



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: 7 June 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held in County Hall, Morpeth, Northumberland, NE61 2EF on **TUESDAY, 15 JUNE 2021** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Tynedale Local Area Council members as follows:-

T Cessford (Chair), C Homer (Vice-Chair), A Scott (Vice-Chair (Planning)), A Dale, C Horncastle, JI Hutchinson, D Kennedy, N Morphet, N Oliver, J Riddle, A Sharp, G Stewart and H Waddell

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.



Daljit Lally, Chief Executive
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AGENDA

PART I

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

1. MEMBERSHIP AND TERMS OF REFERENCE

The committee are asked to note the following membership and terms of reference for the Tynedale Local Area Council which were agreed by Annual Council on 26 May 2021.

The membership is made up of the county councillors who represent the 13 electoral divisions in the Tynedale area:

Chair: T Cessford

Vice-Chair: CR Homer

Vice-Chair (Planning): A Scott

Quorum – 4

Conservative	Labour	Independent Group	Liberal Democrat	Green Party	Ind Non-Grouped
T Cessford	A Scott	D Kennedy	A Sharp	N Morphet	A Dale
CR Homer	HR Waddell				
CW Horncastle					
I Hutchinson					
N Oliver					
JR Riddle					
G Stewart					

Terms of reference

1. To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
2. To advise the Cabinet on budget priorities and expenditure within the Area.
3. To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
4. To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-

- social behaviour and environmental crime.
5. To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme.
 6. To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
 7. To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
 8. To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
 9. To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
 10. To make certain appointments to outside bodies as agreed by Council.
 11. To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.
 12. To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.
 13. To exercise the following functions within their area:-
 - a) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
 - b) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
 - c) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
 - d) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007.
 - e) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

2. APOLOGIES FOR ABSENCE

3. MINUTES

(Pages 1
- 20)

Minutes of the following meetings of the Tynedale Local Area Council, as circulated, to be confirmed as a true record and signed by the Chair.

- a. 9 March 2021
- b. 27 April 2021

4. DISCLOSURE OF MEMBERS' INTERESTS

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes

any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room.

NB Any member needing clarification must contact Legal Services Manager at monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.

DEVELOPMENT CONTROL

- 5. DETERMINATION OF PLANNING APPLICATIONS** (Pages 21 - 24)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it. (Report enclosed as Appendix A.)
- Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>
- 6. 20/02180/FUL** (Pages 25 - 52)
- Conversion, extension and alteration of existing coach house buildings to create a new wedding venue with associated demolition of existing outbuildings, new access, parking and landscaping (as amended)
Linnels Coach House, Fellside, Hexham, Northumberland, NE46 1TS
- 7. 20/03388/FUL** (Pages 53 - 84)
- Change of use from dwellinghouse and cottage (C3 use) to guest accommodation (C1 use); single-storey rear extension to form wedding venue; and car parking (As amended).
Shildon, Corbridge, Northumberland, NE45 5PY
- 8. 21/00357/FUL** (Pages 85 - 94)
- Installation and siting of 3 x garden room teaching pods, measuring 3.5m x 3.5m in floor area and a height of 2.8m
Corbridge Middle School, Cow Lane, Corbridge, NE45 5HY
- 9. PLANNING APPEALS UPDATE** (Pages 95 - 104)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee. (Report enclosed as **Appendix B.**)
- 10. DATE OF NEXT MEETING**

The next meeting will be held on Tuesday, 13 July 2021 at 4.00 p.m.

11. URGENT BUSINESS

To consider such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

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

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

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

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

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

The following are other Registerable Personal Interests:

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

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

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

3. Non-participation in Council Business

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

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

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

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NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

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

PRESENT

Councillor T Cessford
(Chair, in the Chair for agenda items 191 - 194 and 201 - 206)

(Planning Vice-Chair Councillor R Gibson in the chair for items 195 - 200)

MEMBERS

A Dale
CR Homer
C Horncastle
I Hutchinson
D Kennedy
N Oliver

K Quinn
JR Riddle
A Sharp
G Stewart
K Stow

OFFICERS

K Blyth

M Bulman
R Campbell
M Haworth
D Hunt

A Olive
E Sinnamon
N Snowdon

N Turnbull

Planning Area Manager -
Development Management
Solicitor
Senior Planning Officer
Planning Officer
Area Manager (West),
Neighbourhood Services
Highways Delivery Area Manager
Development Service Manager
Principal Programme Officer
(Highways Improvement)
Democratic Services Officer

ALSO PRESENT

Inspector Garry Neil, Northumbria Police

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

Ch.'s Initials.....

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

192. MINUTES

RESOLVED that the minutes of the meeting of Tynedale Local Area Council held on 12 January 2021, as circulated, be confirmed as a true record and signed by the Chair.

193. DISCLOSURE OF MEMBERS' INTERESTS

Councillor Riddle declared a personal and prejudicial interest in planning application 21/00070/FUL as the application was in his name.

194. POLICING AND COMMUNITY SAFETY UPDATE

The Chair welcomed Inspector Garry Neil to the meeting to give an overview and answer questions about policing in the East and West Tynedale command areas.

Inspector Neil explained that he had been appointed as the Neighbourhood Inspector for Tynedale in September 2020 following Inspector Bridges retirement. He highlighted the following:

- A new resourcing model had been implemented by Northumbria Police at the beginning of 2020 which had seen a 40% increase in resources in the rural area. This included the creation of a Rural Crime Team, for which he was the Inspector. The team included a sergeant, 2 detective constables, 3 constables and a civilian analyst. They concentrated on poaching, plant and all-terrain vehicle (ATV) theft. Significant results had recently been achieved with an organised crime group located in Stocksfield, Prudhoe and South Shields; a number of warrants had been executed and plant recovered.
- 50 rural crime volunteers had been recruited, mainly in the west, and more were being actively sought. Training was provided on reporting incidents, evidence required, grading of risk and radio training.
- Statistics were provided for the previous 12-month period and how these had changed due to Covid:
 - The number of incidents had reduced by 4,444 (11%) crimes in the Northern Area Command.
 - **East Tynedale** – 5% increase in offences violence against the person primarily without injury (harassment, stalking, public order offences). Reduction in burglary dwelling 40 offences less (36%). Anti-social behaviour had increased by 100% with residents reporting neighbours for having visitors when covid restrictions were in place and for travelling to rural locations.
 - 34% and 40% increase in domestic abuse in East and West Tynedale respectively due to relationships breaking down and individuals

spending more time at home together and relationships breaking down due to this and child access issues.

- **West Tynedale** – 14% reduction in overall crime, 20% increase violence against the person (60 offences), vehicle crime down 60%, burglaries down 50%.
- Priorities included:
 - Staff coverage and availability of staff due to the individual or family member needing to shield, or having to self-isolate due to testing positive for Covid.
 - Investigating reports of visitors.
 - Speeding.
 - Vulnerability and sex offender visits.
 - Domestic abuse victims who all received a safeguarding follow up call.

Members of the Committee discussed a number of issues and responses were given as follows:

- The Inspector agreed that staff or cameras would be deployed to investigate concerns or public perception of speeding in the following areas: Allendale Road and Corbridge Road in Hexham, A695 around the schools in Stocksfield, Bardon Mill.
- It was comforting to residents to see ‘bobbies on the beat’. More staff had been recruited with 40% located in rural areas, including Hexham.
- The boundary between East and West Tynedale was located to the west of Corbridge, Matfen, Ryal, Ingoe, Belsay, Kirkharle.
- A meeting was scheduled to be held the following day with colleagues from Cumbria and Durham police forces and representatives from the Forestry Commission and National Park regarding motorbikes on rural roads. This had increased during the milder weather in the last couple of weeks. These journeys could not be classed as essential whilst lockdown restrictions were in place.
- Fewer vehicles on the road meant that it was easier to spot individuals that should not be there. Use of members local improvement scheme funding to purchase ANPR cameras to protect communities from travelling criminals, traffic calming measures and speed surveys were also welcomed as it was difficult to cover a large rural area.
- He supported a reduction in speed on the A69 in the vicinity of Bardon Mill.
- The Community Speed Watch programme had not stopped during the pandemic as that type of activity was permitted under the Covid legislation but depended on whether participants were from the same household. Details of volunteers willing to register for training would be circulated by email after the meeting.
- Concerns regarding whether individuals regularly seen in Hexham were professional beggars or modern-day slaves. The police had powers under the Vagrancy Act of 1824 and Public Spaces Protection Order. They were aware of the issue and were investigating.

