



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 13 October 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, 21 OCTOBER 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 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
T: 0345 600 6400
www.northumberland.gov.uk



AGENDA

PART I

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

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

2. **APOLOGIES FOR ABSENCE**

3. **DISCLOSURE OF MEMBERS' INTERESTS**

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

4. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 3 - 6)

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>

5. **21/01753/REM** (Pages 7 - 28)

Reserved Matters application for approval of appearance, landscaping, layout and scale on approved application 13/00802/OUT Land North of High Fair, Wooler, Northumberland

6. **21/02398/FUL** (Pages 29 - 38)

**Rear and front ground floor extensions
8 Police Houses, Prudhoe Street, Alnwick, NE66 1UH**

7. 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.

8. 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

9. URGENT BUSINESS

10. DATE OF NEXT MEETING

The next meeting is scheduled for Thursday 18 November 2021 at 3.00 pm.

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.

This page is intentionally left blank



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)



Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

23 OCTOBER 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

Cabinet Member: Councillor C Horncastle

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.

DETERMINATION OF PLANNING APPLICATIONS

Introduction

1. The following section of the agenda consists of planning applications to be determined by the Castle Morpeth 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 206 of the NPPF and reflected in National Planning Practice Guidance (NPPG, March 2014 as amended). They must be:
- Necessary
 - Relevant to planning
 - Relevant to the development permitted
 - Enforceable
 - Precise
 - Reasonable in all other respects
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 constitutes material planning considerations, and as to what might be appropriate conditions or reasons for refusal.
5. Attached as Appendix 1 is the procedure to be followed at all Local Area Councils.

Important Copyright Notice

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

BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

Policy:	Procedures and individual recommendations are in line with policy unless otherwise stated
Finance and value for Money:	None unless stated

Human Resources:	None
Property:	None
Equalities:	None
Risk Assessment:	None
Sustainability:	Each application will have an impact on the local environment and it has been assessed accordingly
Crime and Disorder:	As set out in the individual reports
Customer Considerations:	None
Consultations:	As set out in the individual reports
Wards:	All

Report author : Rob Murfin
Interim Executive Director of Planning and Local Services
01670 622542
Rob.Murfin@northumberland.gov.uk

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

- No speeches until motion is seconded
- Speech may not exceed 10 minutes
- Amendments to Motions
- Approve/ refuse/ defer

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

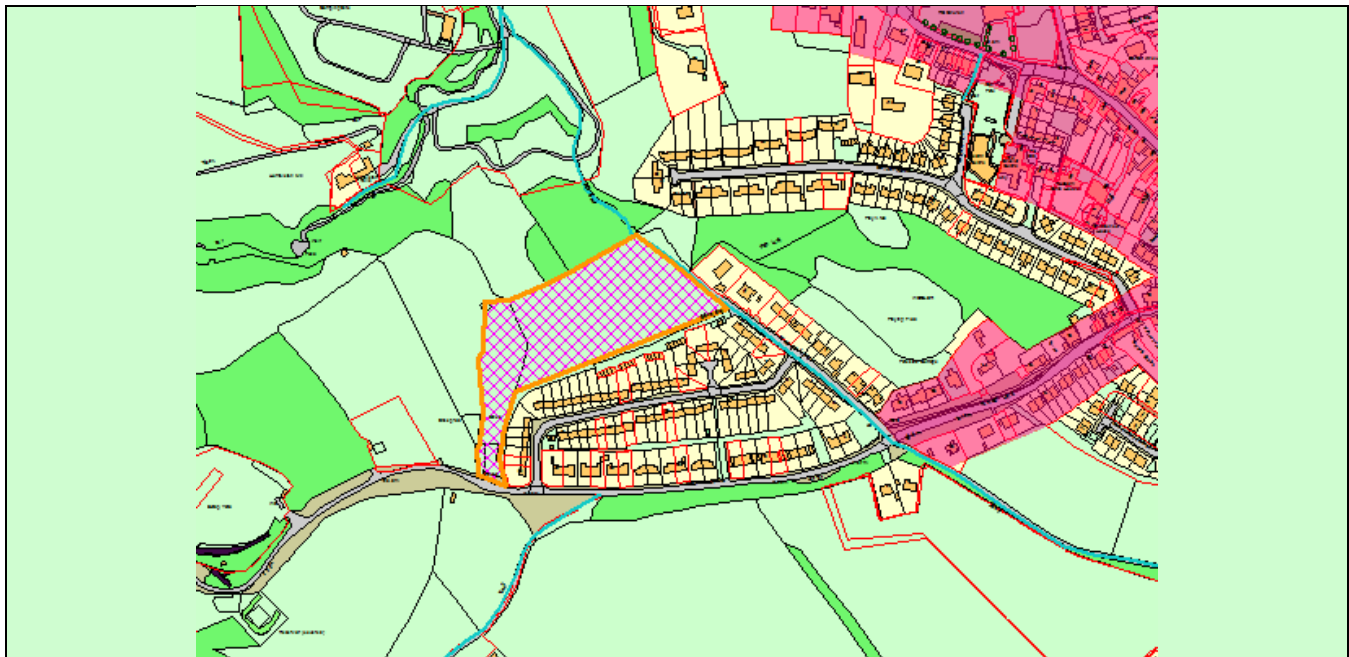
Voting should be a clear show of hands.



Northumberland County Council North Northumberland Local Area Council 21st October 2021

Application No:	21/01753/REM		
Proposal:	Reserved Matters application for approval of appearance, landscaping, layout and scale on approved application 13/00802/OUT		
Site Address	Land North Of High Fair, Wooler, Northumberland,		
Applicant:	Fergusons Blyth Limited	Agent:	Jo Evans 1-3 Oldgate, Morpeth, Northumberland, NE61 1PY
Ward	Wooler	Parish	Wooler
Valid Date:	28 April 2021	Expiry Date:	22 October 2021
Case Officer Details:	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		

Recommendation: That this application be GRANTED, subject to conditions.



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction.

1.1 Following inclusion in the Chair Referral Process due to the quantum of representations, this application is deemed appropriate for consideration at North Northumberland Local Area Council.

1.2 The proposal to which the application relates seeks approval of the reserved matters for planning application 13/00802/OUT. The reserved matters in this instance are appearance, landscaping, layout and scale.

2. Description of the Site and the Proposal

2.1 The Site to which the application relates consists of a grassed field located to the west of Wooler Village Centre. The site is bounded to the south by residential properties on High Fair, Broomey Road to the east and fields to the west. The site slopes from North to South.

2.2 The proposal to which the application relates is for the reserved matters of layout, scale, appearance and landscaping in relation to outline permission 13/00802/OUT which gave outline permission for up to 36 no. Dwellings (15% affordable) on land north of High Fair, Wooler. Access to the site would be via an existing, improved access point that currently serves the site from Common Road. However, access is not a reserved matter as this was dealt with in the initial outline application to which this application relates.

2.2 The current reserved matters application is for a development within the site of 14 dwellings. These are for 4 x 4 Bed Houses (all detached) (151m²), 10 x 3 Bed Houses including one row of terraces (6 dwellings, 87m² each), and two pairs of semi-detached properties (4 dwellings, 122m² each). The row of terraced properties are two storey, with the remaining properties being three storey (with the third storey predominantly within the pitch of the roof). Three of these are to be provided as affordable houses as discount market value (DMV) properties as per the original s106 agreement, which accompanies 13/00802/OUT.

3. Planning History

Reference Number: 13/00802/OUT

Description: Outline Application for construction of residential development of up to 36 dwellings.

Status: PER

Reference Number: 20/04369/REM

Description: Reserved Matters application in accordance with condition 1, 2 and 5 - seeking approval of layout, scale, appearance and landscaping, including details of materials/finishes (residential development of up to 6 dwellings) pursuant to planning permission 13/00802/OUT.

