of the road.

2.3 North Farm holiday complex lies approximately 500 metres north of Embleton in open countryside. The application site is located immediately to the north of North Farm and would occupy an area of mown grass pasture with the existing holiday complex and farmhouse to the south and 2no former farm cottages to the north. The site is bound to the west by the B1339 public highway, from which the site is served by an existing vehicular access, with agricultural fields beyond and to the east by further agricultural fields which extend to the coast approximately 1.5km away.

2.4 Site constraints include;

Northumberland Coast AONB.
Coal Authority Low Risk Area,
Natural England IRZ,
Coastal Mitigation,
Heritage Coast.

3. Planning History

Reference Number: 16/00806/FUL

Description: Construction of 2no.holiday apartments over gymnasium/pool leisure facility

Status: Permitted

Reference Number: 20/03155/FUL

Description: 6no. tourism units with associated access, parking and amenity space

Status: Permitted

Reference Number: 21/03172/DISCON

Description: Discharge of conditions 4(contamination), 7(Ground Gases Protection Measures), 9(ecology report),10(Protection of Trees and Hedgrows), 11(Landscaping Plan) and 15(Finished Floor Levels) on approved application 20/03155/FUL.

Status: Invalid

4. Consultee Responses

Embleton Parish Council	Embleton Parish Council has no objection and supports the application
Tourism, Leisure & Culture	No response received.
Highways	No issues arising
County Ecologist	The proposed changes do not impact on the interest features or the conditions relating to consent 20/03155/FUL. Therefore, no objection on ecological grounds.
Natural England	No comment
Planning Strategy	No response received.
Longhoughton Ward	No response received.
Public Protection	No objection
Northumberland Coast AONB	The AONB Partnership does not support the proposal. 21/02608/VARYCO does not meet Objectives Two to Five of the AONB's Management Plan, in particular Policies 2.1, 3.1, 3.2, 3.5, 4.2 and 5.2.
Lead Local Flood Authority (LLFA)	No comment

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	43
Number of Objections	0
Number of Support	1
Number of General Comments	0

Notices

General site notice, posted 20th August 2021
No Press Notice Required.

Summary of Responses:

1 no letter of support received stating that the proposed development will be of a high quality and in keeping with the existing development.

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=QVF0CYQSHHP00>

6. Planning Policy

6.1 Development Plan Policy

Embleton Neighbourhood Plan (2021)

Policy 1 Sustainable Development
Policy 2 Landscapes and Seascapes
Policy 4 High Quality and Sustainable Design
Policy 9 Business, Employment and Tourism

Alnwick LDF Core Strategy (2007)

S16 General design principles

Alnwick District Wide Local Plan (1997)

BE8 Design in new residential developments and extensions (and Appendix A and B)

RE16 Protection of the AONB

6.2 National Planning Policy

National Planning Policy Framework (2021)

Planning Practice Guidance (2019, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

ECN 15 Tourism and visitor development
QOP 1 Design Principles (Strategic Policy)
QOP 2 Good Design and Amenity
INF 6 Planning Obligations

6.4 Other Documents/Strategies

National Design Guide (2019)

Northumberland Coast AONB Management Plan 2020-2024

Northumberland Coast AONB Design Guide

7. Appraisal

7.1 The application has been assessed against national policy and guidance, development plan policies and other material planning considerations, and the advice of statutory consultees. In assessing this application the key considerations are;

Design
Amenity
Impact on AONB
Legal Agreement

7.2 The principle of development has already been established through the granting of planning permission reference 20/03155/FUL. Other technical matters have been satisfactorily addressed through the assessment of that application and therefore do not need to be revisited here, however, since the granting of the original planning permission, the Embleton Neighbourhood Plan (ENP) has been "Made" and now attracts full weight in the determination of planning applications.

7.3 The key policies within the Neighbourhood Plan in respect of this proposal are set out above and it is considered that the proposals are generally in accordance with them. The requirement for a Visual Impact Assessment, as set out in Policy 9, would appear to be onerous in this instance given the application seeks only minor amendments to an already approved scheme and at this stage would therefore be excessive. The extant permission represents a fallback position and is therefore a material consideration in the determination of this application.

Design

7.4 Policy 4 of the ENP seeks to ensure that local context and character are respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and safe access.

7.5 Policy S16 of the Alnwick LDF Core Strategy (ACS) states that proposals should take full account of the need to protect and enhance the local environment, having regard to their layout, scale and appearance.

7.6 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.7 The proposed changes to the design and layout of the approved scheme seek to rectify issues identified within the base plan of the approved document, whereby the base plan used does not accurately represent the location of the existing buildings. The submitted details are now based on an accurate topographical survey. The proposed units have been repositioned to reflect the revised base mapping and the southernmost (triple) unit has been reorientated to better respond to the topography of the site. The footprints of the double and triple units are also subject to minor revisions.

7.8 Notwithstanding the submitted details, all other aspects of the development are to remain as approved, including materials. It is considered the proposed amendments to the approved plans will not have a significantly greater impact on the site or surrounding area from that currently permitted and as such are acceptable in accordance with Policy 4 of the ENP, Policy S16 of the ACS and the NPPF.

7.9 Policy QOP 1 of the emerging Northumberland Local Plan (NLP) establishes design principles that ensure development supports health and wellbeing and enhances quality of life. The proposals are considered to be in accordance with this however only limited weight can currently be applied to it.

Amenity

7.10 Policy 4 of the ENP seeks to ensure that, in terms of the massing, height, scale and proximity, development proposals do not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents.

7.11 Policy CD32 of the ALP states that planning permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.

7.12 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.13 Due to the site location, it is considered that there would not be any substantive impacts on amenity resulting from the proposed amendments in terms of loss of light, outlook, overbearing or privacy. As such the proposal is considered to be in accordance with the NPPF in this respect.

7.14 Policy QOP2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. It is considered that the proposal is in accordance with this, however little weight can currently be given to this policy.

Impact on AONB

7.15 The application site falls within the Northumberland Coast AONB and as such due consideration must be given to this designated area.

7.16 Policy 2 of the ENP states that great weight will be given to the conservation of (these) local landscapes, the Heritage Coast and the scenic beauty of the coast, including views across the AONB to the coast from Embleton village and inland from the coast towards Embleton village.

7.17 Policy RE16 of the ALP states that planning permission will not normally be granted for development which would adversely affect the AONB.

7.18 Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

7.19 The AONB Partnership responded to consultation stating that they do not support the proposals as they do not meet Objectives Two to Five of the AONB's Management Plan. The reorientation of the units away from the road creates a curve of buildings from the swimming pool block up to the existing cottages which would diminish the approved layout.

7.20 The AONB Partnership's response to the substantive application stated that "whilst it is recognised that the style of the units proposed fit relatively well with the vernacular architecture of the area and use the same materials as the existing new-build units and historic core of the farm, the proposal is considered harmful to the character and appearance of North Farm, and the wider landscape, because of its siting and layout, and the cumulative number of tourism units at the farm. With the loss of the paddock and an additional six pastiche cottages, North Farm will appear an incongruous and overly large settlement that dominates this part of the landscape

due to its elevated position and adjacency to the road." The Partnership considers that the change in layout does not improve the approved design and fitting six units into the landscape in this way will appear even less authentic.

7.21 The Partnership's comments are noted, however the revised layout now proposed responds to the contours of the site in a way that the originally approved layout did not. Whilst the triple unit would no longer be in alignment with the road it is officer opinion that this would not have a significant impact upon the landscape and would be seen as a building which responds to its context. On this basis the proposals are acceptable, in accordance with Policy 4 of the ENP, Policy RE16 of the ALP and the NPPF.