The Chair and members thanked Inspector Neil for attending the meeting and also for the professionalism and efficiency of his police colleagues.

RESOLVED that the update be received.

DEVELOPMENT CONTROL

Councillor Cessford then vacated the Chair, for Planning Vice-Chair Councillor Gibson to chair the development control section of the agenda, as was the arrangement for all Local Area Councils.

195. DETERMINATION OF PLANNING APPLICATIONS

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

RESOLVED that the information be noted.

196. 20/03984/FUL

**Resubmission: Replacement dwelling
Fairfields, Lowgate, Hexham, Northumberland**

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

The Planning Officer introduced the application with the aid of a powerpoint presentation and advised that there were no updates following publication of the report.

N Turnbull, Democratic Services Officer, read out a statement from Parish Councillor Tom Gillanders, which would be attached to the signed minutes and uploaded to the Council's website.

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

- The report provided a synopsis of the planning history of the site. Due to the residential caravan having been in situ in excess of 20 years, the use of the caravan was immune from enforcement after 10 years, which in effect meant they had permanent consent for a residential property which could be lived in all year round.
- In accordance with Green Belt policy a replacement building for the same use would be permitted, if it was not significantly larger than the current building.

- This application could not be compared with a conversion application previously considered by the Committee, where the original building had been removed.
- The issue of whether a proposal was materially larger considered not only the percentage of floor area or volume increase, it also looked at the existing site, impact on openness, the dimensions and design of the property.
- Previous former Tynedale policies considered an increase of 33% to be a limited extension to a building in the Green Belt, however this definition was no longer used in the NPPF. A general rule now considered that something up to 50% could be considered not to be a substantial increase or a limited extension to an existing building, provided the design and issues raised above, were subordinate or not excessive. Officers did not consider the proposal to be materially larger than the existing dwelling.
- The application proposed a single-story building which was not significantly higher than the existing structure (18cm higher).
- The red line defined the curtilage of the property and did not encroach further into the Green Belt. The applicant also owned the adjacent paddock (the land outlined in blue in the power point presentation).
- All the properties surrounding the site had been notified of the planning application and a site notice had also been displayed at the site entrance to fulfil the statutory notification requirements. No objections had been received from any of the neighbours. Two letters of support had been received.
- A previous application, which had been dismissed on appeal by the Planning Inspector, had proposed a 1.5 storey building with an increase of 140% on the original dwelling. Pre-application discussions had been held which had resulted in the proposal being considered in line with comments in the Inspector's decision.
- Condition 6 proposed the removal of permitted development rights for extensions, which was common in countryside and Green Belt applications.
- The current building was visible from the road between Hexham and Lowgate but not from the adjacent highway. The view of the building was minimal; an increase in height of 18cm was not considered to have a greater impact than the existing building. There was screening to the west and north and it was not considered that the proposed building would have a greater impact on the visual amenity of the landscape than the building that currently existed.

Councillor Horncastle proposed acceptance of the recommendation to approve the application subject to the conditions contained in the officer's report. This was seconded by Councillor Stewart and unanimously agreed.

RESOLVED that the application be **GRANTED** permission for the reasons and with the conditions as outlined in the report.

Councillor Riddle, having previously disclosed a personal and prejudicial interest, switched his camera off and did not participate in the following application.

197. 21/00070/FUL

**Replacement of redundant poultry shed with steel frame lean to agricultural building
Blakelaw Farm, Bellingham, Hexham, Northumberland, NE48 2EF**

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

The Senior Planning Officer introduced the application with the aid of a powerpoint presentation and advised that there were no updates following publication of the report. The application was being considered at committee as the applicant was an elected county councillor.

Councillor Kennedy proposed acceptance of the recommendation to approve the application, subject to the conditions contained in the officer's report. This was seconded by Councillor Hutchinson and unanimously agreed.

RESOLVED that the application be **GRANTED** permission for the reasons and with the conditions as outlined in the report.

198. The Northumberland County Council (Land at Hazel Hurst, Bardon Mill, Hexham, Northumberland) Tree Preservation Order 2020 (No. 09 of 2020)

The Senior Planning Officer introduced the report with the aid of a powerpoint presentation and advised that there were no updates following publication of the report.

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

- An application could be made to the Local Planning Authority to obtain permission if work on the trees was required in the future. There was no charge for this type of application.
- A provisional order had been made on 3 November 2020 under delegated powers following a request from a member of the public. The process required that the provisional tree preservation order be confirmed within the 6-month provisional period, otherwise it would cease to have any effect.
- The Tree and Woodlands Officer had assessed the value of the group of trees together and the impact that this had on the public realm and amenity in the area. Together they were considered to be worthy of protection to preserve the overall woodland look. If any of the trees, such as some of the birch trees which were leaning over at an angle, fell or required removal, the TPO would ensure that they would be replanted and

the positive impact of the woodland on neighbouring amenity be maintained.

- The TPO would last for perpetuity, unless modified or revoked.
- A 5-day notice process enabled a landowner to notify a Local Planning Authority if a tree was dangerous or dying and required felling. If approved the Local Planning Authority would recommend that a replacement tree be planted; the cost of replacement would lie with the landowner.

Councillor Sharp moved the recommendation to confirm provisional order 2020 (No. 09 of 2020). This was seconded by Councillor Stow and unanimously agreed.

RESOLVED that the Northumberland County Council (Land at Hazel Hurst, Bardon Mill, Hexham, Northumberland) Tree Preservation Order 2020 (No. 09 of 2020) be confirmed.

199. The Northumberland County Council (Land North of Ostlers Cottage, Anick, Northumberland) Tree Preservation Order 2020 (No 10 of 2020)

The Planning Area Manager - Development Management introduced the report with the aid of a powerpoint presentation. An extra slide had been included from the presentation previously circulated to show the location of the trees. She advised that there were no updates following publication of the report.

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

- Ivy on the trees had not been found to be damaging to the health or longevity of the trees by the Tree and Woodlands Officer who was happy that the requirements of a TPO were met.

Councillor Hutchinson moved the recommendation to confirm provisional order 2020 (No. 10 of 2020). This was seconded by Councillor Stewart and unanimously agreed.

RESOLVED that the Northumberland County Council (Land North of Ostlers Cottage, Anick, Northumberland) Tree Preservation Order 2020 (No. 10 of 2020) be confirmed.

200. PLANNING APPEALS UPDATE

The report provided information on the progress of planning appeals.

In response to a query, the Development Service Manager agreed to verify the address of an enforcement appeal, listed at the bottom of page 7 of the report, to Councillor Horncastle by email after the meeting.

Councillor Dale disclosed an interest in the above item and switched her camera off and left the debate until the discussion on the enforcement item was concluded.

RESOLVED that the information be noted.

On the conclusion of the development control business at 3.37 pm, Councillor Gibson vacated the Chair. The meeting adjourned for approximately 5 minutes. Councillor Cessford returned to the Chair and continued the meeting at 3.45 p.m.