Status: REF

Reference Number: 20/04370/S106A

Description: Variation of S106 Agreement pursuant to planning application 13/00802/OUT dated 5th December 2017

Status: WDN

4. Consultee Responses

Wooler Parish Council	No response received.
Highways	No objection, subject to conditions.

	<p>Highways Development Management have been reconsulted on the proposed Reserved Matters application.</p> <ul style="list-style-type: none"> Issues regarding car parking, cycle parking and surface water mitigation in relation to the highway have been addressed with the submission of revised plans/documents along with discussions with the Planning Agent. Conditions will be attached securing provisions that have either not been considered as part of the Outline application or have changed from provision of details to implementation.
Countryside/ Rights Of Way	I have no objection to the proposed development on the condition that Public Footpath No. 16 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.
County Ecologist	<p>The County Ecologist notes that there is now a drainage strategy with details of SUDs (including a basin and a swale and permeable driveways. We are reasonably happy with this scheme. However the SUDs basin takes up much of the area of grassland habitat which was proposed as mitigation and enhancement for ecology. There is potential however for the basin and the swale to become wildlife features.</p> <p>The County Ecologist can support this planning application subject to the condition suggested.</p>
Public Protection	Public Protection have no comments to make on this Reserved Matters Application.
Northumbrian Water Ltd	The original outline planning application of 2013 pre-dates responses held on the NWL system. Therefore, the current Reserved Matters application does not contain sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. NWL has requested a condition relating to further drainage details
County Archaeologist	The County Archaeologist has no observations to make in respect of archaeology in relation to these reserved matters.
Lead Local Flood Authority (LLFA)	<p>After reviewing this information, the LLFA have no objection to the development.</p> <p>The LLFA recommend that the following are added to the list of approved documents/drawings</p> <p>21086-01, Drainage Strategy, Rev B – 16.09.21</p> <p>Conditions suggested.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	135
Number of Objections	29
Number of Support	0
Number of General Comments	0

Notices

Stat Pub & PROW 13th May 2021

Berwick Advertiser 13th May 2021

Summary of Responses:

29 Representations have been received which object to the proposal. To summarise, the objections relate to the following matters.

- Negative Impact the proposal would have on local infrastructure capacity
- Highway Safety Impacts
- Potential Refuse Collection Issues and amenity issues associated with the proposed location of the Bin Store for the scheme
- Existing Condition of the Local Road Network
- Negative Impacts of Increased Traffic from the proposal particularly on Ramseys Road and Common Road e.g. additional traffic, parking, and delivery vehicles.
- Potential for local roads to become blocked and cause parts of Wooler to not be accessible to emergency services
- Negative Impacts on Local Surface Water Drainage
- Negative Impacts during Construction Phase e.g. Construction Vehicle and impacts on amenity
- Negative Impacts on Local Landscape
- Design of the proposal is 'out of character' with its locality
- Potential Loss of View for nearby occupiers and impact on property values
- Potential amenity impact on nearby occupiers
- Potential for the new build properties to become holiday lets/second homes or not help to satisfy local demand
- Affordability of the proposed dwellings existing local residents
- Potential for the granting of this application to set a precedent locally for other 'greenfield sites'
- Negative Impact of the proposal on local ecology and biodiversity
- Covenant Issues
- s106A application relating to amendment of the AH provision is still outstanding

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=QS9NBXQS0MD00>

6. Planning Policy

6.1 Development Plan Policy

Berwick upon Tweed Local Plan 1999 (BLP) (Saved Policies 2007)

F1 Environmental Wealth
F3 Tweed Valley, Kyle Hills, Glendale Areas of High Landscape Value
F9 Wildlife
F10 Protected Species
F13 Trees, Hedgerows and Woodlands
F30 Planning Obligations
S2 Five Year Housing Land Supply
S6 Affordable Housing
M9 Pedal Cyclists Policy
M14 Car Parking Standards
C13 Water

6.2 National Planning Policy

National Planning Policy Framework (2021)
National Planning Practice Guidance (2019, as updated)

6.3 Other Documents/Strategies

National Design Guide 2019
Northumberland Landscape Character Assessment 2011

6.4 Emerging Planning Policy

Northumberland Local Plan Regulation 19 Version including minor modifications as submitted for examination (May 2019) (NLP)

STP1, STP2, STP3, STP4, STP5, STP6, HOU2, HOU5, HOU6, HOU8, HOU9,
QOP1, QOP2, QOP4, QOP5, QOP6, TRA1, TRA2, TRA4, ICT2, ENV1, ENV2,
ENV3, ENV4, ENV7, WAT1, WAT2, WAT3, POL1, POL2, POL3, INF1, INF6.

Wooler Neighbourhood Plan Referendum Version (June 2020) (WNP)

Policy 1, Policy 2, Policy 4, Policy 5, Policy 14, Policy 17, Policy 19.

7. Appraisal

7.1 The application seeks the approval of the reserved matters details:- layout, appearance, scale and landscaping for the residential development of the application site, pursuant to planning permission 13/00802/OUT.

7.2 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise. The adopted development plan in relation to this application is formed by the Berwick upon Tweed Local Plan 1999 (Saved Policies 2007). The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposals submitted for consideration and the following policies are considered important to establishing whether the principle of development is acceptable in the case of this application.

7.3 The emerging Northumberland Local Plan, together with its up-to-date evidence, is a material consideration in the determination of planning applications. As per Para 48 of the NPPF the amount of weight that can be given to the emerging Local Plan depends upon the stage of the plan, the level of unresolved objections and its consistency with the NPPF.

7.4 Wooler Neighbourhood Plan (WNP) should now be given significant weight in decision-making as this has now reached Reg 18 stage (Referendum) of the NP

General Regulations. The referendum has now taken place. Whilst the NP has not yet been published, it is considered appropriate and in accordance with current PPG to treat the Plan as a post-examination plan and give it significant weight in decision making so far as its policies are relevant to the decision being made

7.5 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

- Principle of Development;
- Affordable Housing;
- Impact on Local Character, Landscape, Townscape and Design;
- Highways Matters;
- Drainage;
- Landscaping (including ecological matters); and,
- Procedural Matters.

Principle of Development

7.6 The principle of development for the site has been established through application 13/00802/OUT. This is the Outline permission linked to this Reserved Matters application. A number of the issues raised by objectors relate to the principle of development which have already been assessed through the outline application and are therefore out with the purview of the assessment of this reserved matters application, which solely deals with layout, appearance, scale and landscaping in relation to the proposed development. It is therefore not appropriate to assess comments in relation to the principle of development in this report.

Affordable Housing Matters

7.7 The principle of Affordable Housing was set out in the outline planning application to which this reserved matters application relate (13/00802/OUT). Following dialogue with the applicant, the proposal seeks to provide 'on-site' affordable housing provision. This is in the form of 3 Discount Market Value (DMV) dwellings, should this proposal be implemented. The proposed Affordable Housing units are not marked on a plan associated with this application but will need to be identified on the plan associated with the affordable housing statement as required by the S106 agreement associated with 13/00802/OUT.

Impact on Local Character, Landscape, Townscape and Design

7.8 This section seeks to assess the scale and appearance of the proposal, for which the key considerations are the impact the proposal would have on Local Character, Landscape, Townscape and Design, these are all intrinsically linked and in this instance it is deemed these should be considered together. The layout and landscaping are also important matters in terms of this section.

7.9 Policies F1 and F3 are relevant policies to assess the townscape impact of the proposals, as well as the impact of the proposal on local character and the landscape in which the proposals sit.

7.10 Policy F1 of the BLP states *"Having regard to the provisions for development made in the Plan, and of Policy F31, primary importance will be given to sustaining*

and enhancing the Borough's environmental wealth, including its landscape and coast, its native biodiversity and its human heritage."