7.22 Policy ENV 5 of the emerging NLP states that the special qualities of the Northumberland Coast AONB will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific design guidance. The proposals would not accord with this, however little weight can currently be applied to it.

Legal Agreement

7.23 The original application was approved subject to a S106 legal agreement securing a financial contribution to the Council's Coastal Mitigation Service and the agreement of the applicant not to implement a previous planning approval (19/0510/COU) which granted permission for caravans on a separate part of the site. This agreement includes a clause allowing it to be bound to future planning applications submitted under Sections 73 or 96a of the Town & Country Planning Act and therefore any approval of the application at hand would not need to be subject to a new legal agreement.

Equality Duty

7.24 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

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

Human Rights Act Implications

7.26 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.

7.27 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.

7.28 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 represents an appropriate form of development that would not have a significant adverse impact on the appearance of the property, the street scene, wider landscape or the amenity of nearby residents. It is therefore in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following;

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of approval of planning application reference 20/03155/FUL (11/06/21).

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

1. Drawing No ALN510583-01-A - Location Plan,
2. Drawing No ALN510583-02-A - Drainage Plan,
3. Drawing No 2020/906/11 - Proposed Plans and Elevations - Triple Unit,
4. Drawing No 2020/906/11a - Proposed Plans and Elevations - Double Unit,
5. Drawing No 2020/906/11b - Proposed Plans and Elevations - Single Unit.
6. Drawing No 2020/906/14b - Proposed Site Plan.

Reason: To ensure the development is carried out in accordance with the approved plans

03. Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

04. Contaminated Land Report to be submitted (pre-commencement)

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) If identified as being required following the completion of the desktop, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

c) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

05. Contamination Verification Report to be submitted

Prior to first occupation two full copies of a full closure (Verification Report) report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

06. Contamination not previously discovered.

If during development contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the end user.

07. Ground Gases Protection Measures.

No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties.

08. Validation and Verification of Ground Gas Protection.

The development hereby approved shall not be brought into use until a validation and verification report to the approved methodology in Condition 7, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gases, which may potentially be prejudicial to the health of the future occupiers.

09. Development in accordance with ecology report (pre-commencement)

The development hereby approved shall be carried out in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report (ECOLOGICAL APPRAISAL NORTH FARM COTTAGE, EMBLETON, E3 Ecology Ltd., Version R02, Final, 9.12.20) including, but not restricted to,

adherence to precautionary working methods and an Amphibian Method Statement to be submitted to and agreed in writing with the Local Planning Authority before works commence;

adherence to external lighting recommendations and in accordance with Bats & Lighting in the UK Bat Conservation Trust/Institution of Lighting Professionals, 2018;

inclusion of 3No. in-built' bird nesting features and 3no. in-built bat roosting features into the structures of the new buildings with types and locations to be agreed in writing with the Local Planning Authority before the commencement of works above dpc level;

provision of 2no. amphibian refuge features in the vicinity of the pond and within the ownership/control of the applicant with types and locations to be agreed in writing with the Local Planning Authority;

any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped;

an updating in season (April to September inclusive) ecological survey to be carried out in the event that works do not commence before the end of August 2022 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the Local Planning Authority before works commence.

Reason: To maintain the favourable conservation status of protected species.

10. Protection of Trees and Hedgrows (pre-commencement)

The development hereby approved shall be carried out in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations British Standards Institution, 2012 and a hedge protection plan to be submitted to the Local Planning Authority for approval in writing prior to the commencement of development and fully implemented as approved.

Reason: To maintain and protect the existing landscape and biodiversity value of the site.

11. Landscaping Plan to be submitted

Notwithstanding the approved plans, a detailed landscape planting plan, including the planting of locally native species of local provenance, shall be submitted to and agreed in writing by the Local Planning Authority with the planting to be fully implemented during the first full planting season (November March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

12. Nesting Birds

No removal of vegetation or hedgerow cutting shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law.

13. Protection of Priority Species

All new close boarded garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain the population of a priority species.

14. Materials

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy S16 of the Alnwick LDF Core Strategy and the NPPF.

15. Finished Floor Levels to be submitted

Notwithstanding the approved plans, no development shall take place above dpc level until full details of existing and proposed ground and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory form of development in accordance with Policy S16 of the Alnwick LDF Core Strategy and the NPPF.

16. Holiday Use Restriction

The accommodation subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, in accordance with the National Planning Policy Framework

Background Papers: Planning application file(s) 21/02608/VARYCO

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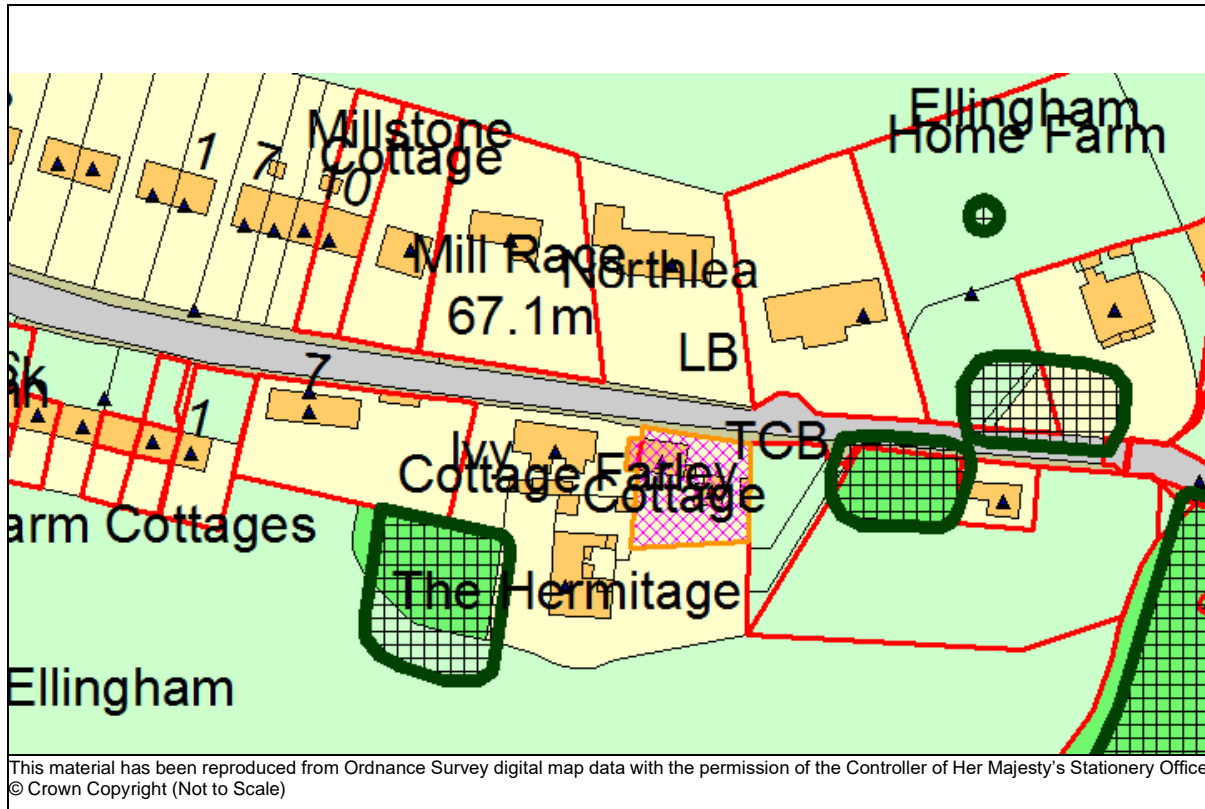
Northumberland
County Council

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE

23rd September 2021

Application No:	21/01840/FUL		
Proposal:	Replacement of timber cladding with new natural cedar boarding. Change of balustrade to glazed and patio size as built. (retrospective)		
Site Address	The Signal Box, Farley Cottage, Ellingham, Chathill Northumberland NE67 5HA		
Applicant/ Agent	Mr David Brewis Belmont, North Bank, Belford, NE70 7EU		
Ward	Longhoughton	Parish	Ellingham
Valid Date	5 May 2021	Expiry Date	30 June 2021
Case Officer Details	Name: Mr James Hudson Job Title: Planning Officer Tel No: 01670 622646 Email: James.Hudson@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 Following an objection from the Parish Council the application was referred to the Director of Planning and the Chairs of Planning Committee where it was resolved that the application should be determined by the Planning Committee.