OTHER LOCAL AREA COUNCIL BUSINESS

201. PUBLIC QUESTION TIME

There were no questions from members of the public.

202. PETITIONS

This item was to:

a) Receive any new petitions:

No new petitions had been received.

b) Consider reports on petitions previously received:

i. Speeding Traffic on the B6318 at Chollerford

The Local Area Council considered the petition which requested that Northumberland County Council implement traffic calming measures on the B6318 between Chollerford roundabout and Walwick. (A copy of the report is enclosed with the minutes as Appendix C.)

A statement in support of the petition from Helen McCall, the Lead Petitioner, was read out by N Turnbull, Democratic Services Officer. The statement would be attached to the signed copy of the minutes and would be uploaded to the Council's website.

The Principal Programme Officer (Highways Improvement) explained that he had been unable to arrange a site visit with the Lead Petitioner due to the restrictions in force during the Covid-19 pandemic. As these would hopefully be relaxing soon, he would arrange a socially distanced meeting outside with the Lead Petitioner and Councillor Gibson, as the local member. He commented that:

- The permanent counter was very well hidden. It was a grey box hidden in the grass verge on the southern side of the road in the extended 40-mph section next to the new housing development.
- The accident data related to the area from the roundabout to Walwick Hall and covered the previous 4/5-year period. It was obtained from Gateshead Council, who maintained accident data for all local authorities within the Northumbria Police area. The accident in 2018 was as a result of driver error. There may have been more incidents prior to this period.
- Traffic calming measures were only implemented in areas where the speed limit was 30 mph, or less. It would be very difficult to implement physical measures in an area where the speed limit was 40-mph.
- The missing signs would be investigated.
- A copy of the petition had been sent to Northumbria Police who were dealing with a new speeding enforcement strategy under their Operation Modero initiative.

In answer to a question, he confirmed that the frequency of calibration of the equipment would be checked.

Members noted that the footpath was narrower in places and it was suggested that some of the trees might have tree preservation orders on them. This would be investigated and widening and the condition of the footpath explored.

The Chair suggested that a meeting be arranged as soon as possible with the lead petitioner, and possibly virtually, in the first instance.

Councillor Gibson, the local member, confirmed that he had visited the location earlier that day and confirmed the presence of the permanent counter. He acknowledged that the stretch of road in questions was fast, straight and downhill. He recalled a motorbike fatal accident a number of years ago. Speeding had become one of the most talked about issues at meetings, but unfortunately it was difficult to prevent inconsiderate drivers.

RESOLVED that the issues raised in the petition and the contents of the report, be noted, including:

- a) A site visit or virtual meeting be arranged with the Lead Petitioner.
- b) A further speed survey be carried out and that the speed limit be reviewed on receipt of the survey.
- c) The width and condition of the footway be explored.

c) To consider updates on petitions previously considered:

There were none to consider.

203. LOCAL SERVICES UPDATE

Members received the following updates and explanation of the impact of Covid-19 on front line services from the Area Managers from Neighbourhood Services and Technical Services:

Neighbourhood Services:

- Severe bad weather w/c 8 February had resulted in widespread disruption to refuse collections, street cleansing and grounds maintenance. He apologised for the delays as many properties had to wait until the next fortnightly recycling collection. He was pleased to report that there had been no injuries, damage to vehicles or property.
- NEAT operatives, working their shorter winter hours (28 hours per week) had been required to assist with town centre gritting.
- Final preparation was taking place for grass cutting which was due to start in the next couple of weeks, dependent on ground conditions.
- Weed control activities were due to start in May without use of blue dye. A trial of glyphosate alternatives was to be undertaken during the year.
- A programme of work was being developed for clearance of litter on rural roads which required traffic management.
- Enhanced cleaning of public conveniences and additional emptying of litter bins was being programmed with increased footfall expected to continue with staycations due to the pandemic.
- Use of road sweepers had ceased during the adverse winter weather as they were not effective when the ground was frozen, however, the routes had recommenced.
- Tony Mousley had been appointed to the post of Waste Senior Team Leader.
- Extra collections of the 1100 litre bins at the glass recycling sites continued to be required.
- Garden waste collections had commenced with the yearly charge remaining at £43.00. Routes had been revised to accommodate an increase in demand for the service.
- Presentation rates and yields remained encouraging during the glass collection trial. A report summarising the effectiveness of the scheme was to be considered in July.

Issues raised by Councillors included:

- Additional weekend collections were required of waste bins at Tyne Green. Bins at this location were to be included in the extra collections during the spring and summer. Officers were also looking at the possibility of removing the flaps on waste bins with lids, as the bins were often not full, but dog waste bags had been left on the ground. It was believed individuals were reluctant to touch the handles to lift the lids during the pandemic.
- The bad weather refuse collection updates had been extremely helpful and shared with residents.

- Review of public toilet facilities. It was understood that capital funding was proposed to upgrade and refurbish some public toilet facilities. Cleansing had been increased to 3 visits per day.
- The recruitment process was underway to fill the vacant Trees and Woodland Officer post. Members commented on the helpfulness of the previous post holder. Queries could be sent to the Trees and Woodland Team Leader.

Technical Services:

- The first 2 weeks in February had been particularly challenging for staff due the prolonged period of freezing temperatures, ice, snow and 10-foot drifts in some areas of Tynedale.
- During this 2-week period, there had been 31 planned applications / treatments on the network, as well as revisits and additional routes. This amounted to 4,160 hours of gritting on the network and application of 11,872 tonnes of salt. All major routes had remained open with the exception of a section of the A68 for a few hours on 14 February.
- Unfortunately, the prolonged period of freezing temperatures and subsequent thaw had led to a deterioration of the surface of the road network which was, worse than anticipated. Extra highways inspections and resource has been brought into the area to undertake repairs as fast as possible with staff working additional hours to reduce the backlog of repairs.
- Hedge to hedge works continued with clearing of ditches and widening of roads; 100 signs were to be replaced around the Sandhoe and Sill areas.
- The LTP Programme was behind schedule due to the period of bad weather, but staff were working weekends to catch up and complete the programme before the end of the financial year. 47 of 51 schemes had been completed to date.
- 186,432 m² of permanent road surfacing had been completed in the locality.
- Areas had been identified for surface dressing with work due to commence in May / June. 500,000 m² was due to be completed across the road network in 2021/22.
- Notification of dates for members' schemes work would be issued in next few weeks.

The Local Services Area Managers expressed their appreciation to staff and contractors for the long hours worked in the recent period of adverse weather.

Councillor Quinn left the meeting.

Issues raised by Councillors included:

- Concerns regarding the surface of roads on the network and longevity of repairs. Temporary repairs had been made quickly in some areas to make the road safe, although it was likely that 2 jobs were recorded in the Mayrise system, with a separate order for a permanent repair at a later

date. Additional equipment had been hired due to the volume of work outstanding on A and B class roads.

- Grit bins would continue to be replenished in the next few weeks.
- The importance of drainage works. The gulley wagon timetable had been halted whilst drivers had been required for winter services work. The programme had resumed and an additional vehicle hired to assist with the work for the next couple of months. Letter drops were used to remove vehicles from areas, when required.
- Temporary repairs were required on Alndale Road.
- Volume of water on road surface next to Bristol Street Motors remained a concern. Work had been undertaken to replace the gulley and the volume of detritus was suspected as a contributing factor. The issue would be reviewed with a view to increasing the frequency of drain clearance.
- Traffic management plans be shared with Councillors, in advance of work, where possible. It was noted that many rural roads had not been constructed for the size of vehicles now in use.

Many of the members expressed their gratitude to the staff and contractors for the work that had been undertaken in difficult conditions and for the prompt response to requests.

Updates on issues raised during the meeting would be obtained for Councillors Stewart, Gibson, Sharp, Riddle and Cessford.