7.11 Policy F3 of the BLP states *"Within the boundaries identified on the Proposals Map, the Tweed Valley and Kyloe Hills and Glendale are designated as Areas of High Landscape Value within which special policies to protect the countryside will apply. Development will be permitted where it is compatible with the principal objective of conserving or enhancing the natural beauty of these areas, and, in particular: i)(a) it is located within or immediately adjoining an existing settlement; and/or, i)(b) it will expand the Borough's infrastructure for tourism, compatible with the area's existing tourism role and its primary attractions of the natural and built environments; i)(c) it relates to and accords with Policies C12, C14, C23, C24, C26 or C27 and provided that the developer can satisfy the Borough Council of the need for such a development to be located outwith an existing settlement, ii) it accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access; iii) it relates to and accords with Policies S4, W2, W4, W8 or C5, associated with agricultural developments, or Policies R7 or R9; and iv) it accords with Policies elsewhere in the Plan."*

7.12 Chapter 12 of the NPPF relates to Design Matters, with paragraph 127 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in developments. Paragraph 130 also adds to this by stating the circumstances whereby permission should be refused on design grounds. This also states that *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"*

7.13 The National Design Guide States *"High quality design supports the creation of good places and has a positive impact on health, wellbeing and happiness. The highest standards of design can be achieved to create new vibrant places which are distinctive, safe and pleasant, easy to move around, welcoming, adaptable and sustainable. Good design should: demonstrate an understanding of the unique characteristics of a place and the context within which it is located; demonstrate an understanding of the historical development of the site reinforce its surroundings by conserving and enhancing the character and appearance of the landscape and townscape; provide appropriate densities depending on their existing characteristics; and, incorporate and use features worthy of retention, including natural features, buildings and views."*

7.14 Policies 2 (Locally Distinctive and High Quality Design), 5 (New Housing Development Design Principles), and 19 (Development on the Western and South Western edge of Wooler Town) from the emerging WNP are relevant to this proposal.

7.15 Policy 2 of the WNP states *"Development proposals should demonstrate how they have taken account of their setting and the local vernacular in order to create a high quality and locally distinctive design that will enhance the character and quality of the area. Proposals should demonstrate: a) how they respond positively to, and enhance, local character and are sympathetic to local character and history through the use of locally distinctive materials; paying attention to local architectural detail; achieving visually attractive design; having careful regard to orientation, form, layout, height, scale, massing and density of development, ensuring suitability of the*

location and design of any means of access; and through the appropriate use of hard and soft landscaping; and b) how the height, form and external appearance of new development gives full consideration to important views into and out of the town, particularly to its context within Glendale and the Northumberland National Park and to views into and out of the Park; and c) where relevant, how they make a positive contribution to the significance of designated and non-designated heritage assets (including that generated by their setting); and d) how measures have been incorporated to limit the impact of light pollution from artificial light on local amenity and the Northumberland International Dark Sky Park; and e) how measures have been incorporated to promote sustainable and low carbon design including where appropriate, measures to encourage energy conservation, embedded renewables and water conservation; and f) that the massing, height, scale and proximity of the proposed development does not result in an unacceptable loss of light or overshadowing, or other unacceptable adverse amenity impacts on neighbouring properties including those of existing or future residents; and g) that the proposal will achieve a net-gain for biodiversity, through mitigation, restoration and/or compensation measures demonstrated in a measurable way. Schemes which incorporate innovative design will be supported providing they adhere to the design principles contained in this policy. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

7.16 Policy 5 of the WNP states “All new housing proposals on allocated and windfall sites will be required to demonstrate how the development: a) incorporates landscaping to soften the impact of the development on the wider landscape, particularly on the western and south-western edge of Wooler; b) ensures the retention of existing trees, hedgerows and natural features wherever possible, and incorporates them into the design of the scheme; c) provides for safe vehicular access to any site and safe cycle and pedestrian access (recognising the needs of people with wheelchairs or buggies), both within the housing development itself and, where appropriate, into the centre of Wooler; d) achieves high quality design which respects the design and character of surrounding properties and the setting of the development as set out in Policy 2; e) ensures a Sustainable Drainage System has been incorporated or demonstrates why such a system would not be practicable in accordance with the relevant policies of the development plan; f) provides sufficient car parking space within the curtilage of each proposed dwelling in accordance with the Local Planning Authority approved parking standards thereby limiting any impact on highway safety arising from on-street car parking; g) provides sufficient open space and children’s play areas to meet the reasonable needs of future occupants of the dwellings; and h) demonstrates that the local highways, drainage and sewerage systems can accommodate the development, or that any necessary improvements to such infrastructure will be secured as part of any planning permission and will be available to serve the development before it is first required. All housing developments are encouraged to incorporate the principles outlined in Building for Life 12. Planning applications should be accompanied by evidence demonstrating the use of those principles in the evolution of the design of a scheme, where applicable.”

7.17 Policy 19 of the WNP states “The western and south-western edges of Wooler are designated as a sensitive settlement edge. This is defined on the Policies Map. On this sensitive settlement edge of Wooler, small scale proposals including housing development, will be supported only where they can be sensitively accommodated in the landscape. Any proposal to develop land in this area must be accompanied by a

Landscape and Visual Impact Assessment. If landscape impacts are harmful and cannot be adequately mitigated through design and landscaping, then development will not be supported."

7.18 Policies STP3, HOU9, QOP1, QOP2, QOP6, ENV1, ENV3, ENV7, ENV9 from the emerging NLP are relevant to matters relating to townscape and the context in which a proposal will be viewed, which includes landscape and local character.

7.19 The National Design Guide (September 2019) is relevant to this proposal. The NDG refers to ten characteristics are relevant to this proposal. These include: 'Context', 'Identity', 'Built Form', 'Movement', 'Nature', 'Public Spaces', 'Uses', 'Homes and Buildings', 'Resources', and 'Lifespan'. It is considered that context and 'Identity', 'Built Form', 'Homes and Buildings' are the key matters in relation to this proposal as a reserved matters application, when assessing the proposal in terms of this section of the report. The 'use' of the proposal is deemed to be appropriate in this setting, given the outline permission previously issued in relation to this site.

7.20 The principle of development for this proposal has already been assessed under the outline application. The application proposes a development close to the existing settlement of Wooler, located on its periphery. The proposed layout is not similar to that shown in the illustrative masterplan submitted at outline stage (the illustrative masterplan submitted in support of the outline application was for 36 dwellings, with this revised proposal for 14 dwellings). The proposed dwellings are to be largely of a two-storey and three-storey nature (third storey locations within the roof pitches of 8 of the dwellings). Differing from the indicative masterplan itself is not an appropriate reason for refusal itself, as this is not an approved plan of the outline permission. The proposed dwellings provide a mixture of dwelling types and housing mix to the local housing market, meeting a range of needs, this is reflective of this area of Wooler, which is typified by a range of house types and a broad housing mix. The properties proposed seek to provide family sized homes with both 3 and 4 bedroom properties, with 8 of the properties having separate study rooms in addition to the bedroom provision. 6 of the properties have garage provision.

7.21 In terms of scale, the details submitted show dwellings situated upon moderate plots of land. The scale of the dwellings is considered to be similar to others within the locality in which it would sit and are therefore compatible with this location and the general area, which is typified by smaller and medium sized properties, similar to other parts of Wooler, particularly those along its rural/urban fringe.

7.22 In terms of the characteristics in the NDG. The first of the relevant characteristics is 'Context'. The NDG clarifies that "*Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones*". It is considered that this proposal enhances the positive qualities of the landscape/townscape, topography, the context, in proximity to the site.