1.2 Planning permission for the conversion of the building to a one bedroom holiday apartment with external alterations was approved on 03.12.20 under planning application reference - 20/01767/FUL. The application site has been developed under the above planning approval, however, part of the works including the glazed balustrades and the increased size to the existing rear balcony have been carried out and are not in accordance with the approved plans. Retrospective permission for the glazed balustrades and increased patio balcony is being sought as alongside the proposed change in external materials, from black painted timber boards to new untreated cedar boards.

2. Description of Proposal

2.1 The application site relates to the Signal Box located east of Farley Cottage, Ellingham, Chathill. Planning permission is sought for the replacement of timber cladding with new natural cedar boarding and retrospective permission for the change of balustrade to glazed and patio size as built.

2.2 The site is located within an area of intermediate landscape value.

3. Planning History

Reference Number: N/87/B/0049/P

Description: Erection of a front entrance porch

Status: PER

Reference Number: 20/01767/FUL

Description: Proposed change of use from store to holiday apartment.

Status: PER

Reference Number: 13/01729/FUL

Description:

Replacement of existing rear lean-to on wider footprint to provide utility room and shower room and construction of dining room extension

Status: PER

Reference Number: N/87/B/0049/P

Description: Erection of a front entrance porch

Status: PER

4. Planning Policy

4.1 Development Plan Policy

F1 Environmental Wealth
 F4 Intermediate Area of Landscape Value
 F31 Social and Economic Welfare

4.2 National Planning Policy

National Planning Policy Framework (2021) - NPPF
 National Planning Policy Guidance (2021) - NPPG

4.3 Other Documents/Strategies

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

STP 1 Spatial strategy (Strategic Policy)
 QOP 1 Design Principles (Strategic Policy)
 QOP 2 Good Design and Amenity
 ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
 ENV 7 Historic environment and heritage assets

National Design Guide (2019)
 National Design Code (2021)

5. Consultee Responses

<p>Ellingham Parish Council</p>	<p>Ellingham Parish Council objects to the retrospective planning application for 21/01840/FUL The Signal Box Farley Cottage Ellingham, and supports the objections of the residents of Humble Croft and The Hermitage. The new structure is larger than the original, and in particular the balcony perspex screening, replacing a wooden balustrade, is visible from the street, intrusive in the landscape and totally unsympathetic to the surrounding built environment.</p> <p>This application represents an over development of the site, with a negative visual impact on the area and newly overlooking The Heritage. As noted in a previous application, Ellingham Parish Council are concerned about the lack of sufficient on site parking, putting additional pressure on the limited on street parking in the Village</p>
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6. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	7
Number of Support	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

7.no neighbour objections. Matters raised include:

- Design and visual impact of the development
- Parking provision
- Overlooking/privacy
- Holiday Let restriction

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are;

- Principle of Development,
- Emerging Policy
- Scale, Design & Visual Impact
- Amenity
- Other Matters

Principle of the development

7.2 The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development.

7.3 Paragraph 219 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan for the area the application site is located in comprises the saved policies of the Berwick Local Plan (1999) (BLP). The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.4 Policy F1 of the BLP seeks to ensure that "primary importance will be given to sustaining and enhancing the Borough's environmental wealth". Policy F4 of the same document seeks to ensure that any development within the Intermediate Areas of Landscape value accords with its surroundings, in terms of scale, mass, materials etc. and sets out locational requirements for development. Policy F31 of the same document seeks to ensure that, in applying Framework policies, appropriate 'weight'

is given to the degree to which proposals enhance the quality of life of communities or complement the range of their social and economic functions. It is considered that the proposal, which proposes changes to a holiday unit already granted under 20/01767/FUL, is acceptable in accordance with the provisions of the BLP and the NPPF.

Emerging Policy

7.5 Paragraph 48 of the NPPF states that weight may also be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF and the extent of unresolved objections to the emerging plan. The emerging Northumberland Local Plan - Publication Draft Plan (Reg 19) and proposed minor modifications was submitted for examination on 29th May 2019. The policies contained within this document carry some weight in the determination of planning applications at this stage.

7.6 On 9 June 2021, the Council published for consultation, a Schedule of proposed Main Modifications to the draft Local Plan which the independent Inspectors examining the plan consider are necessary to make the plan 'sound'. As such the plan is at an advanced stage of preparation, and the policies in the NLP - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021), are considered to be consistent with the NPPF. The NLP is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) is dependent upon whether Main Modifications are proposed, and the extent and significance of unresolved objections.

7.7 Policies STP1, QOP1, QOP2, ENV1 and ENV7 from this document are considered to be of relevance to this application and the application would accord with such policies. However, in accordance with Paragraph 48 of the NPPF; the policies contained within the document at this stage carry limited weight in the appraisal of planning applications.

Scale, Design & Visual Impact

7.8 Policy F4 of the BLP sets out the criteria against which new development shall be assessed. This includes the impact on adjacent land uses in terms of scale, massing, materials, etc and sets out locational requirements for development.

7.9 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 seeks to ensure that developments are sympathetic to local character and design.

7.10 In June 2021 new provisions were added to the NPPF in relation to design. Paragraph 129 of the NPPF advises that the guidance contained the National Design Guide and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have any NPPF-compliant Local Design Guides. Until such time as it does, we must use the National Design Guide and National Model Design Code to guide decisions on applications. In accordance with the new provisions in NPPF, development that is not well designed should be refused,

especially where it fails to reflect government guidance on design. Conversely, significant weight should be given development which reflects government guidance on design; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

7.11 The proposal relates to a holiday let, surrounded by nearby residential properties. The host property is currently timber clad at the first floor and painted black, with a rear first floor patio balcony. Works have been carried out under planning approval 20/01767/FUL to convert the former storage building into holiday let accommodation. External alterations such as formalising the patio balcony and amendments to windows and doors was carried out under the previous approval. Retrospective permission is now sought for the enlarged balcony and permission is sought to clad the building.

7.12 The proposed balcony will now span the full width of the rear elevation having an approximate 15m² floor area, which is a net increase of 3m² from the existing balcony. Glazed obscured balustrading with stainless steel posts are also being proposed to replace the existing timber balustrading. The existing building is clad in black painted timber boarding. This application also seeks the replacement of the existing cladding to be replaced by untreated cedar boarding fitted to all first floor elevations.