RESOLVED that the updates be noted.

ITEMS FOR INFORMATION

204. MEMBERS LOCAL IMPROVEMENT SCHEMES - PROGRESS REPORT

The Local Area Council received a progress update on Members' Local Improvement Schemes as at 1 February 2021. (A copy of the report is enclosed with the minutes as Appendix D.)

RESOLVED that the report be noted.

205. LOCAL AREA COUNCIL WORK PROGRAMME

A list of agreed items for future Local Area Council meetings was circulated. (A copy is enclosed with the minutes as Appendix E.)

Members were invited to email any requests to the Chair and / or Democratic Services Officer between meetings.

RESOLVED that the work programme be noted.

206. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 13 April 2021 at 2.00 p.m.

CHAIR _____

DATE _____

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NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a virtual meeting of the **Tynedale Local Area Council** held on Tuesday, 27 April 2021 at 2.00 p.m.

PRESENT

Councillor T Cessford
(Chair, in the Chair for agenda items 207 – 209 and 213)

(Planning Vice-Chair Councillor R Gibson in the chair for items 210 - 212)

MEMBERS

A Dale
CR Homer
C Horncastle
I Hutchinson

D Kennedy
N Oliver
G Stewart

OFFICERS

M Bulman
C Hall
E Sinnamon
N Turnbull

Solicitor
Planning Officer
Development Service Manager
Democratic Services Officer

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

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

208. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Quinn, Sharp and Stow.

209. MINUTES

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

DEVELOPMENT CONTROL

Ch.'s Initials.....

Councillor Cessford then vacated the Chair, for Planning Vice-Chair Councillor Gibson to chair the development control section of the agenda, as was the arrangement for all Local Area Councils.

210. DETERMINATION OF PLANNING APPLICATIONS

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

RESOLVED that the information be noted.

211. 20/03348/FUL

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

The Planning Officer introduced the application with the aid of a powerpoint presentation and advised that there were no updates following publication of the report.

N Turnbull, Democratic Services Officer, read out a statement from the agent on behalf of the applicants Dulcie Revely and Darren Lees, which would be attached to the signed minutes and uploaded to the Council's website.

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

- Information regarding the proposed use of the extension for homeworking and the query regarding the build date of the extension had been provided to the Planning Officer after the report had been written and agenda papers issued to Councillors. The applicant had been given the opportunity to withdraw the application from the meeting, in order to enable them to provide amended plans and additional information. However, this had been declined as they had not wanted to incur further delay whilst the revised plans and information were assessed. It was for this reason that the report contained no reference to policy ANDP6. However, officers considered that the proposal would have been contrary to bullet point 3 of that policy.
- Clarification was provided regarding Allendale Neighbourhood Development Plan Policy ANDP9 which related to Extensions to Dwellings which stated:
'Planning permission will be granted for extensions to dwellings in settlements and in the open countryside where these accord with Policy ANDP1 provided that:

- the overall design, size, appearance, scale, height and mass of the extension remains visually and functionally subservient to the host dwelling;
- the external facing materials used in the construction of the extension match or complement the materials used in the construction of the host dwelling;
- no significant and adverse impact arises from the development on the amenity of neighbouring residents;
- the cumulative effects of such extensions across the surrounding countryside are acceptable; and
- the effects of any significant increased run-off from rainwater arising on the additional hard surfaced area created by the extension can reasonably be mitigated.'

The aim of the Allendale Neighbourhood Plan was to see overall good design, appearance, size etc., whether it was for homeworking or a bedroom extension, good design was key. Members were reminded that the property also fell within the AONB. The application had been assessed against the aforementioned criteria.

- The applicants had not provided any evidence or made reference to the extension having been built before 1 July 1948, until the written submission. It had therefore been assumed that the flat roof section had been built more recently.
- The discrepancy between the figures quoted in the written submission of 23% and the report were believed to be due to the agent assessing floor space, whilst the Local Authority assessed volume. A reassessment of the proposals, assuming the flat roof extension had been built before 1948, resulted in a calculation of at least a 40% increase in volume.
- More work might be required to establish on what basis the percentages be calculated. If part of the building had been extended before 1948, it would need to be disregarded for these calculations and the proposals reassessed.
- Members were advised not to focus solely on the percentage increase in the size of the property, as they were used for guidance and there was no reference to percentages within policy ANDP9. The overall design, size, appearance, scale, height and mass of the extension needed to be considered, whether the proposal would cause harm and whether the scale and appearance was functionally subservient to the host dwelling.
- Some details, such as the materials to be used for the stilts, had not yet been explored.
- Further clarification and opportunity to review the site plans and proposed elevation was provided. Comparison was made of the original house and the extension to the left, the date of construction of the flat roof extension was now in question.
- The Allendale Neighbourhood Plan had been forward thinking with its inclusion of a homeworking policy (ANDP6) and the requirements during the current Covid-19 pandemic. The application, when submitted, had not suggested that the additional space would be utilised as a homeworking area; it had been described on the proposed floor plan as an additional bedroom.

- Whilst it was acknowledged that the applicants were working from home and a homeworking policy existed, reference was made to the final bullet point of ANDP6 which stated:
'Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.'
Although the Allendale Neighbourhood Plan supported homeworking, this should not be to the detriment of the other factors including the design, scale, massing and the subservient relationship of the extension were all relevant.
- The starting place for assessing the application was the Allendale Neighbourhood Plan which contained the primary planning policies. All plan policies should be NPPF compliant, which it was confirmed that the Allendale Neighbourhood Plan was considered to be. Reference to the NPPF in the reason for refusal related to the design, scale and massing of the proposal. The proposed design was more modern than the traditional nature of stone built surrounding cottages. The NPPF encouraged proposals not to have an adverse impact on the area, the host dwelling, the size and massing being subordinate to the original dwelling and reference to visual appearance.
- The use of stilts were one of the issues of the modern design, however if they were removed and replaced with a two storey extension, there would be highway implications due to the limited space within the site and the gradient of the bank and ability to provide alternative parking.
- Use of the ground floor space as an enclosed garage would have further implications on massing and increase the volume percentage as an enclosed space.
- The proposed pitched roof was an improvement in design terms as a replacement for the existing flat roof. However, the modern single glazing panels in the large corner window did not reflect the character of properties in the area.
- The application had been correctly assessed as residential, despite the proposed use of the space as an office, provided that it was ancillary to the main dwelling house. Reference was made to the preamble of policy ANDP6 which stated:
'Planning permission will be granted for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses...'

Councillor Hutchinson proposed acceptance of the recommendation to refuse the application. This was seconded by Councillor Cessford.

In answer to a question regarding information omitted from the report, the Solicitor confirmed that Members needed to consider the application as it was before them. The report had not made reference to homeworking whilst the written submission had. The applicants had been informed by the Planning Officer that they could withdraw this application and amend it but had chosen not to do so as they had wanted to proceed with the application as it stood.

The Development Service Manager confirmed that the application had been validated on 9 October 2020 and it had been assessed on the description given of a first-floor extension and new pitched roof to the existing extension. The plans showed it with a bedroom and bathroom in the proposed space. Until the applicant either withdrew it formally resubmitted new plans and description, it had been dealt with as it stood.

The report had been prepared for the original meeting date of 13 April 2021; unfortunately, this had been postponed due to the death of the Duke of Edinburgh and discussions held during the intervening period.

The Local Area Council had discussed the relevance of the homeworking aspect and the relevant points to be taken into account. However, it was primarily to be considered as an extension which the plans showed as a bedroom and bathroom.

Councillor Horncastle was dismayed that the additional information had been brought to officers' attention 5 weeks previously. He suggested that the application be deferred to determine whether the proposed extension be assessed as a 101% or 43% increase on the original dwelling.