7.23 'Identity' is also a key characteristic. It is considered that well designed new development is influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents; the characteristics of the existing built form; the element of a place or local places that make it distinctive; and other features of the context that are particular to the area. Further to this the NDG states "*well designed places are*

visually attractive and aim to delight their occupants and passers by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well" and goes further to state "Well designed places appeal to all our senses. The way a place looks, feels, sounds and even smells, affects its enduring distinctiveness, attractiveness and beauty"

7.24 'Built Form' is a further key characteristic relevant to this section. The NDG states "*Well designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context. Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context accessibility, the proposed building types, form and character of the development.*"

7.25 The proposal is considered to fit within the landscape character in principle, being in an edge of urban location on the rural fringe, and unlikely to be visible beyond the local Wooler area in long range views towards the site. Further to this, it is also considered that the design of the proposal would complement the existing built environment in proximity to the site and would not appear jarring with its surroundings. It is therefore considered that this proposal will appear congruous with its surroundings or '*in keeping*' with its character or fitting with the context of the locality. It is not considered that this proposal responds well to the site or its surroundings (its context). It is therefore considered that the proposal grasps the 'identity' of its locality, with the 'built form' complementing its surroundings, providing family sized houses set into the topography of the site. The proposal is considered to have a significantly lower impact in landscape, townscape and character terms, than a scheme for 36 units would have, or a scheme with fewer dwellings of a greater massing would have.

7.26 It is therefore considered that the proposal would be inappropriate in townscape terms and would not fully comply with policies F1 and F3 of the BLP, Chapter 12 of the NPPF, the guidance set out in the National Design Guide 2019, emerging NLP and the emerging WNP in respect of how the proposal responds to its context, the identity of the proposal and the built form of the proposal and the surrounding townscape.

7.27 On this basis the design and visual impact is considered acceptable, it therefore is considered to be in accordance with relevant policies from the development plan, the relevant sections of the NPPF and the relevant policies from the emerging NLP, emerging WNP and other material considerations e.g. National Design Guide, where these can be given weight.

7.28 With regards explicitly to appearance, and particularly materials proposed, although the dwellings proposed would be of a traditional design constructed with the use of traditional housebuilding materials and roof tiles, it is considered that the design has been chosen to respond well to the location in which they are proposed to sit. Details of the materials to be used is to be controlled using an appropriate condition. An appropriate condition has been appended to this report.

7.29 Further to the above, comments from nearby occupiers, have also been received in regard to the proposal's potential to impact negatively on the local character, landscape and townscape, its compliance with the emerging WNP. These have been taken into account, however, it is considered that the proposal as

presented is acceptable in terms of this application, and how this should be considered in planning terms.

Highways Matters

7.30 The means of access to the site was considered and established as part of the outline planning application and deemed to be acceptable. The plan of the access was approved as part of the outline permission. The current application requires further consideration to be given to matters of highway safety in respect of the proposed layout of the housing development, including the internal highway layout and parking provision.

7.31 In addressing highway safety, on and off-site issues are considered in consultation with Highways Development Management (HDM). There are on-site issues in terms of the highways requirements for the properties and off-site impacts through the provision of a safe means of access for vehicles, pedestrians and the delivery of appropriate off-site works.

7.32 Paragraph 110 of the NPPF states *"In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."*

7.33 Paragraph 111 of the NPPF states that *"development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."*

7.34 Paragraph 112 of the NPPF adds to this and states *"Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and, e) be designed to enable charging of plug in and other ultra low emission vehicles in safe, accessible and convenient locations."*

7.35 Policy 5 (New Housing Development - Design Principles) from the emerging Wooler Neighbourhood Plan is relevant to this proposal.

7.36 The Highways Authority have been consulted on the application and raise no objections to the proposed development, concluding that the development would not have a severe impact on the road network. This is in line with policy in the NPPF, which states that *"Development should only be prevented or refused on highways*

grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.”

7.37 Amended drawings and details have been provided during the gestation period of this application, which have enabled Highways Development Management to lift their initial objection to this reserved matters scheme. Although the emerging WNP requires each dwelling to have its own ‘in curtilage’ parking, it is considered that the solution provided here is appropriate given the topography and challenges of this site.

7.38 Further to the above, the proposed development is considered to be acceptable in respect of the impact on the highway network, insofar as this can be assessed in a reserved matters application, subject to a condition to secure the implementation of the parking area, in accordance with the aims of relevant policies of the BLP, Emerging Wooler Neighbourhood Plan and Emerging NLP, and the NPPF where these can be given weight in relation to highways matters.

7.39 Comments have been received from nearby occupiers in relation to highways matters, with particular reference to Access concerns (including emergency vehicle access), Highway Congestion and Associated Issue, Parking Issues, Location of Refuse Storage. The principle of development and the principle of accessing the site was dealt with as part of 13/00802/OUT, and it is not appropriate to revisit this as part of this reserved matters application. Concerns have been raised regarding refuse collection and it is deemed that an appropriate solution to this aspect has been put forward from the applicant and agreed with HDM. Following discussion with the HDM team and a review of the comments, and the submission of amended/updated details, it is deemed that it would not be appropriate to withhold permission for the reserved matters on the basis of the concerns raised by interested parties.

Drainage Matters

7.40 There will be on-site impacts through the introduction of built form and off site impacts in terms of water displacement. The proposal would dispose of surface water to existing watercourses to the north and south of the site, but would also propose Sustainable Drainage Systems.

7.41 The relevant local plan policy is policy CD37 of the ADWLP and S3 and S16 of the ACS, with Chapter 14 of the NPPF forming the national planning policy context, and Chapter 11 ‘Water Environment’ of the emerging Northumberland Local Plan also being relevant to this section.

7.42 Policy ENV9 of the ADNP also states *“All proposals for major development should incorporate Sustainable Drainage Systems (SuDS), unless it is clearly demonstrated the SuDS are not appropriate. Where SuDS are provided, arrangements must be put in place for their whole lifetime management and maintenance.”*

7.43 The NDG is also relevant to this element of the report. In terms of the Ten Characteristics most relevant to Drainage and Water Matters, these would be ‘Resilience’, and ‘Resources’.

7.44 Matters of flood risk and drainage have also previously been considered

through the outline planning application and consultation with both the Lead Local Flood Authority (LLFA) and Northumbrian Water (NWL) as statutory consultees. Following consultation with the LLFA and NWL, and on the basis of their responses, the development is considered to be acceptable. Conditions are attached to the outline planning permission that apply restrictions and would secure further details for foul and surface water drainage arrangements that will need to be satisfied.

7.45 Conditions on the outline permission, as well as conditions in respect of the reserved matters as recommended by the LLFA, can ensure that appropriate arrangements are in place. The additional conditions recommended for the current application include the need for details of the adoption and maintenance of all SuDS features; a verification report to demonstrate that all SuDS systems have been constructed as approved; and full details of the infiltration basin, including a health and safety assessment of the basin and the location/design of the adjacent play area.

7.46 The application proposes to connect to the mains for foul drainage. NWL have raised no objection to the proposal but has recommended a condition due to further information being required to ascertain capacity to treat flows from the development.

7.47 On that basis the development would therefore accord from a flood risk and drainage perspective, subject to conditions, and is considered compliant with the relevant policies in the Development Plan, relevant sections of the NPPF and those in the emerging Northumberland Local Plan, where these can be given weight.

7.48 Concerns have been raised by members of the public and nearby occupiers regarding drainage details as originally submitted with this reserved matters application. Further details and information have been requested by the Local Lead Flood Authority, these now meet the requirements of the LLFA and it would therefore no longer be deemed appropriate to withhold permission on the basis of these objections.