7.13 Having assessed the proposal against local and national planning policy and the 10 characteristics outlined in the National Design Guide it is considered that proposal would not have significantly harmful effect on the character and appearance of the site and surrounding aesthetic. While the development represents a visual change in appearance and scale from the existing building it is considered that the proposal would accord with the National Design Guide, Policy F4 of the BLP and Paragraph 126 and 127 of the NPPF.

7.14 Policy QOP 1 of the emerging NLP echoes this and seeks to support development which respects its surroundings. Policy ENV 1 of the same document states that the character and significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by taking an ecosystem approach to understanding the significance and sensitivity of the natural resource. Meanwhile Policy ENV3 states that proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character. Policy ENV4 seeks to limit the urbanising effects on open countryside landscapes. The proposal is in general accordance with these policies, however little weight can be attributed to them at this time.

Amenity

7.15 The NPPF advocates the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.16 The nearest residents to be directly affected by this development are located immediately to the west at Farley Cottage. Objections in relation to privacy have been raised from residents. Having assessed the proposal in the context of the existing patio balcony and the impact of its extension it is considered that the

proposed external alterations would not give rise to any significant impact on neighbouring residential amenity.

7.17 Having regard to the above it is considered that the proposals would not have an adverse impact on the living conditions of existing residential neighbours. Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users. Due to the site location, there would not be any substantive impacts on amenity resulting from the proposal in terms of loss of light, outlook, overbearing or privacy. As such the proposal is in accordance with BLP and the NPPF in this respect.

7.18 Policy QOP2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. It is considered that the proposal is in accordance with this, however little weight can currently be given to this policy.

Other Matters

7.19 The parish council and neighbours have objected to the proposed impact on car parking. However, parking and highway matters are not considered material planning considerations in the determination of this application as the planning permission is for works to the external appearance and alterations to the property only. NCC highways were consulted as part of the previous planning permission for the change of use into a holiday let and had no objections to the proposal.

Equality Duty

7.20 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

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

Human Rights Act Implications

7.22 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.

7.23 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.

7.24 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 main planning considerations in determining this application have been set out and considered above stating accordance with the relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered acceptable. The proposal is therefore recommended for approval

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. Approved Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

1. Location Plan– uploaded 27.03.21
2. Proposed Site Plan - uploaded 27.03.21
3. Proposed Plans drawing - JF04B - uploaded 27.03.21

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and complies with the National Planning Policy Framework.

Background Papers: Planning application file(s) 21/01840/FUL

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Northumberland County Council

Appeal Update Report

Date: September 2021

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

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?
None		

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?
20/01794/VARYCO	<p>Retrospective: Variation of condition 2 (Approved Plans) pursuant to planning permission 17/00229/FUL to allow amendments made during construction – land north and east of Horsley Banks Farm, Horsley</p> <p>Main issues: inappropriate development in the Green Belt and very special circumstances do not exist to outweigh harm to the Green Belt as well as harm to the character of the area and amenity of residents.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/02479/FUL	<p>Retrospective: Change of use from agricultural and construction of wooden shed - land north-west of 2 Linnels Cottages, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; visually intrusive and harmful impact upon the rural and open character of the site and surrounding area; and harmful impacts upon the amenity of neighbouring residents.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/00923/FUL	Erection of four no. dwellinghouses (C3 use) - land south of The Paddock, Longframlington	No – claim

	<p>Main issues: proposal fails to protect and enhance the distinctive character of Longframlington; incursion into the open countryside; and insufficient information regarding surface water drainage and flood risk.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	refused
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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
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>
20/02548/FUL	<p>Construction of dwelling – land and building east of Ovington House, Ovington</p> <p>Main issues: development in the open</p>	<p>19 May 2021</p> <p>Delegated</p>

	countryside; inappropriate development in the Green Belt; harm to the setting of a non-designated heritage asset and the Ovington Conservation Area; and a Section 106 agreement has not been completed in respect of a contribution to sport and play.	Decision - Officer Recommendation: Refuse
20/03861/VARYCO	Variation of condition 2 (approved plans) pursuant to planning permission 20/00297/FUL in order to allow new wall to be moved closer to boundary wall to underpin and give support. Also French doors have 3/4 height windows on either side and single window in extension will be replaced using existing 2no. sash windows and mullions – Ashleigh, 26 Cade Hill Road, Stocksfield Main issues: extension would be out of scale and character with the existing property and would have a harmful impact on the character and appearance of the site and surrounding area; and detrimental impact upon the residential amenity of the neighbouring property.	26 May 2021 Delegated Decision - Officer Recommendation: Refuse
19/04883/FUL	Proposed demolition of existing garage to be replaced with two-storey dwellinghouse - 2 Sandridge, Newbiggin-by-the-Sea Main issues: harm to non-designated and designated heritage assets and the identified harm would not be outweighed by public benefits.	27 May 2021 Delegated Decision - Officer Recommendation: Refuse
21/00574/ADE	Retrospective: Advertisement consent for installation of 3no. signs that have been in place for over 2 years - ADS Caravan Storage, Remscheid Way, Jubilee Industrial Estate, Ashington Main issues: Sign 1 has an unacceptable impact on the visual amenity of the site and surrounding area due to its siting and scale.	1 June 2021 Delegated Decision - Officer Recommendation: Split Decision
20/04234/FUL	Proposed two storey side extension and demolition of existing garage – 23 Ladbrooke Street, Amble Main issues: adverse impact on the street scene and the character and appearance of the conservation area due to scale, height and mass forward of the building line.	1 June 2021 Delegated Decision - Officer Recommendation: Refuse
20/04134/FUL	New sunroom – Outwood, Riding Mill Main issues: alongside existing extensions the proposal would result in a disproportionate addition over and above the	1 June 2021 Delegated Decision - Officer

	scale of the original building and would be inappropriate development in the Green Belt.	Recommendation: Refuse
21/00069/CLEXIS	Certificate of Lawful Development of an Existing Use of land as residential - land south of 4 Station Cottages, Longhirst Main issues: insufficient evidence to conclude that the land has been used as stated for a period in excess of 10 years.	16 June 2021 Delegated Decision - Officer Recommendation: Refuse
20/00925/FUL	Outline permission for the construction of up to 9no dwellings including access, appearance, layout and scale – land north-west of Blue House Farm, Blue House Farm Road, Nethererton Colliery Main issues: harm to setting of a designated heritage asset; insufficient information in respect of potential risk from ground gas; and a section 106 agreement has not been completed in respect of a contribution to the ecology coastal mitigation scheme or off-site sport and play provision.	30 June 2021 Delegated Decision - Officer Recommendation: Refuse
21/00928/FUL	Part first floor extension to existing bungalow - 16 Lynwood Close, Darras Hall, Ponteland Main issues: proportion, form, massing, siting, height, size, scale and design fails to be subordinate and respectful of the character and appearance of the property and its surroundings.	7 July 2021 Delegated Decision - Officer Recommendation: Refuse
21/01205/AGTRES	Prior notification for change of use of an existing agricultural building and conversion to 1no. Dwelling - land to east of Edgewell House Farm House, Edgewell House Road, Prudhoe Main issues: insufficient information to establish if the proposal complies with relevant requirements regarding the last use of the building.	16 July 2021 Delegated Decision - Officer Recommendation: Refuse
20/03809/FUL	Retrospective application to raise the level of rear lower patio by 385mm above the former timber deck level – Harbour Cottage, 5 Haven Hill, Craster Main issues: inappropriate design and materials and adverse impact on the AONB; and adverse impact on residential amenity.	28 July 2021 Delegated Decision - Officer Recommendation: Refuse
21/00543/ADE	Display of 1no. 'Development Opportunity For Sale' board for 6 months (Retrospective) - land north of Shaw House Farm, Newton Main issues: the signage would cause harm	4 August 2021 Delegated Decision - Officer