The Chair expressed his concern as issues had been raised which had not been included in his briefing with officers the previous day and could see some merit in the application being deferred. However, he reminded members that a proposal to refuse the application had been proposed and seconded.

Councillor Hutchinson declined to withdraw his proposal as the applicant's agent could have withdrawn and submitted a revised application. Depending on the outcome of the vote, they could appeal or submit revised plans.

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

FOR: 5; AGAINST: 1; ABSTENTIONS: 3.

RESOLVED that the application be **REFUSED** permission for the reason outlined in the report.

212. PLANNING APPEALS UPDATE

The report provided information on the progress of planning appeals.

RESOLVED that the information be noted.

On the conclusion of the development control business Councillor Gibson vacated the Chair. Councillor Cessford returned to the Chair for the remainder of the meeting.

213. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 15 June 2021, the time would be confirmed.

The Chair expressed his thanks to all Councillors and said farewell to those who weren't standing in the upcoming elections or if they should not meet again. He also wished to place on record his appreciation to all officers, including Planning, Local Services and Democratic Services for the support they had given to the Tynedale Local Area Council in the previous four years.

CHAIR _____

DATE _____



TYNEDALE LOCAL AREA COUNCIL

DATE: 15 JUNE 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Director of Planning

Cabinet Member: Councillor Cw 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.

Recomendation

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

Key issues

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

Author and Contact Details

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

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

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

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

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

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

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BACKGROUND PAPERS

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

Implications

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

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

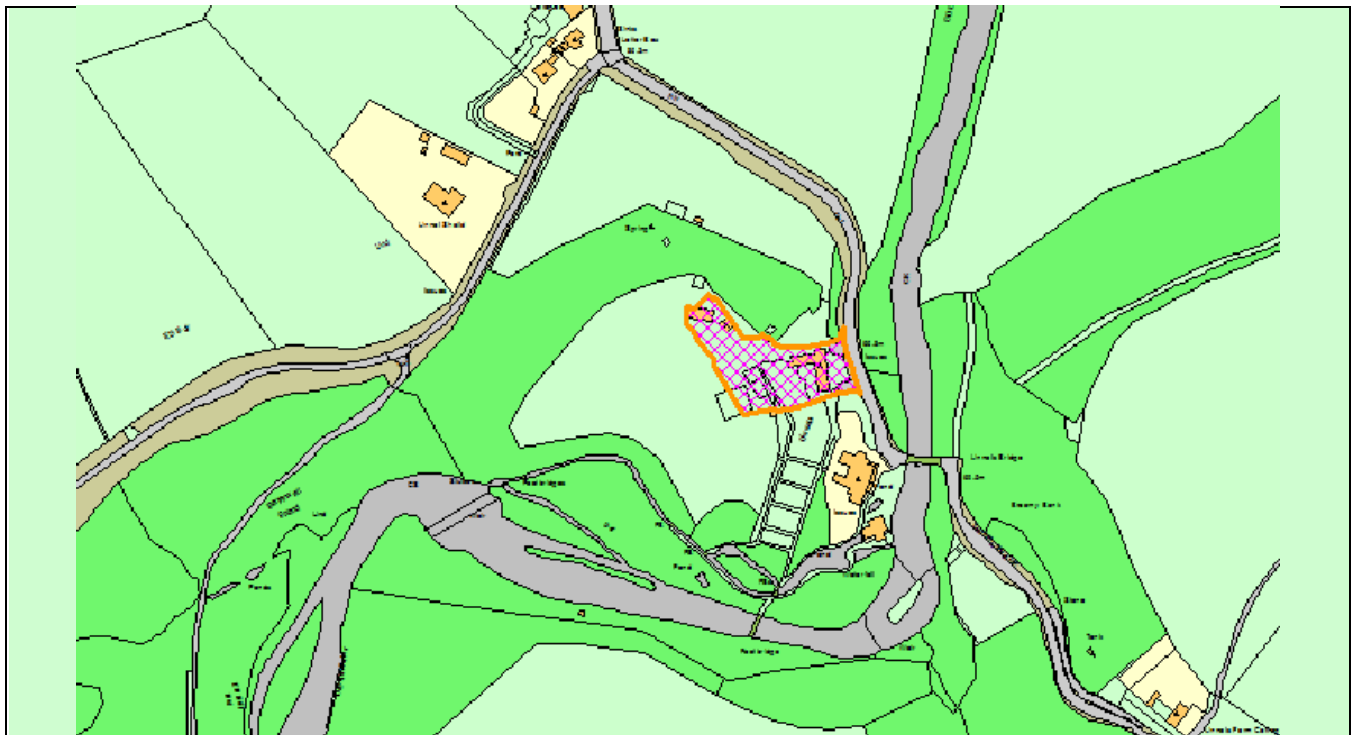


Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL PLANNING COMMITTEE Tuesday, 15th June 2021

Application No:	20/02180/FUL		
Proposal:	Conversion, extension and alteration of existing coach house buildings to create a new wedding venue with associated demolition of existing outbuildings, new access, parking and landscaping (as amended)		
Site Address	Linnels Coach House, Fellside, Hexham, Northumberland, NE46 1TS		
Applicant:	Mr Mark Winter, Linnels, Hexham, NE46 1TS	Agent:	Mrs Tessa Fletcher, ELG Planning, Gateway House, 55 Coniscliffe Road, Darlington, DL3 7EH
Ward	South Tynedale	Parish	Hexhamshire
Valid Date:	23 December 2020	Expiry Date:	14 May 2021
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Principal Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



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1. Introduction

1.1 Under the Virtual Delegation Scheme, the application has previously been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee due to the nature of the proposals within the Green Belt and open countryside, as well as objections that have been received. It was agreed that the application raises strategic and wider community issues and so should be considered by the Committee.

2. Description of the Proposals

2.1 Full planning permission is sought for the conversion, extension and alteration of existing coach house buildings at the Linnels Coach House to create a new wedding venue with the associated demolition of existing outbuildings, new access, parking and landscaping.

2.2 The application site is located in the open countryside and Green Belt around 2km to the south-east of Hexham, and forms part of the wider Linnels Estate. The site comprises the existing coach house building, which has been used more recently as holiday accommodation and storage. This is located to the north of the existing dwelling in the applicant's ownership at The Linnels and the Grade II* listed Old Mill. The Grade II listed Linnels Bridge, which is also a Scheduled Ancient Monument (SAM), is located to the east of The Linnels. The Linnels Coach House and the Linnels House, which dates from 1893, whilst not listed, are considered to be non-designated heritage assets due to their historic and architectural significance and their association with the adjacent listed buildings.

2.3 The site and immediately surrounding area falls within the Devil's Water Woods Site of Nature Conservation Importance (SNCI). The Lamshields Bank Ancient and Semi-Natural Woodland is located to the north and west of the site. A small part of the site is located within and close to Flood Zones 2 and 3.

2.4 The proposal involves the conversion, alteration and extension of the existing coach house building as well as associated access and new parking provision. The existing northern access would be altered and used to serve the new venue and a proposed new car park. The coach house features stabling, storage and garaging areas to the ground floor areas of the L-shaped building, with a four-bedroom holiday cottage occupying a small part of the ground floor and all of the first floor of the two-storey eastern section.

2.5 The submitted plans indicate that a total of 14 car parking spaces constructed using grasscrete would be provided within the site for use in connection with the venue, along with areas for goods drop off, bridal parking/coach drop off and car waiting/passing point. An area outside of the application site to the south within the curtilage of the adjacent dwelling in the applicant's ownership is indicated as being an overflow area for staff parking.