Landscaping (including relevant Ecological Matters)

7.49 The application is located on the edge of a built area bordering onto open countryside beyond. Consultation on this reserved matters has been undertaken with the County Ecologist. This section refers to landscaping and ecological matters as far as these are appropriate within the context of a reserved matters application.

7.50 NPPF, Chapter 15, Paragraph 170 requires the planning system to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 175 requires Local Planning Authorities to encourage opportunities to incorporate biodiversity in and around developments.

7.51 Policy F10 of the BLP permits development with conditions or binding agreements to secure the protection of species and compliance with any statutory species protection provisions which apply.

7.52 In terms of NLP Policies, Policy ENV7 is relevant to landscape impact and landscaping. The proposal includes detailed landscaping proposal and these have been considered suitable by the County Ecologist. Policy ENV8 also provides some relevance to assessing landscaping. The proposal seeks to maintain existing

vegetation within the site where possible and will provide additional vegetation within the site as part of the proposal.

7.53 Policies 17 (Landscaping, Hedgerows and Trees), 19 (Development on the Western and South Western edges of Wooler Town from the emerging WNP are relevant to this proposal.

7.54 Policy 17 of the WNP states the following which is relevant to this proposal *“New development sites should incorporate tree planting and landscaping where possible to ensure that the impact in the wider landscape is kept to a minimum. Development proposals should be designed and laid out to avoid the loss of trees and hedgerows. Any loss of trees or hedgerows must be clearly justified by evidence demonstrating why they cannot be incorporated into the development as part of the development proposal.”*

7.55 The NDG is also relevant to this element of the report. In terms of the Ten Characteristics most relevant to Ecological Matters, these would be 'Nature' and 'Context'.

7.56 With regard to landscaping (a separate matter from 'landscape impact' considered earlier), existing boundaries benefit from mixed hedgerows with sporadic trees interspersed, of which most are indicated as being remaining within the submitted details, the applicant is largely retaining the trees on the site, designing the proposal to take existing trees into account where possible. Where trees and vegetation are proposed to be removed, other opportunities are taken elsewhere within the scheme to encourage biodiversity within the scheme, with the proposal seeking to use native plants or those with a proven biodiversity benefit. The proposal seeks to retain existing landscaping features, where possible.

7.57 Whilst not directly related to landscaping and landscape matters, the County Ecologist has commented with the following *“We note that there is now a drainage strategy with details of SUDs (including a basin and a swale and permeable driveways. We are reasonably happy with this scheme. However the SUDs basin takes up much of the area of grassland habitat which was proposed as mitigation and enhancement for ecology. There is potential however for the basin and the swale to become wildlife features.”* the County Ecologist no longer have an objection to the proposal and the planting to be used on the site, providing the inclusion of conditions to secure the delivery of this landscaping relating to this being applied upon any approval. These are appended to this report.

7.58 The proposal is therefore deemed to be compliant with relevant policy in ecological terms, however the landscaping proposed does not appear to be considered acceptable. The proposal is therefore considered to be in conflict with policies F1 and F3 of the BLP, as well as Policies 17 and 19 of the emerging WNP.

Amenity

7.59 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use.

7.60 NPPF Chapter 12 requires that planning should always seek to secure high quality design and a seek to secure better places in which to live and work. NPPF

Paragraph 127 requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 180 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph 91 of the NPPF stresses the importance of aiming to achieve healthy, inclusive and safe places.

7.61 Policies 2 (Locally Distinctive and High Quality Design) and 5 (New Housing Development Design Principles), from the emerging Wooler Neighbourhood Plan are relevant to this proposal.

7.62 Policy QOP2 from the emerging Northumberland Local Plan is also relevant to this application, and it is considered that the proposal can be considered to be in general conformity with these.

7.63 The National Design Guide (September 2019) is also relevant to this element of the report. In terms of the Ten Characteristics most relevant to amenity matters, these would be 'Built Form', 'Homes and Building'.

7.64 The 'Built Form' section of the NDG states that "well-designed places have: compact forms of development that are walkable, contributing positively to well-being and placemaking"

7.65 The proposed density of the development would be in keeping with the locality, and the due to the large plots, adequate separation distances would be retained to ensure no adverse impacts upon privacy.

7.66 The 'Homes & Buildings' section of the NDG states that "Well-designed homes and buildings: provide good quality internal and external environments for their users, promoting health and well-being; relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods."

7.67 An assessment on the amenity of occupiers and nearby occupiers has been undertaken as part of this reserved matters application. Given the proximity of neighbouring properties to the application site relative to the layout, it is considered that the development would not have a significant adverse impact on amenity in terms of privacy, mass and land use.

7.68 On this basis the impact on amenity is considered acceptable and in accordance with the relevant elements of the Development Plan, the relevant sections of the NPPF and the relevant policies from the emerging NLP, and emerging WNP where these can be given weight and in relation to amenity matters.

7.69 Comments regarding amenity concerns have been received from nearby occupiers and whilst the concerns raised have been taken into consideration in this recommendation, it is not considered they represent an appropriate reason for refusal in this instance. In addition to potential longer term amenity impacts concerns have been raised regarding amenity impacts during construction, however this is a matter which is relevant to an outline application rather than a 'reserved matters' application such as this.

7.70 It is therefore considered that due to the factors and policies outlined in this report the scheme proposed, would result in a scheme which would not impact sufficiently on neighbouring occupiers as to warrant refusal in terms of impact on amenity.

7.71 The layout of the proposal is therefore acceptable in relation to how this has been assessed in this section in relation to amenity matters.

7.72 It is therefore considered that the proposal, subject to conditions, is compliant with the relevant policies in the Development Plan, relevant sections of the NPPF and those in the emerging Northumberland Local Plan and Wooler Neighbourhood Plan; where these can be given weight.

Other Matters

7.73 As mentioned elsewhere in this report, comments have been received from nearby occupiers in terms of matters, which relate to the principle of the development. It is not appropriate to re-examine these during this reserved matters application as this relates to solely the approval of the matters of Scale, Appearance, Layout and Landscaping.

7.74 Some of the consultees have requested that conditions from the Outline application are carried over to this reserved matters application. This is not necessary as the conditions from the outline continue to apply to the proposal as a whole. The conditions as set out on the outline application continue to apply to this development/proposal.

7.75 Further to the above, some consultees have also requested additional conditions to be appended to this reserved matters application, which they would like to have added to the 'parent' outline permission. This is not considered appropriate as the conditions on the reserved matters should solely refer to issues relevant to the approval of the reserve matters.

Equality Duty

7.76 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

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

Human Rights Act Implications

7.78 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.

7.79 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.

7.80 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 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 application.

8.2 The technical issues affecting the proposal have been suitably addressed subject to conditions set out in the recommendation.

8.3 The application has addressed the main considerations and it is considered appropriate to recommend the approval of the application. The proposal is therefore supported and approval subject to conditions is recommended.

9. Recommendation

That this application be GRANTED, subject to the following conditions:

Conditions/Reason

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

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

02. The development hereby permitted shall, except where modified by conditions elsewhere in this permission, not be carried out other than in complete accordance with the following approved plans:

Proposed Site Layout Dwg No. 202913-B Dated April 2021 [uploaded to DMS 15th July 2021]

Units 7 and 8 Dwg No. 202913-2-F Dated April 2021 [uploaded to DMS 29th April 2021]

Bin Store (For Units 7-14) Dwg No. 202913-2-H Dated April 2021 [Uploaded to DMS 28th April 2021]

Units 1 and 2 (units 3 and 4 matching) Dwg No. 202913-2-D Dated April 2021 [Uploaded to DMS 28th April 2021]

Units 5 and 6 Dwg No. 202913-2-E Dated April 2021 [Uploaded to DMS 28th April 2021]

Units 9-14 Dwg No. 202913-2-G Dated April 2021 [Uploaded to DMS 28th April 2021]

Location Plan - Land North of High Fair, Broomey Road, Wooler Dwg No. 2467/LOC Dated 05.02.2013 [Uploaded to DMS 28th April 2021]

21086-01, Drainage Strategy, Rev B – 16.09.21

Reason: To ensure the development is carried out in accordance with the approved plans, in the interests of proper planning.

03. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course levels until samples of the materials to be used in the construction of the external walls and roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development

04. The development will be built according to the Proposed Drainage Layout (ref 21086 01 P1) within the drainage strategy (Coast Consultancy Engineers, July 2021)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed for the duration of the development. This includes details of the SUDs basin and the swale which will ensure these features become wildlife habitats as well as locations and types of integrated wildlife features to be built within the fabric of the buildings (at a rate of 1 per house) and the hedgerows.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Reason: to conserve and enhance the natural environment in accordance with the NPPF.

05. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority for all residential parking spaces including visitor parking. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development , in accordance with the National Planning Policy Framework

06. No part of the development shall be occupied until details of street trees have been submitted to and approved in writing by the Local Planning Authority. The approved street trees shall be implemented prior to first occupation. Thereafter, the street trees shall be incorporated to the management strategy.

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

07. No dwelling shall be occupied until the car parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. 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

08. No dwelling shall be occupied until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework

09. No dwelling shall be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework

10. Prior to the commencement of development full details showing the proposed finished ground and floor levels of the hereby approved development and the existing ground levels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the agreed details.

Reason: In the interests of visual amenity and the satisfactory appearance of the dwellings upon completion, and in accordance with the provisions of the NPPF and BLP.

11. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall

- i. Restrict discharge from the development to 2.8 l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the local planning authority.
- ii. Adhere to the principles as set out in the drainage strategy from Drainage Strategy reference 21086-01 revision B.
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
- iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- v. Provide details of the adoption and maintenance of all surface water features on site.
- vi. Provide cross-sectional drawing of the detention basin and protection bund.

Reason: To ensure the effective disposal of surface water from the development.

12. Prior to first occupation details of the onsite pumping for surface water including emergency provisions shall be submitted to and approved by the LPA.

Reason: To ensure the continuous effective drainage from the development. The development shall thereafter be carried out in accordance with the approved details.

13. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features

14. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer, or a suitably qualified professional must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file; and
- * Details of ownership organisation/adoption details

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards.

Informatives

01. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

02. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences

03. The applicant is advised that to discharge condition HWD11 the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk

04. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

05. You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. You should contact highwaysplanning@northumberland.gov.uk or 01670 622979 (In relation to off-site works including site access which was not included on the Outline permission)

06. A section of the watercourse is proposed to be re-profiled and culverted to create an access road. This will require a land drainage consent. It is essential that anyone who intends to carry out works in, under or near a watercourse or flood defence contacts the relevant authority to obtain any necessary consents before starting the work. For any work both permanent and temporary that are to be within the cross-sectional area of any ordinary watercourse. Please contact the FCERM team on fcerm@northumberland.gov.uk for further details.

Background Papers: Planning application file(s) 21/01753/REM

This page is intentionally left blank

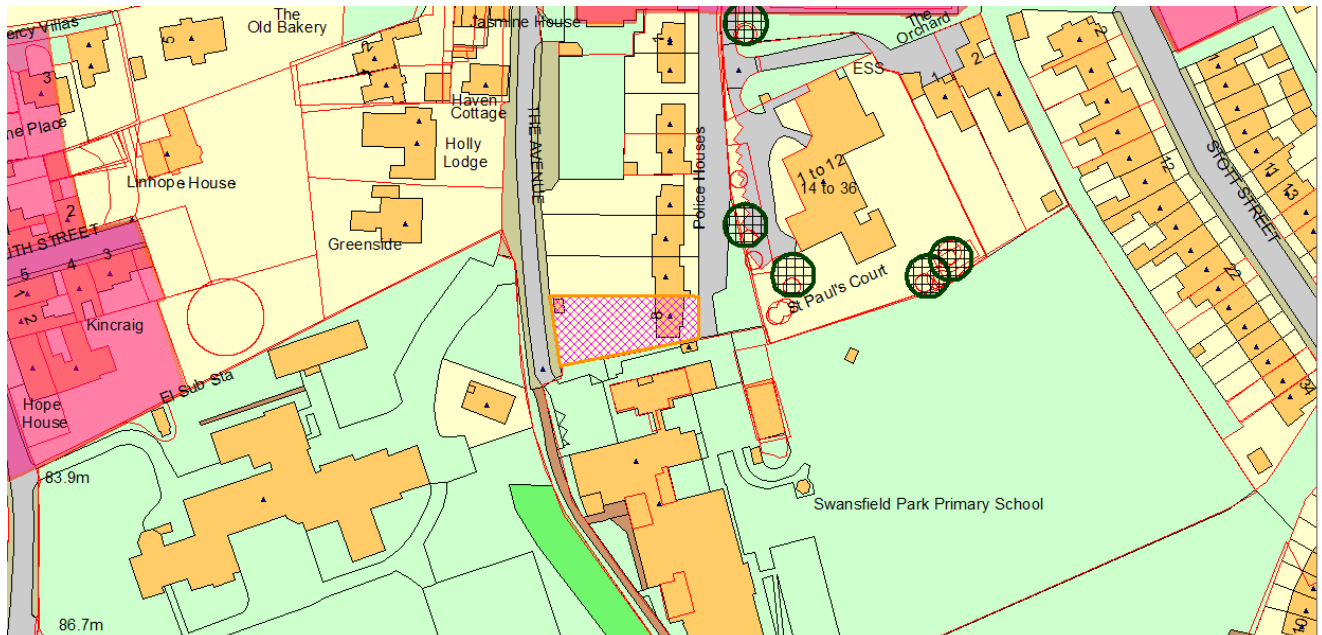


Northumberland County Council

North Northumberland Local Area Council Planning Committee 21 October 2021

Application No:	21/02398/FUL		
Proposal:	Rear and front ground floor extensions.		
Site Address	8 Police Houses Prudhoe Street Alnwick NE66 1UH		
Applicant:	Mr. Whitting 8 Police Houses Prudhoe Street Alnwick NE66 1UH	Agent:	Clive Mattison Town Hall Office Fenkle Street Alnwick NE66 1HR
Ward	Alnwick	Parish	Alnwick
Valid Date:	19.07.2021	Expiry Date:	13.09.2021
Case Officer Details:	Name: Mr. Ben MacFarlane Job Title: Planning Student Tel No: 07814 075197 Email: Ben.MacFarlane@Northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1. This application falls to be determined by members of the North Northumberland Local Area Council Planning Committee, in accordance with the Council's current Virtual Scheme of Delegation.

2. Description of the Proposals

- 2.1. Planning permission is sought for two ground floor extensions of this semi-detached, two storey property; one to the rear of the dwellinghouse as set out above, and one to the front. This application site is not subject to any constraints but is within the Neighbourhood Planning Area of the Alnwick and Denwick Neighbourhood Plan.
- 2.2. The proposed extension to the rear, projecting beyond the western-facing elevation of the property, is of a flat-roof design and hosts a large lantern window above. This extension would project beyond the rear wall of a previous extension, constructed under planning permission reference A/2002/0337. This extension would be massed around the southern-end of this west-facing elevation, leaving a generous margin between it and the closest boundary wall with the adjoining neighbour. The front extension will provide the dwellinghouse with a new porch. This proposed porch will run the length of the principal elevation of the dwellinghouse and its projection will be in line with that of the adjoining neighbour's previously constructed porch. This front extension is also designed to be in line with other front extensions on the street. It is proposed that all materials to be used within the construction of this scheme shall match those as existing.