	to public and highway safety.	Recommendation: Refuse
21/00496/FUL	Construction of a bungalow – land east of Dukewilley, Lowgate Main issues: inappropriate development in the Green Belt; unsustainable development in open countryside; unacceptable impacts on residential amenity; and no Section 106 agreement has been competed in relation to sport and play provision.	18 August 2021 Delegated Decision - Officer Recommendation: Refuse
20/03541/FUL	Erection of five camping pods and associated clubhouse – land south-west of Catton Pumping Station, Catton Main issues: isolated from and not well related to existing development as well as being visually intrusive in the countryside; detrimental impact on residential amenity; adverse impact on the North Pennines AONB; and inadequate information regarding ecology of the site and surrounding area and inadequate mitigation.	19 August 2021 Delegated Decision - Officer Recommendation: Refuse
19/04660/FUL	New external plant – Asda, Main Street, Tweedmouth Main issues: insufficient information in relation to noise and potential impacts on residential amenity.	19 August 2021 Delegated Decision - Officer Recommendation: Refuse

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
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 associated services	No
18/00489/ENDEVT	Land at Moor Farm Estate, Station Road, Stannington Main issues: unauthorised waste reclamation yard and	Yes

	siting of multiple shipping containers	
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Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		No

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	Inquiry date: 9 March 2021 Committee Decision - Officer Recommendation:

	<p>countryside which fails to recognise the intrinsic character and nature of the countryside.</p>	<p>Approve</p>
<p>20/02247/FUL</p>	<p>Erection of a rural worker's dwelling – land south of Middle Coldcoats Equestrian Centre, Milbourne</p> <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>Virtual hearing date: 28 July 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
<p>20/02488/FUL</p>	<p>Siting of upcycled shipping containers to provide retail and leisure facilities (use class A1, A3, and A4) and tented permanent roof covering as supplemented by note from agent received 07/09/20, additional details received 23/09/20, acoustic report received 25/09/20, and supplementary information received 20/10/20 - JH Laidler Storage Yard, Double Row, Seaton Delaval</p> <p>Main issues: loss of employment land; not demonstrated that the proposal satisfies the sequential test for main town centre uses in an out of centre location; and lack of information to be able to assess impacts on highway safety.</p>	<p>Hearing date: 27 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</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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Northumberland

County Council

S106 Agreements Update Report

July 2021

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor Colin Horncastle

Purpose of report

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous monthly period.

Recommendations

To note the contents of the report in respect of agreement monitoring and collection of s106 contributions.

Link to Corporate Plan

This report is relevant to all of the priorities included in the NCC Corporate Plan 2018-2021.

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the month of July 2021 and payment received in July 2021.



New Agreements

July		New Agreements completed	
		New Agreements completed and added to Execom	
19/4883/ful		2 Sandridge, Newbiggin	
20/01586/FUL		Land SW of 6 Apperley Road Stocksfield	
19/03789/FUL		Land West of Field House, Hepscott	
21/00818/fules		Land at Former Power Station Site on Northern Side of Cambois	
20/02480/ful		Land at South West of Pond and Gillams Plantation Lowick	
20/03813/FUL		Land North of Cortico, Boulmer	
21/00316/ful		Land SW of Cemetery House Embleton	
20/00366/OUT		Land to the rear of 126-132 Harbour Road, Beadnell, Chathill	
20/02579/OUT		Land at Ellingham Home Farm, Ellingham,	
21/01685/AGTRES		Agricultural Building, Plessey Hall Farm, Cramlington	

Contributions Received July 2021

Development	Type of Contribution	Amounts Received
Ascent Homes St Pauls Cramlington	Affordable homes	£72,675
Gleeson Ashington	Affordable homes	£65,756
Persimmon	Education	£210,000
Blyth Golf Club	Education	£159,134
Redeford	Coastal Mitigation Service	£337
Doxford Newhouses	Coastal Mitigation Service	£2410
Lane End Farm	Indoor sport	£362
Lane End farm	Sport	£458

Awards Paid Out	Project	Amount Paid
July		
Cramlington Town Council	Horton Park Gym	£10,638

S106

Information on funding for outdoor sport and play using section 106 housing developer contributions can be found on the Council's website by searching on sport and play or by using this

<https://www.northumberland.gov.uk/Business/Grants/Grants-Funding.aspx#fundingforsportplay>

The next panel dates are

Panel date meeting	Deadline for receipt of applications	Result of application by:
Tuesday 7 December 2021	Friday 19 November 2021	Friday 31 December 2021
Tuesday 8 March 2022	Friday 18 February 2022	Friday 31 March 2022

Implications

Policy	Section 106 obligations are in line with policy unless other stated in individual applications.
Finance and value for money	As stated on individual applications
Legal	Legal Services will be instructed to assist with the preparation and monitoring of the obligations
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	Each application will have 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	As set out in individual reports and decisions
Wards	All

Background papers

Planning applications and 106 Agreements

Report author and contact details

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Northumberland County Council

COMMITTEE: NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

DATE: 23 SEPTEMBER 2021

TITLE OF REPORT: **Local Transport Plan Update**

Report of Interim Executive Director - Rick O'Farrell

Cabinet Member: Councillor John Riddle, Local Services

Purpose of report

This report provides an update on the Local Transport Plan (LTP) programme 21/22 and the preparation for the 22/23 programme.

Recommendations

It is recommended that Members consider the update provided in the report.

Link to Corporate Plan

Living - "We want you to feel safe, healthy and cared for"

Enjoying - "We want you to love where you live"

'Connecting - We want you to have access to things you need'

Key issues

1. The LTP programme for 2021-22 of £25.671m was approved on the 17th March 2021. This was an increased programme compared to the £19.015m draft programme consulted on with Local Area Councils in February 2021 and followed confirmation from DfT in February of the capital allocations for 21/22.
2. The County Council has also made an additional capital investment of £15m for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. An initial programme for £10m of this funding was approved on 9th April 2020. The second phase of the programme for £5m was approved on 17th March 2021.
3. Good progress is being made on delivery of these programmes. Preparations have also begun for the development of the 2022/23 LTP capital programme.

- It should be noted that the North East Joint Transport Committee as Local Transport Authority for the seven North East councils has recently published the North East Transport Plan 2021-2035 and this will replace the Northumberland Local Transport Plan 2011-2026 as the overarching policy document for transport.

Background

LTP Programme 21/22

- A draft LTP programme of £19.015m was consulted on with Local Area Councils in February 2021. At that stage there was uncertainty regarding the capital allocations from DfT for 21/22 and therefore a prudent view was taken regarding the likely funding available based on previous years base allocations so that the programme consulted upon would not have to be cut back if DfT allocations were lower than expected.
- In February 2021 DfT confirmed the capital allocations for 2021/22 and Northumberland received 23.426m. This was combined with an unallocated sum of £2.335m received as a portion of additional funding received from DfT mid-year in 2020 which had been carried forward to give overall funding available of £25.761m.
- An LTP capital programme for 2021-22 of £25.761m was approved on the 17th March 2021. A contingency sum of 0.880m has been allowed within the programme, with the remaining £24.873m being allocated to projects and programmes as follows.

Appendix	Scheme Type	Proposed Expenditure
A	Walking and Cycling	£1,525,000
B	Safety	£2,345,000
C	Roads	£16,980,000
D	Bridges, Structures and Landslips	£4,023,000
	Contingency	£887,624
	Total Programme	£25,760,624

The detail of the programme can be seen at Appendices A-D of this report.