2.6 Based on the submitted plans and supporting information the ground and first floor areas of the existing building amount to around 226m² with the existing footprint being 179m². The footprint of the proposed extension (following reductions during the course of the application) would measure 136m², with the floor area equating to an additional 121m². The change of use of the existing ground floor areas of the building would

feature lounge and bar areas, kitchen, staff area and WCs alongside the main function room within the new extension. The proposals would look to cater for weddings and events for up to 110 guests. The holiday accommodation would be retained within the remainder of the building.

2.7 The new extension would have an eaves height of 2.6 metres and a ridge height of 4.6 metres, which have also been reduced during the course of the application. The new building would be constructed with timber cladding to the external walls and featuring areas of larger glazing, with a slate roof covering incorporating rooflights. Other amendments submitted by the applicant include revisions to the layout and location of the proposed car parking, which has been relocated to the west of the coach house and new extension.

3. Planning History

None

4. Consultee Responses

Hexhamshire And District Parish Council	Concern was shown by all members of Hexhamshire Parish Council regarding the amount of parking available for this development. The Parish support the development for the wedding venue but would still like to know that more parking is created.
County Ecologist	No objection subject to conditions.
Highways	No objection subject to conditions.
Public Protection	No objection subject to conditions.
County Archaeologist	No objection and no further archaeological work required.
Historic England	No comments.
Building Conservation	Acknowledge the reduction in size and scale of the proposed wedding barn and consequent reduction in impact upon the important non-designated and designated heritage assets. However, concerns are still raised in terms of harm arising from the proposals.
Environment Agency	No objection subject to condition.
Lead Local Flood Authority (LLFA)	No objection.
Northumberland Wildlife Trust	No response received.
Northumbrian Water Ltd	No comments.
Forestry Commission	No objection or support – provides comments and guidance in respect of potential impacts on Ancient Woodland.
Natural England	No objection.

Tourism, Leisure & Culture	<p>We support investment in the sector of measures that strengthen the diversity, depth and breadth of the county's tourism offer that contribute additional facilities and accommodation which will in turn facilitate additional visits and related spending within the county.</p> <p>We have no objection to this application subject to the application satisfying all statutory planning conditions.</p>
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5. Public Responses

Neighbour Notification

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

Notices

Site Notice - Affecting Listed Building: 13 January 2021

Press Notice - Hexham Courant: 21 January 2021

Summary of Responses:

Eight objections have been received from residents within the local area, as well as the Woodland Trust, in response to publicity on the proposals that raise concerns in respect of the following:

- impacts on residential properties through increased noise from the use of the buildings as well as associated noise from external use and traffic
- lack of information on proposed hours of operation, frequency of events and numbers of people attending
- increased traffic and restricted access over Linnels bridge and potential obstruction or damage
- insufficient parking to serve the development
- effects on the character of the area and rural setting through introducing the proposed new use
- potential detrimental impact to the adjacent Ancient Woodland.

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.doactiveTab=summary&keyVal=QDEXUMQSHG400>

6. Planning Policy

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance (NPPG) (2018, as updated)

6.1 Development Plan Policy

Tynedale Core Strategy (2007)

GD1 Location of development
GD2 Prioritising sites for development
GD3 Green Belt
GD4 Transport and accessibility
GD5 Flood risk
NE1 Natural environment
BE1 Built environment
EDT1 Economic development and tourism
EDT2 Employment land provision
EDT3 Employment development in the countryside
CS1 Principles for community services and facilities
EN1 Principles for energy
EN3 Energy conservation and production

Tynedale District Local Plan (2000, Policies saved 2007)

GD2 Design criteria for new development
GD3 Provision of suitable access for people with impaired mobility
GD4 Range of transport provision
GD6 Car parking standards outside of the built up areas
NE7 New buildings in the Green Belt
NE14 Use of existing buildings in the Green Belt
NE18 Protection of agricultural land
NE21 Sites of Nature Conservation Importance
NE27 Protected Species
NE33 Protection of trees, woodlands and hedgerows
NE34 Tree felling
NE37 Landscaping in developments
BE22 Setting of listed buildings
BE27 Archaeology
BE28 Archaeological assessment
BE29 Development and preservation
ED11 Small scale opportunities from new sites, redevelopment or conversions
TP5 Traffic management and impaired mobility
CS19 Location of development either causing or adjacent to pollution sources
CS22 Location of noise generating uses
CS27 Sewerage

6.3 Emerging Planning Policy

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

STP 1 Spatial strategy
STP 2 Presumption in favour of sustainable development
STP 3 Principles of sustainable development
STP 4 Climate change mitigation and adaptation
STP 5 Health and wellbeing
STP 7 Strategic approach to the Green Belt

STP 8 Development in the Green Belt
 ECN 1 Planning strategy for the economy
 ECN 12 A strategy for rural economic growth
 ECN 13 Meeting rural employment needs
 ECN 14 Farm / rural diversification
 ECN 15 Tourism and visitor development
 ECN 16 Green Belt and tourism and visitor economy
 QOP 1 Design principles
 QOP 2 Good design and amenity
 QOP 4 Landscaping and trees
 QOP 5 Sustainable design and construction
 QOP 6 Delivering well-designed places
 TRA 1 Promoting sustainable connections
 TRA 2 The effects of development on the road network
 TRA 4 Parking provision in new development
 TRA 5 Rail transport and safeguarding facilities
 ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment
 ENV 2 Biodiversity and geodiversity
 ENV 3 Landscape
 ENV 4 Tranquillity, dark skies and a sense of rurality
 ENV 7 Historic environment and heritage assets
 WAT 2 Water supply and sewerage
 WAT 3 Flooding
 WAT 4 Sustainable drainage systems
 POL 2 Pollution and air, soil and water quality
 INF 1 Delivering development related infrastructure
 INF 2 Community services and facilities

6.4 Other Documents/Strategies

The Setting of Heritage Assets (Historic England – December 2017)
 National Design Guide (2019)

7. Appraisal

7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Tynedale Local Plan (TLP) and Tynedale Core Strategy (TCS) as identified above.

7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Council submitted the Northumberland Local Plan (NLP) to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019 for examination. The Plan has been subject to examination and further consultation on main modifications will be required in due course.

7.3 Having regard to the assessment of the site, its constraints and the application proposals, as well as the responses received during the consultation period, the main issues for consideration as part of this enquiry are considered to include:

- Principle of development
 - location
 - Green Belt
- Design, visual impact and effects on character and heritage assets
- Residential amenity
- Highway safety
- Ecology
- Flood risk/drainage

Principle of Development

Location

7.4 Paragraph 8 of the NPPF states that *“achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These comprise economic, social and environmental objectives.

7.5 The site is located within the open countryside and Policy GD1 of the TCS limits development in such locations to the re-use of existing buildings, unless specifically covered by other development plan policies.

7.6 As set out within the TCS, the Council aims to support a buoyant and diverse local economy. The rural economy continues to change and there is a need to support the diversification of the local economy. Sustainable tourism based on the high quality environment, historic features and cultural heritage of the area is particularly important. Policy EDT1 of the TCS sets out principles for economic development and tourism, which are:

- (a) Support a buoyant and diverse local economy, which recognises the importance of tourism to the District.*
- (b) Ensure sufficient land is available to meet the employment requirements of the District.*
- (c) Protect existing and allocated employment land for its intended purpose.*
- (d) Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.*

7.7 Policy BE11 of the TLP refers to change of use and conversion to employment uses and holiday accommodation etc., and sets out criteria that all proposals for change of use and conversion of buildings in the countryside will need to fulfill. These include the following that are most relevant to the design and form of the proposals:

- (a) the building is of a permanent and substantial construction and its form, bulk and general design is in keeping with its surroundings or, where the building currently detracts from the rural character, its impact is acceptably improved by the proposal; and*

- (b) the building is structurally sound and capable of conversion without major or complete reconstruction or extensions; and*
- (d) the conversion respects the form, character, architectural features, design and setting of the building; and*
- (e) the conversion does not adversely affect the character or appearance of the countryside; and*
- (f) access and other necessary services are provided without adverse impact on the character or appearance of the area or other occupiers of land and buildings;*

7.8 Policy ED11 of the TLP permits the development of small-scale employment generating enterprises, subject to criteria, within or adjacent to existing settlements, however, this site is located within the open countryside.