3. Planning History

Reference: A/2002/0337

Proposal: Porch and kitchen extensions.

Status: Application Permitted.

Reference: A/2003/0149

Proposal: Porch and kitchen extensions re-submission of planning approval A/2002/0337

Status: Application Refused.

4. Consultee Responses

Alnwick Town Council	<p>Object to the application.</p> <p>Alnwick Town Council have objected to this application, as they feel the proposed front extension would encroach on the neighbouring property and would take the property too close to its boundary line.</p> <p>The Town Council has reminded the Local Planning Authority that the following Alnwick and Denwick Neighbourhood Plan policies need to be taken into account; H5 Existing Stock and HD5 Design in the Wider Town.</p>
Strategic Estates	No response received.
National Grid Plant Protection	No response received.

5. Public Responses

Neighbour Notification

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

Notices

None required.

Summary of Responses:

None

6. Planning Policy

6.1 Development Plan Policy

Alnwick Local Development Framework Core Strategy (2007)

Policy S1 – Location and Scale of New Development

Policy S2 – The Sequential Approach to Development

Policy S3 – Sustainability Criteria

Policy S15 – Protecting the Built and Historic Environment

Policy S16 – General Design Principles

Alnwick District Wide Local Plan (Adopted in 1997, Saved in 2007)

Policy BE8 and Appendix B

Alnwick and Denwick Neighbourhood Plan (July 2015)

Policy H5 Existing Stock

Policy HD5 Design in the Wider Town

6.2 National Planning Policy

National Planning Practice Guidance (2019, as updated)

National Planning Policy Framework (July 2021, as updated)

6.3 Other Documents/Strategies

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

Proposed Minor Modifications, as submitted 29th May 2019.

Policy ENV 5 – Northumberland Coast Area of Outstanding Natural Beauty

Policy ENV 7 – Historic Environment and Heritage Assets

Policy ENV 9 – Conservation Areas

Policy INF 2 – Community Services and Facilities

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity

Policy STP 1 – Spatial Strategy (Strategic Policy)

Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)

Policy STP 3 – Principles of Sustainable Development (Strategic Policy)

7. Appraisal

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

- Principle of the Development
- Design and Visual Amenity
- Impact on Amenity

Principle of the Development

- 7.2. The National Planning Policy Framework (NPPF) maintains that the starting point for the determination of planning applications remains with the development plan, unless material considerations indicate otherwise. This application proposes works that are domestic in nature within residential curtilage. The principle of development is acceptable and in accordance with Policies S1, S2 and S18 of the Alnwick LDF Core Strategy and Policies INF 2 and STP 1 of the Northumberland Local Plan (Publication Draft Plan).

Design and Visual Amenity

- 7.3. The application seeks permission to erect a single storey front and a single storey rear extension upon the application site as set out above. This application falls to be determined at committee due to the objection received by Alnwick Town Council. This objection raises concerns with the front-projecting extension only. The single-storey, flat roofed extension with a lantern window above is not objected to within the Town Council's comments and is considered to be acceptable by the Local Planning Authority.
- 7.4. The proposed rear extension is considered to be acceptable, in terms of design and its impact on visual amenity. While flat-roofed extensions are not favourable, it would not have been appropriate to incorporate a pitched or sloped roof in this instance, as this would have posed significant harm to the visual amenity of the existing property through the loss of existing windows and the excessive massing which would be required to achieve this. The scale and massing of the flat-roofed proposed extension is acceptable and can be comfortably accommodated by this two-storey semi-detached property sited at the end of Prudhoe Street.
- 7.5. While the Town Council did not object to the proposed works at the rear of the property, concern was raised with the design of the front extension which would accommodate a new porch. The Town Council feel the proposed front extension would encroach on the neighbouring property and would take the property too close to its boundary line. The Town Council quoted wording from Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan as reasoning for refusal in this instance.
- 7.6. Policy H6 states that extensions will be supported where the scale and design of the extension complements and respects the scale and design of the original property. It is considered that the proposed front extension is wholly respectful of the design of the original property. The materials to be used will match those as found on the existing property. The windows and door of the front extension not only respect the layout of those found on the existing property but will unalter the layout when viewed from the front elevation. The front extension sports a sloped roof which is considered to be wholly appropriate for this property and it is considered that such a small-scale front extension also respects the scale of the existing property. By no means would this extension have trouble remaining visually subordinate.

- 7.7. Policy H6 also requires that extensions respect the character of the local street scene. There are numerous examples of extensions which project beyond the front elevation of properties along Prudhoe Street. Indeed, the adjoining neighbour has extended to the front with the addition of a porch. It is proposed that this front extension to 8 Police Houses will be built alongside and to the same projection as this adjoining porch. This will also match the building line of the next nearest front extension to the north of this adjoining pair. It cannot then be said that a front extension would not be in keeping with the street scene's character.
- 7.8. The Town Council also referenced principles A, B, C, E and F of Policy HD7 from the Alnwick and Denwick Neighbourhood Plan. Principle A relates to footprint; it is expected that the footprint of any proposed development respects the density and grain of the surrounding townscape. As established above, this front extension would be very much respectful of the surrounding townscape, as it has been designed in line with other front-projecting extensions within the immediate area.
- 7.9. Principle B of Policy HD7 relates more generally to design; development is expected to make a positive contribution to local character. It is considered that the proposed extension would make such a contribution. Currently, the adjoining neighbour has a front extension in-situ, on the border between the two properties. This results in a visual imbalance between the pair of semi-detached properties. This application would bring some measure of uniformity to these properties by constructing a front extension to the same projection.
- 7.10. Principle C of Policy HD7 relates to quality of development; it is expected that any extensions respect and enhance the surrounding townscape in its design and use of materials. It has already been established within this report, as above, that this development would respect and enhance the surrounding townscape in its design. The materials proposed to be used would match those as found on the existing property and its neighbours.
- 7.11. Principle E of Policy HD7 relates to size and scale; it is expected that development responds positively to local character. Again, it has been established that the proposed scheme would accord with this principle. It is considered that this front extension is of a fairly modest scale and would match the projection of other such similar development found within the area. The extension would certainly be scaled appropriately to its host property.
- 7.12. Principle F of Policy HD7 relates to materials; it is expected that development is sympathetic to local materials. It is proposed that the materials to be used would match those as found on the existing property and its neighbours within the street scene, as well as the wider suburban townscape.
- 7.13. It is considered that, in terms of design and visual amenity, this application is fully compliant with Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan. The proposal is acceptable therefore and also in accordance with Policies S15 and S16 of the Alnwick LDF Core Strategy and Policy ENV 7 of the Northumberland Local Plan (Publication Draft Plan).

- 7.14. Policy H6 of the Alnwick and Denwick Neighbourhood Plan requires that the privacy, daylight, sunlight and amenity of adjoining properties is safe guarded. The front extension would project to the same built line as the neighbouring porch, which it would adjoin. While no loss of privacy would occur as a result, it cannot be said that levels of daylight within this glass-constructed porch will be unaffected once it is flanked by a brick-built porch immediately to the south. However, as a porch is not a habitable room, it is not considered that any loss of light which could occur would be nearly substantial enough to warrant a refusal in this instance.
- 7.15. It should also be noted that Alnwick Town Council have expressed fears 'the proposed front extension would encroach on the neighbouring property'. It has been confirmed by the applicant that the red line boundary plans submitted to the Local Authority are an accurate representation and all works are to take place within this red line.
- 7.16. The rear extension leaves a generous margin between it and the adjoining neighbouring property. It is not considered that this addition could result in any loss of light or outlook and similarly presents no concern of overlooking. The proposals are therefore acceptable in this respect, in accordance with Policy H6 of the Alnwick and Denwick Neighbourhood Plan and the NPPF.