- It should be noted that the DfT funding allocation for 21/22 was greater than the base LTP allocations received in recent years, which for 20/21 was £18.592m. However, during 20/21 DfT allocated a further £11.421m of capital funding mid-year, giving a total allocation in 20/21 of £30.013m. Therefore, allocations for 21/22 are greater than previous years base allocations but less than the total funding received in 21/22.

Highway Maintenance Investment in U and C Roads and Footways

9. An initial programme for £10m of the County Council's additional capital investment of £15m for highway maintenance of U and C roads and footways was approved on 9th April 2020. The second phase of this programme for £5m was approved on 17th March 2021. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways. The draft second phase programme was consulted on with Local Area Council's in February 2021 and has been allocated to projects and programmes 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

The detail of the programme can be seen at Appendices E-H of this report.

Delivery of Programmes

10. In delivering the LTP programmes for 20/21 and 21/22 and the U and C Road and Footways programme, operations have had to be conducted under the requirements and impacts of Covid-19. Safe working methods and any necessary adaptation/changes to plant and equipment used have been implemented. This has inevitably caused minor reductions in efficiency with added impacts from absences for those staff affected by covid, shielding or needing to self-isolate due to close contacts. Design and other office-based staff have been working remotely throughout the period. Systems have worked well allowing staff to work effectively and efficiently from home, albeit with some reduction in overall efficiency inherent in project teams not being located together. Staff and managers have performed extremely well in adapting to the new working environments necessary in relation to the pandemic, whilst often also having to take on additional responsibilities as part of the Council's response to the pandemic.
11. Despite the above, delivery of programmes has progressed well. Some schemes from the 20/21 LTP programme and first phase of the U and C Road and Footways programme have been carried forward into 21/22 and will be delivered concurrent with the 21/22 programmes.
12. In relation to road maintenance, in excess of 33 miles of road are to be resurfaced through the capital programme this year. As of end of July in excess of 8 miles have been resurfaced, with 19 of the 91 road projects completed. The remaining schemes are programmed to be substantially completed through the remainder of the financial year subject to no severe adverse weather conditions. Programmes of general maintenance refurbishment works including patching, drainage and road

markings to discrete road lengths are also progressing in line with planned activity through the area offices.

13. A substantial £4.150m preventative road surface treatment programme was carried out during the summer months, adding much needed resilience to vulnerable sections of the road network. The annual surface dressing programme commenced in May and is expected to be completed slightly behind programme in early September. This being due to manpower issues relating to a surge in Covid - 19 self-isolation cases and also some unseasonal summer weather. This programme is set to improve the condition and overall safety of almost 54 miles of rural roads. The micro-surfacing programme which is undertaken on more urban roads was substantially completed in July 2021, refurbishing approximately 8 miles of urban roads.
14. A capital programme of maintenance improvements to our footway and cycling networks is also underway, with 18 identified locations countywide set to undergo improvements during the Autumn/Winter months. Programmes of general maintenance refurbishment works to discrete lengths of the footway and cycleway networks are also progressing in line with planned activity through the area offices.
15. Phase 1 of Berwick Old Bridge is now complete, works included the installation of a waterproofing slab and repairs to the stonework accessible from the bridge deck. Preventing water from entering the bridge from above will greatly improve the durability of this historically significant landmark for the long term. Future phases will target the masonry to the underside of the bridge.
16. Works to Fens Burn bridge has been completed, removing the structure from the strengthening list with minimal disruption by keeping the U9027 road open to the public throughout the works. Concrete repairs have been carried out to the underside of the strategically important Kitty Brewster bridge on the A189 Spine Road. Works to repair the joints will follow that will prevent water from entering the bridge in the future. The waterproofing of Klondyke Underbridge on the A189 has been completed in a compressed programme during the school summer holidays to minimise traffic delays.
17. Whilst not part of the LTP programme it should also be noted that the major works to conserve the 200-year-old Union Chain Bridge are ongoing. The chains and deck have been completely taken down so that the elements can be refurbished or replaced as required. Works to create new anchorages at each end have commenced, with the north and south anchorage blocks being cast.
18. Design work for the Steel Bridge Refurbishment programme is now at an advanced stage. The civil engineering and enabling works with works expected to commence imminently on the eight steel bridges which are to be painted, with painting contracts to follow in the coming months.
19. The Landslip programme has seen the completion of Monkridge Hall repair works on the A696. Preparatory design work is complete for the B6319 East of Brokenheugh, B6352 Reedsford Retaining Wall and U7018 The Knar with the

works programmed for delivery in the next quarter. The design of Hareshaw Burn Bellingham is nearing completion for delivery later in the year.

20. The detailed geotechnical work, required for the development of a long-term solution to the cracking and movement in the road at Todstead on the B6344 Weldon Bridge to Rothbury Road is progressing well. A major ground investigation has been undertaken. A comprehensive assessment of the geological conditions is currently taking place, boreholes have been drilled to relieve pressure from artesian water and monitoring equipment installed. Detailed analysis is now taking place allowing us to consider the design options and most effective solution for implementation.
21. Road safety remains a high priority and a number of highway improvements have been implemented since April 2021 to improve safety for all road users. Examples include traffic calming and road safety measures introduced on the A1147 at Stakeford / Bomarsund and at Newbiggin Road / North Seaton Road in Ashington in response to serious accidents. In addition, road safety improvements have been completed at Ratcliffe Road in Haydon Bridge.
22. High Risk Sites road safety schemes have also been completed at the A189 Three Horse Shoes Roundabout, the A197 / B1337 Whorral Bank Roundabout and on the B1331 at Stead Lane Bedlington. In addition, two route action safety schemes have been completed on the A68 between Bellshiel Burnfoot and Bagraw, and on the A696 between Raechester and Dean House. A further six schemes have been issued for programming and work continues on the remaining High-Risk sites and Route Action Safety schemes. Seven of the Rural Road Safety schemes have been fully completed, with a further two issued for programming and a further 18 schemes in design. Two of the Urban Road Safety schemes have been fully completed, and a further 8 schemes in design. Finally, three Urgent Safety Schemes have been completed following requests from Northumbria Police.
23. Work continues to progress on many planned improvements for pedestrians and cyclists across the county, including new footways, pedestrian/toucan crossings and bus stop access improvements, with key schemes issued for construction including the new Pegasus crossing on the A190 The Avenue near Seaton Delaval and the A1167 near the Leisure Centre in Berwick.
24. 20mph limits at schools have been fully introduced at five new locations, with a further seven being issued for programming for delivery on site. A further 20 schemes are currently being developed through processes of initial design and for further discussion with Councillors or Town / Parish Council's, with a view to construction being carried out later this financial year. We are continuing to work through the programme to provide 20mph schemes at all schools where it is feasible to do so and further scheme designs will start later in this financial year.

25. School Street Schemes have been introduced at New Delaval Primary, Newsham Primary and Hareside Primary schools and on Moorhouse Lane in Ashington (Thomas Bewick Campus and St Aidan's Primary School). We are currently looking at new schemes for Cental Primary Upper School in Ashington, New Hartley Primary, Seghill Primary and Seaton Sluice Middle Schools, while we anticipate more schools to express an interest in this initiative in the new school year.
26. A variety of Traffic Regulation Orders have also been introduced at over 40 various locations throughout the County to improve road safety.