7.9 The above policies are considered to be broadly in accordance with the more up to date policy context set out within the NPPF, which seeks to support sustainable development and proposals that would support the local rural economy. Paragraph 83 sets out that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

7.10 Paragraph 84 goes on to state that “*planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist*”.

7.11 Although more limited weight can be given to it at this stage, it is considered appropriate to refer to the relevant policies of the emerging NLP pertaining to the proposal. In terms of the overall principle and location of development, Policy STP1 states that development in the open countryside will only be supported if it can be demonstrated that it:

- i. Is directly related to the needs of agriculture, forestry, other land based industries, and rural businesses, or the sustainable diversification of such activities; or*
- ii. Supports the sustainable growth and expansion of an existing business; or*
- iii. Supports a newly forming business; or*
- iv. Supports or adds to the range of sustainable visitor attractions and facilities appropriate to the character of the area; or*
- v. Reuses redundant or disused buildings and leads to an enhancement of to the immediate setting; or*

vi. Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or

vii. Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan; or

viii. Is a house, the architecture of which is innovative and of the highest standard, it significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area.

7.12 Policies STP 2 and STP 3 refer to the presumption in favour of sustainable development and set out sustainability principles that will need to be satisfied.

7.13 Policy ECN 1 sets out the planning strategy for the economy and states that development proposals will support rural enterprise and support and promote tourism and the visitor economy. Policy ECN 12 relates to a strategy for rural economic growth, and encourages the growth of the rural economy through, within constraints, facilitating the formation, growth and up-scaling of businesses in rural locations; and safeguarding the rural environment, rural communities and traditional rural businesses upon which the rural economy depends.

7.14 The policy approach must seek to balance the development of visitor facilities throughout Northumberland with the protection of the unique qualities of the County's natural and built environment, which are responsible for attracting many of the tourists in the first place. Development that involves new building must be prioritised in locations that are accessible, have complementary land uses for tourists, can accommodate additional growth without causing significant environmental harm and have strong potential to attract visitors.

7.15 Policy ECN 13 states that the role of rural locations in providing employment opportunities, to meet the needs of those living in such areas is recognised. Therefore, in the countryside, development that will generate employment opportunities, proportionate to the rural location, will be supported where criteria, including the following, apply:

- a. Existing buildings are reused or, where this is not possible, extensions or new buildings that contribute positively to local landscape character and, where applicable, local building traditions;*
- b. The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places.*

7.16 Policy ECN 15 relates specifically to new tourism and visitor development across the County, including wedding venues. It outlines that "*Northumberland will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities. As far as possible, planning decisions will facilitate the potential for Northumberland to be a destination for:*

- a. heritage and cultural visits;*
- b. cycling and walking holidays;*
- c. landscape and nature based tourism;*
- d. themed events, activity holidays;*
- e. dark sky visits;*
- f. weddings;*
- g. out of season offer; and*

h. food and drink.

2. This will be achieved through the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses, applying principles including the following:

c. In rural locations outside the settlement boundaries and/or built-up areas of main towns, service centres or service villages, the development of new build, permanent buildings for holiday accommodation of any sort should be small scale and form part of a recognised village or hamlet;

d. In the open countryside, visitor accommodation should, wherever possible, be limited to the reuse of buildings that are structurally sound, or to chalets and caravans in accordance with part (e) below. New permanent buildings for visitor accommodation will only be supported where they would:

- i. demonstrably improve and diversify the County's tourist offer and/or clearly provide necessary accommodation along an established tourist route; and*
- ii. be located as close as is practicable to existing development.*

g. Tourism related developments that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use will be strongly supported;

h. In open countryside areas outside the two AONBs and the World Heritage Site and its buffer zone, new tourist development requiring larger buildings, totalling more than 500 square metres gross floorspace, in an open land setting, will be assessed on the potential economic gain weighed against any possible harmful impacts and other plan policies. Comprehensive master planning should accompany such proposals.

7.17 In light of the above there is policy support for the reuse of the existing building given the countryside location, although the overall proposal is not wholly in compliance with Policy BE11 of the TLP given the extent of the extension and new build. As a whole, including the proposed new build element, associated car park and infrastructure, the proposal would result in the creation of a relatively large new enterprise and form of development for this location in the countryside.

7.18 However, it is noted that the extension and floor area of the Coach House as a whole would be less than 500 square metres, which is the threshold for small-scale development having regard to the TCS. The following sections of this report will consider other environmental impacts of the proposals in more detail that are likely to result from the scheme and will need to be addressed.

7.19 In light of the above, and as the development plan and NPPF look to achieve more sustainable forms of development in more suitable and accessible locations there are some concerns that this would not result in a sustainable form of development in the open countryside. The application is not accompanied by any robust assessment or evidence that may assist in demonstrating and justifying a need for such a development in this less sustainable location. However, having regard to the NPPF's support for a prosperous rural economy, the proposed reuse of existing buildings, as well as existing and emerging development plan policies, the principle of such a proposal could be acceptable. It should be noted though that this is very much dependent upon being able to achieve a sustainable form of development overall in

terms of the overarching economic, social and environmental objectives, as required by the NPPF.

Green Belt

7.20 The proposal would result in development within the Green Belt. Policy NE7 of the TLP sets out the circumstances when the construction of new buildings in the Green Belt may be permitted, which include:

- (a) agriculture and forestry; or*
- (b) essential facilities for outdoor sport and outdoor recreation; or*
- (c) essential facilities for cemeteries; or*
- (d) essential facilities for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it; or*
- (e) limited infilling in, or redevelopment of those major existing developed sites identified on the Proposals Map, subject to Policy NE10 or NE11 or NE12 or NE13 being satisfied; or*
- (f) limited infilling within the boundaries shown on the Proposals Map in existing villages listed in Policy NE5 and in accordance with Policy H10; or*
- (g) limited affordable housing for local community needs within existing settlements subject to Policy H23 being satisfied, or*
- (h) proposals for the limited extension, alteration or replacement of existing dwellings, subject to policies in Built Environment and Housing chapters being satisfied.*

7.21 Policy NE14 of the TLP permits proposals for the change of use, conversion or extension of existing buildings in the Green Belt where all of the following criteria are met:

- (a) the buildings are of permanent and substantial construction; and*
- (b) the proposed use and any associated use of land are in keeping with their surroundings and the proposed development does not have a materially greater impact than the existing on the openness of the Green Belt or on the purposes of including land in it.*

7.22 The most up-to-date Green Belt policy guidance is set out within the NPPF. Paragraph 133 states *“the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*. The five purposes that the Green Belt serves are set out at paragraph 134, which are:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

7.23 Paragraph 143 states that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. Paragraph 144 goes on to state that *“when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the*

Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

7.24 Paragraph 145 of the NPPF states that *“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”* and exceptions to this are identified, which includes:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

7.25 Paragraph 146 of the NPPF also sets out there are certain other forms of development that would not be inappropriate development in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, including engineering operations and *“the re-use of buildings provided that the buildings are of permanent and substantial construction”*.