Equality Duty

- 7.17. 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

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

Human Rights Act Implications

- 7.19. 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.

- 7.20. 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.
- 7.21. 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. National and local planning policies have been taken into consideration when assessing this application. The proposal would accord with Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan, Policies S15 and S16 of the Alnwick LDF Core Strategy, Policy ENV 7 of the Northumberland Local Plan (Publication Draft Plan) and the NPPF. It is therefore recommended by the assigned case officer that this application be granted permission.

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 be carried out in complete accordance with the following approved plans:

Drawing no. 2021 001 Rev. A

Drawing no. 2021 (0-) 002

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

03. 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 BE7 of the Alnwick District Wide Local Plan.

Background Papers: Planning application file(s) 21/02398/FUL

This page is intentionally left blank



Northumberland County Council

Appeal Update Report

Date: October 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?
21/00928/FUL	<p>Part first floor extension to existing bungalow - 16 Lynwood Close, Darras Hall, Ponteland</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/03089/FUL	<p>Retrospective application to raise the level of rear lower patio by 385mm above the former timber deck level – Harbour Cottage, 5 Haven Hill, Craster</p> <p>Main issues: inappropriate design and materials and adverse impact on the AONB; and adverse impact on residential amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/00069/CLEXIS	<p>Certificate of Lawful Development of an Existing Use of land as residential - land south of 4 Station Cottages, Longhirst</p> <p>Main issues: insufficient evidence to conclude that the land has been used as stated for a period in excess of 10 years.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
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 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.</p>	<p>19 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03861/VARYCO	Variation of condition 2 (approved plans) pursuant to planning permission	26 May 2021

	<p>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</p> <p>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.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04883/FUL	<p>Proposed demolition of existing garage to be replaced with two-storey dwellinghouse - 2 Sandridge, Newbiggin-by-the-Sea</p> <p>Main issues: harm to non-designated and designated heritage assets and the identified harm would not be outweighed by public benefits.</p>	<p>27 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00574/ADE	<p>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</p> <p>Main issues: Sign 1 has an unacceptable impact on the visual amenity of the site and surrounding area due to its siting and scale.</p>	<p>1 June 2021</p> <p>Delegated Decision - Officer Recommendation: Split Decision</p>
20/04234/FUL	<p>Proposed two storey side extension and demolition of existing garage – 23 Ladbroke Street, Amble</p> <p>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.</p>	<p>1 June 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/04134/FUL	<p>New sunroom – Outwood, Riding Mill</p> <p>Main issues: alongside existing extensions the proposal would result in a disproportionate addition over and above the scale of the original building and would be inappropriate development in the Green Belt.</p>	<p>1 June 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00925/FUL	<p>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, Netherton Colliery</p> <p>Main issues: harm to setting of a designated</p>	<p>30 June 2021</p> <p>Delegated Decision - Officer Recommendation:</p>

	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.	Refuse
21/01205/AGTRES	<p>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</p> <p>Main issues: insufficient information to establish if the proposal complies with relevant requirements regarding the last use of the building.</p>	<p>16 July 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00543/ADE	<p>Display of 1no. 'Development Opportunity For Sale' board for 6 months (Retrospective) - land north of Shaw House Farm, Newton</p> <p>Main issues: the signage would cause harm to public and highway safety.</p>	<p>4 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00496/FUL	<p>Construction of a bungalow – land east of Dukewilley, Lowgate</p> <p>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 completed in relation to sport and play provision.</p>	<p>18 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03541/FUL	<p>Erection of five camping pods and associated clubhouse – land south-west of Catton Pumping Station, Catton</p> <p>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.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04660/FUL	<p>New external plant – Asda, Main Street, Tweedmouth</p> <p>Main issues: insufficient information in relation to noise and potential impacts on residential amenity.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00128/FUL	Change of use from public house at ground floor (Sui Generis) to 1no. self contained two	<p>20 August 2021</p> <p>Delegated</p>

	<p>bedroom apartment at ground floor (C3 Use). Retention of existing 7no. existing holiday let rooms at first floor (C1 use); 1no. existing self contained apartment at first floor (C3 Use); and 1no. existing self contained apartment at second floor (C3 use) (Amended description 06/04/2021).</p> <p>Main issues: proposal is unable to provide sufficient on-site car parking with unacceptable adverse impact on highway safety; and no completed Section 106 Agreement to secure sport and play contributions.</p>	<p>Decision - Officer Recommendation: Refuse</p>
21/00834/FUL	<p>Stone clad side extension with pitched roof to form new open plan kitchen, dining and master with part mezzanine above kitchen – The Gin Gan, Whalton</p> <p>Main issues: poor design that would have a significant detrimental impact on the character of the property and inappropriate development in the Green Belt.</p>	<p>23 August 2021 Appeal against non-determination</p>
21/00844/FUL	<p>Adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed</p> <p>Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.</p>	<p>25 August 2021 Appeal against non-determination</p>
21/00845/LBC	<p>Listed Building Consent for adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed</p> <p>Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.</p>	<p>25 August 2021 Appeal against non-determination</p>
20/02536/FUL	<p>Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west</p>	<p>26 August 2021 Delegated Decision - Officer</p>

	<p>of North Farm Cottages, Embleton</p> <p>Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.</p>	<p>Recommendation: Refuse</p>
21/02693/FUL	<p>Two-storey side extension – 2 Bromley Gardens, South Beach, Blyth</p> <p>Main issues: siting, scale and design of the extension would result in harm to the street scene and visual amenity of the area.</p>	<p>10 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03231/OUT	<p>Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury</p> <p>Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.</p>	<p>10 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03542/FUL	<p>Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; inadequate flood risk assessment; and insufficient information regarding foul water treatment.</p>	<p>13 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01008/FUL	<p>Construction of 58no. dwellings with associated landscaping, access and infrastructure works – land to north of Fairmoor Centre, Morpeth</p> <p>Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education, primary healthcare and affordable housing have not been secured.</p>	<p>16 September 2021</p> <p>Appeal against non-determination</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
18/00223/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	<p>Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington</p> <p>Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.</p>	<p>Inquiry date: 9 March 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/02247/FUL	<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>
20/02488/FUL	<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

Elizabeth Sinnamon
Development Service Manager
01670 625542
Elizabeth.Sinnamon@northumberland.gov.uk



Northumberland

County Council

S106

Agreements Update Report

August 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 August 2021 and payments received in August 2021.



New Agreements

August	New Agreements completed
20/02793/ful	The Apple Core Hill Top Lucker
21/00842/VAREIA	Land South West Sector Cramlington
20/02213/FUL	Herding Hill Farm Caravan and Campsite, Shield Hill, Haltwhistle
21/00893/FUL	Land at Barns East of Garden Terrace, Bellingham
21/00807/ful	Tudor Mount, Church Lane
21/02417/FUL	Land North of 19 Till Grove Ellington
20/03539/ful	Land at North of Bullions Farm Carterway Heads
20/04042/FUL	North west of Aydon South Farm, Corbridge
20/04441/FUL	Land at Burnside Lodge, Eastgate Bank, Mickley
21/01992/VARYCO	Land Quarry Dene, Spittal
21/00969/FUL	Lime View, South Farm, Cramlington
20/02867/COU	Hallbank Guest, House Hallgate, Hexham
21/00126/ful	Swinhoe Road Beadnell

Contributions Received August 2021

Development	Type of Contribution	Amounts Received
Land East of Tesco Hexham	Flood mitigation	£35,000
Hepscott	Coastal Mitigation Service	£600
Till Grove Ellington	Coastal Mitigation Service	£615
Greensfield Alnwick	Sport	£118,000

Awards Paid Out August	Project	Amount Paid
Ashington Town Council	Hirst Park	£40,000
Cramlington TC	Muga park	£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

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