Development of 2022/23 LTP Capital Programme

27. Preparations have commenced for the development of the 2022/23 capital programme. In July letters were sent to all County Councillors and Town and Parish Councils asking them to identify their top three highways and transport priority issues for their Ward or Parish area, so that they can be considered in the prioritisation process for inclusion in the LTP Programme for 2022/23. Along with these letters information was provided on requests that have been logged on our Directory of Requests in each of these areas over the last year. Feedback was also provided to those who had submitted priorities for the 2021/22 programme on the outcome regarding their submitted priorities.
28. The letters requested that priorities be submitted by 8th October. Once priorities are received, they will be logged and assessed. Once assessed the relative ranking of the priorities submitted in each area are discussed as part of the annual Member LTP workshop. The priorities received and their assessment will then be considered alongside other information regarding the condition of the highways asset, road casualty information, traffic issues and existing ongoing programmes to identify a draft programme for discussion with the Portfolio Holder. The agreed draft programme will then be shared for comment with Local Area Council's at their February 2022 meeting before approval of the final programme prior to the start of the 2022/23 financial year.
29. It should be noted that overall funding available through the DfT LTP allocation for improvement schemes (rather than maintenance schemes) is relatively limited at approximately £1.7m each year across the County. Whilst further funding is being made available specifically for walking and cycling, this tends to be for large, segregated cycle schemes. Given the funding allocation available, unfortunately not all priorities put forward are able to be included in programmes. Improvement schemes are currently assessed based on the following criteria:-
- a) Support Economic Growth
 - b) Reduce Carbon Emissions
 - c) Promote Equality of Opportunity
 - d) Contribute to Better Safety, Security and Health

e) Improve Quality of Life and a Healthy Natural Environment

North East Transport Plan

30. Since the creation of Combined Authorities, the North East Joint Transport Committee has become the Local Transport Authority for the seven North East councils with the statutory responsibilities to produce the Local Transport Plan policy documents. The North East Joint Transport Committee has recently published the North East Transport Plan 2021-2035 (<https://www.transportnortheast.gov.uk/wp-content/uploads/2021/03/AST004-Transport-Plan-A4-v53clean-Ben-v2.pdf>) and this will replace the Northumberland Local Transport Plan 2011-2026 as the overarching policy document for transport. The requirements and proposals of the new plan will be considered going forward to see if any change in the prioritisation process for the Council's Local Transport Plan capital programme are needed.

Implications

Policy	The programme is consistent with existing policies
Finance and value for money	Programme allocations are within the overall budgets available .
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"/>	The needs for those that are socially excluded have been taken into account when developing programmes.
Risk Assessment	Risks to the delivery of any individual scheme within the programmes are considered during scheme development. By managing the risk at scheme level risk to the delivery of the programme will be controlled.

Crime Disorder &	The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing the programmes, there are no perceived adverse effects.
Customer Consideration	The delivery of the programmes will improve the highway and transport network in Northumberland for the benefit of the travelling public.
Carbon reduction	Consideration is provided to using products based on their sustainable performance in use and opportunities for reuse and recycling at the end of life. For example Warm Mix Asphalts are being utilised which allow manufacturing and laying of asphalt at lower temperatures, thereby using less energy and delivering meaningful carbon savings, without compromising performance.
Wards	All

Background papers:

Delegated Decision Report – Local Transport Plan Programme 2021-22 and Highway Maintenance Investment in U and C Roads And Footways Programme 2021-22

Report sign off.

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

	Full name of officer
Monitoring Officer/Legal	N/A
Executive Director of Finance & S151 Officer	N/A
Relevant Executive Director	Rick O'Farrell
Chief Executive	N/A
Portfolio Holder(s)	John Riddle

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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	£2,345,000
	Safety Improvement Schemes for All Users	£1,995,000
	Maintenance of Signs and Lines	£350,000
Appendix C	Roads	£16,980,000
	Improvements for Road Users	£170,000
	Major Road & Resilient Network Maintenance Schemes	£5,950,000
	Other Local Roads Maintenance Schemes	£4,500,000
	Surface Dressing Programme	£2,480,000
	Micro Surfacing Programme	£550,000
	General/Structural Refurbishment Work	£3,330,000
Appendix D	Bridges, Structures and Landslips	£4,023,000
	Bridges and Structures	£2,405,000
	Landslips	£1,618,000
	Contingency	£887,624
	LTP Programme Total	£25,760,624

		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	£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	£10,000
Countywide, Phase 1 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 improve	£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 Kylee	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	£2,345,000		
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	£300,000
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)	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	£1,110,000

General Traffic Sign/Road Markings Refurbishment			£350,000
A countywide programme of sites selected on a priority basis.			
		Safety Total	£2,345,000

**Local Transport Plan Programme 2021-22
Roads**

£16,820,000

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
Morpeth Northern Bypass			£160,000
Improvements for Road Users Schemes Total			£170,000

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	£300,000
A68	Errington Red House (Bingfield)	Carriageway Repairs	£300,000
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	£200,000
C357	East of Horton Grange	Carriageway Repairs	£240,000
B6341	West of Lemmington Crossroads	Carriageway Repairs	£120,000
A68	Cowden, north of Colt Crag	Carriageway Repairs	£210,000
A190	Seghill to Annitsford Phase 1	Carriageway Repairs	£400,000
A193	Renwick Road, Blyth	Carriageway Repairs	£220,000
A1167	Sunnyside, Scremerston	Carriageway Repairs	£260,000
A1172	Station Road, Cramlington	Carriageway Repairs	£140,000
A193	Bedlington Bank	Carriageway Repairs	£120,000
B1337	Morpeth 30 limits to East Mill	Carriageway Repairs	£260,000
B1331	Stead Lane, Bedlington Phase 3	Carriageway Repairs	£220,000
A696	Kirke Hall to Mirlaw House	Carriageway Repairs	£180,000
C420	Nelson Drive Roundabout, Cramlington	Carriageway Repairs	£320,000
C420	Briardene Roundabout, Ashington	Carriageway Repairs	£120,000
A189	Moor Farm to Klondyke (northbound)	Carriageway Repairs	£800,000
A192	East Hartford to West Hartford (westbound)	Carriageway Repairs	£350,000
Major Road & Resilient Network Maintenance Schemes Total			£5,950,000

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	£400,000
C106	Longframlington to Alnwick Fords Ph 2	Carriageway Repairs	£150,000
B1341	Bamburgh to Glororum	Carriageway Repairs	£160,000
B6345	Swarland Mill to Longframlington Phase 1	Carriageway Repairs	£170,000
C105	Guilden Road, Warkworth (south of Warkworth)	Carriageway Repairs	£170,000
C176	High Trewitt to Netherton	Carriageway Repairs	£240,000
C92	A1 Deanmoor to junct U3050	Carriageway Repairs	£60,000
B6348	Fowberry Mains	Carriageway Repairs	£180,000
Sub Total			£1,590,000

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	£90,000
B6295	Highfield Farm to Round Meadows	Carriageway Repairs	£130,000
B6305	Allendale Road junction, Hexham	Carriageway Repairs	£80,000
C255	Station Road, Low Prudhoe	Carriageway/Drainage Repairs	£250,000
Sub Total			£1,120,000

Other Local Roads Maintenance Schemes - Castle Morpeth

Road No	Location	Treatment	Budget Estimate
C144	Benridge Hagg to Pigdon	Carriageway Repairs	£250,000
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
B6343	Mitford Village	Carriageway Repairs	£100,000
C145	Rothley Crossroads towards Longwitton (Rothley Hall area)	Carriageway Repairs	£160,000
Sub Total			£980,000

Other Local Roads Maintenance Schemes - Total **£4,500,000**

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
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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
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General Refurbishment Countywide

General Carriageway Refurbishment Work

A countywide programme of sites selected on a priority basis.

£1,400,000

Surface Dressing & Micro surfacing Pre Patching Work

Preparation of sites included in the programme

£200,000

Retexturing Refurbishment

A countywide programme of sites selected on a priority basis.

£50,000

General Structures Refurbishment Work

A countywide programme of sites selected on a priority basis.

£300,000

General Drainage Refurbishment Work

A countywide programme of sites selected on a priority basis.

£750,000

General Vehicle Restraint Barrier Refurbishment Work

A countywide programme of sites selected on a priority basis.

£100,000

General Car Park Refurbishment Work

A countywide programme of sites selected on a priority basis.

£100,000

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		£4,023,000
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
Kitty Brewster Bidge	Repairs to soffit/joint repairs	£180,000
Bridges and Structures Total		£2,405,000
Landslip Management		
Location	Description	Revised budget
Todstead	Landslip	£788,000
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		£1,618,000
TOTAL		£4,023,000

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

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, Eglington 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

Appendix F

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

Residential Road Maintenance Schemes - North Northumberland

Road No	Location	Description	Budget Estimate
C425	Main Street, Spittal	Carriageway Repairs	£60,000
U4059	Gravelly Bank, Rothbury	Carriageway Repairs	£80,000
U3010	Station Road, Embleton	Carriageway Repairs	£60,000
U3134	Lindisfarne Road Amble	Carriageway Repairs	£60,000
		Sub Total	£260,000

Residential Road Maintenance Schemes - Ashington and Blyth

Road No	Location	Description	Budget Estimate
U6542	Queens Road, Bedlington Station	Carriageway Repairs	£100,000
C407	Laverock Hall Road, Newsham	Carriageway Repairs	£90,000
		Sub Total	£190,000

Residential Road Maintenance Schemes - Cramlington, Bedlington and Seaton Valley

Road No	Location	Description	Budget Estimate
U9551	Beaconhill Lea Main Access Road, Cramlington	Carriageway Repairs	£75,000
		Sub Total	£75,000

Residential Road Maintenance Schemes - Tynedale

Road No	Location	Treatment	Budget Estimate
C229	Cemetery Road, Haydon Bridge	Carriageway Repairs	£90,000
C278	Juniper village	Carriageway Repairs	£90,000
U8282	Edgewell Road, Prudhoe	Carriageway Repairs	£55,000
		Sub Total	£235,000

Residential Road Maintenance Schemes - Castle Morpeth

Road No	Location	Treatment	Budget Estimate
U9092	Car park access road, off Meadowfield Drive, Ponteland	Carriageway Repairs	£60,000
U9082	Fox Covert Lane, Darras Hall	Carriageway Repairs	£70,000
		Sub Total	£130,000

Other Local Roads Maintenance Schemes - Total	£890,000
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Micro Surfacing Programme

North Northumberland

Road Number	Location	Description	Budget Allocation
U3085	Bader Crescent Longhoughton	Micro Surfacing	£32,000
U3085	Portal Place, Longhoughton	Micro Surfacing	£35,000
U3085	Hilary Close, Longhoughton	Micro Surfacing	£12,000
		Sub Total	£79,000

Castle Morpeth

Road Number	Location	Description	Budget Allocation
U6084	Linhope Crescent, Hadston	Micro Surfacing	£35,000
U9139	The Glebe, Stannington	Micro Surfacing	£35,000
		Sub Total	£70,000

Ashington and Blyth

Road Number	Location	Description	Budget Allocation
U9511	Jubilee Road, Blyth	Micro Surfacing	£25,000
U6513	Bywell Road, Ashington	Micro Surfacing	£55,000
		Sub Total	£80,000

Cramlington, Bedlington and Seaton Valley

Road Number	Location	Description	Budget Allocation
U6548	Rowan Close, Bedlington	Micro Surfacing	£20,000
U6548	Cherry Tree Drive, Bedlington	Micro Surfacing	£15,000
U9548	Mirlaw/Megstone Road, Cramlington	Micro Surfacing	£80,000
		Sub Total	£115,000

Tynedale

Road Number	Location	Description	Budget Allocation
U8294	Eastwood Grange/Dotland Close, Hexham	Micro Surfacing	£43,000
U8285	Drawback, Prudhoe	Micro Surfacing	£28,000
		Sub Total	£71,000

Micro Surfacing Programme Total **£415,000**

£1,305,000

Appendix G

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

Minor Roads Maintenance Schemes - North Northumberland	£248,430
Minor Roads Maintenance Schemes - Ashington and Blyth	£51,100
Minor Local Roads Maintenance	£36,400
Minor Local Roads Maintenance Schemes - Tynedale	£222,740
Minor Local Roads Maintenance Schemes - Castle Morpeth	£141,330
Total	£700,000

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
B6342	adj. Cambo School	Footway Repairs	£50,000
Sub Total			£105,000

Other Local Roads Maintenance Schemes - Total	£665,000
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Northumberland County Council
North Northumberland Local Area Council
Work Programme 2021/22

Rebecca Little : 01670 622611 : Rebecca.Little@northumberland.gov.uk

UPDATED: 15 September 2021

14 July 2021

TERMS OF REFERENCE

- (a) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (b) To advise the Cabinet on budget priorities and expenditure within the Area.
- (c) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (d) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-social behaviour and environmental crime.
- (e) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme
- (f) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
- (g) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
- (h) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (i) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (j) To make certain appointments to outside bodies as agreed by Council.
- (k) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.
- (l) To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.
- (m) To exercise the following functions within their area:-

14 July 2021

- (i) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
- (ii) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
- (iii) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
- (iv) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007).
- (v) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

ISSUES TO BE SCHEDULED/CONSIDERED

Standard items updates: Public question time (bimonthly, not at planning only meetings), petitions, Members' Local Improvement Schemes (bimonthly, not at planning only meetings), Berwick Regeneration Commission (bimonthly, not at planning only meetings)

To be listed:

- Youth Service Provision
- Enhanced Services with Town and Parish Councils
- Off-street Electric Vehicle Charging Points
- Cycling and Walking Board
- Enforcement
- Dualling of the A1 – Update from Highways England

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Northumberland County Council
North Northumberland Local Area Council
Work Programme 2019-21

22 July 2021

- Planning
- Local Services Update
- Appointments to Outside Bodies
- Members Local Improvement Schemes
- Berwick Regeneration Project

14 July 2021

19 August 2021	
	<ul style="list-style-type: none"> • Planning Applications
23 September 2021	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Policing Update • Local Transport Plan Update • Berwick Regeneration Project • Borderlands • Youth Service Presentation
21 October 2021	
	<ul style="list-style-type: none"> • Planning
18 November 2021	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Members Local Improvement Schemes • Berwick Regeneration Project

100681

23 December 2021	
	<ul style="list-style-type: none"> • Planning
20 January 2022	
	<ul style="list-style-type: none"> • Planning • Budget Presentation • Local Services Update • Berwick Regeneration Project
24 February 2022	
	<ul style="list-style-type: none"> • Planning • Local Transport Plan
24 March 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Members Local Improvement Schemes • Berwick Regeneration Project
21 April 2022	
	<ul style="list-style-type: none"> • Planning

14 July 2021

**NORTHUMBERLAND COUNTY COUNCIL
LOCAL AREA COUNCIL - NORTH NORTHUMBERLAND
MONITORING REPORT 2020/21**

Ref	Date	Report	Decision	Outcome