7.26 The NPPF does not define the term ‘openness’, however, it is commonly taken by the courts to mean an absence of built development. Likewise, there is no statutory mechanism to test the impact on the openness of the Green Belt. Planning Practice Guidance (PPG) states that assessing the impact of a proposal on the openness of the Green Belt requires a judgment based on the circumstances of the case. This sets out that the courts have identified a number of matters that may need to be taken into account in making this assessment, which include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- the degree of activity likely to be generated, such as traffic generation.*

7.27 In terms of the emerging NLP, Policies STP 7 and STP 8 reflect the national policy advice above, where inappropriate development, in accordance with national policy, will not be supported unless there are very special circumstances, whilst appropriate development will be supported. Policy ECN 16 relates to Green Belt and

the visitor economy. This sets out that *"the potential of the Green Belt areas to contribute towards strategic economic and tourism aims will be maximised, while ensuring that there would be no greater impact on the Green Belt and the purposes of including land in it, and where possible a lesser impact than the current situation"*. This may be achieved by measures such as *"allowing employment generating or tourism development to occupy previously developed land (but not where temporary buildings have been sited) so long as the new buildings do not impact the openness of the Green Belt more than the buildings or structures that were previously on the site"*.

7.28 The proposals include a new building in the form of an extension in order to create the overall function space, which will need to be considered in the context of whether it amounts to a disproportionate addition over and above the scale of the original building (NPPF paragraph 145 c)). Furthermore, consideration needs to be given to the overall change of use through the re-use of the building as well as other associated works, such as the new car parking, and how these relate to preserving the openness of the Green Belt and any conflicts with the purposes of including land within it (NPPF Paragraph 146 b) and d)).

Extension

7.29 The proposed extension is required as part of the proposals in order to provide space to accommodate wedding ceremonies as well as the subsequent function space for such events.

7.30 The test at paragraph 145 c) of the NPPF as to whether the extension of the buildings would be an exception to inappropriate development in the GB relates to *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"*.

7.31 The information provided with the application states that the existing coach house and attached buildings amount to around 229m² gross internal area and 971 cubic metres in volume. As originally proposed the new extension would result in an additional 168m² in floor area and 828 cubic metres in volume. That would have resulted in a 73% increase in floor area and an 85% increase in volume of the original buildings. This was considered to represent a disproportionate addition over and above the size of the original building, and as such would be inappropriate development in the Green Belt.

7.32 The application suggests that in considering the scale of the new extension to the buildings, regard should be had to the demolition of other buildings on the site. Whilst this is acknowledged by officers, the removal of stand-alone buildings some distance from the coach house cannot be used in determining whether there would be disproportionate additions over and above the size of the original buildings as a result of the proposals.

7.33 Following the submission of revised plans, the proposed extension has been calculated as having a floor area of 121m² and a volume of 485 cubic metres. This would result in a 53% increase in floor area and a 51% increase in volume over the original building.

7.34 There is no prescribed policy or guidance within the NPPF, or either adopted or emerging development plan policies, determining at what scale an extension will result in a disproportionate addition. During discussions on this application officers have

advised that any increase would require a judgement based on the nature of the site and the individual circumstances of the application proposals.

7.35 In this instance, although the extension has been reduced in scale and massing, it would still be a relatively large addition having regard to the form of the original buildings and the increased width and span of the new building in comparison to this. The position to the rear of the coach house is noted, which would lessen its visual impact overall to a degree. However, when assessed as an addition to the coach house in terms of its footprint, volume and overall scale, the proposed extension is felt to result in a disproportionate addition over and above the size of the original building in this instance in the context of paragraph 145 c) of the NPPF. The proposal would therefore be inappropriate development in the Green Belt.

Change of use, car parking and associated works

7.36 Regarding the change of use and conversion works, paragraph 146 sets out forms of development that would not be inappropriate development in the Green Belt including b) engineering operations and d) the re-use of buildings provided that the buildings are of permanent and substantial construction, and provided these works preserve its openness and do not conflict with the purposes of including land within it. Whether or not such development is inappropriate in the Green Belt is a matter of planning judgement.

7.37 It is acknowledged that the existing buildings are of permanent and substantial construction, and the re-use of the buildings could be an exception to inappropriate development, provided these works preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

7.38 Officers consider that a comparison of the proposed new use to the previous use is an important material consideration in making a judgement as to whether the proposals would be inappropriate development. It is acknowledged that the Coach House has been used as a holiday let, although there does not appear to be any planning history to this effect. The application states that this use has typically been occupied for around 26 weeks of the year, and this may increase to 44 weeks of the year should the current scheme be permitted. The application also states that it is anticipated that the new venue would typically be in use throughout the year, at weekends, hosting approximately 55 functions (some weekends holding two functions). Occasionally this would involve opening from 7am to allow set up prior to an event, with most functions operating until midnight.

7.39 On this basis, the proposed change of use and development of the site will cause a significant intensification of what are essentially urban activities (i.e. vehicles arriving and departing, music, people gathering etc.) and encroachment into the countryside, over and above the current use of the site. The proposal would result in a greater intensification of vehicular movements, activity and use on the site than the holiday let use that has operated alongside the adjacent residential use given the intended guests per event. The cumulative impact of repeated use could have a significant adverse impact on the tranquility of the countryside and attractive rural character in this particular area and, in terms of the purposes of the Green Belt, would fail to prevent urban sprawl. Therefore, the proposal would conflict with the fundamental aim of Green Belt policy (paragraph 134) and purposes a) and c) set out in paragraph 135.

7.40 Engineering operations are not defined by national policy but are generally considered to involve works which change the physical nature of the land, therefore, the proposed car park would involve engineering operations, despite the proposed use of a grasscrete finish that seeks to minimise impacts from this element. The provision of car parking facilities is a fundamental part of the proposal and its impact on openness also needs to be considered. It is acknowledged that the proposed car park is unlikely to be visible to any significant degree from public vantage points given the topography of the land and the existing and proposed trees, whilst parked cars etc. would not be a permanent feature, and in this way, their impact on openness would be more limited.

7.41 However, the impact of cars parked at the site would be exacerbated by the vehicular and other activity associated with the use discussed above. Consequently, the proposal would not meet the tests of paragraph 146 in that it would not preserve openness for the reasons outlined. As such, considering the use as a whole, it is officer opinion that the proposals constitute inappropriate development in the Green Belt.

7.42 As inappropriate development in the Green Belt, the proposal should not be approved unless there are very special circumstances. As per paragraph 144 of the NPPF, *“very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”*. Other harm that may arise could include impacts on the character and appearance of the site and wider area, impacts on heritage assets, the ecological value of the site and surrounding environment, residential amenity and highway safety etc. These will be considered in the following sections and the conclusion will set out an assessment of the overall planning balance and very special circumstances.

Very Special Circumstances

7.43 Whilst the applicant considers that the development proposals constitute appropriate development in the Green Belt, an addendum Planning Statement has been submitted that suggests ‘very special circumstances’ exist that would outweigh any perceived harm to the Green Belt. The application states that, in line with Policy EDT1 of the TCS and part 6 of the NPPF, the proposals would support the local rural economy through the creation of jobs for local people, during both the construction phase and when the venue is operational, and by bringing people to the area, who will stay in local hotels, eat in local restaurants etc.

7.44 The application states that documents have been prepared by the applicant in support of the proposals, which demonstrates the positive impact to the rural economy. This includes one titled ‘The Linnels, Wedding & Events – Place making, Sense of Place and Tourism December 2020’. This was commissioned by the applicant *“to carry out a brief assessment of the potential contribution that the proposed wedding venue could have upon Place Making, Sense of Place and Tourism assessment of the feasibility of adapting existing buildings on the Linnels site into a Weddings and Events facility”*. It concludes that *“the proposed scheme would fully unlock the considerable economic, social and cultural potential of the site”* with the following benefits identified:

- Economic - Jobs: 22 direct year round jobs; local spend Annual guest spend of over £1.3 million in the local economy; year round demand supporting the local tourism cluster - visitor experiences, visitor accommodation, event suppliers, taxis, wedding gifts and so on.

- Social - Brides and their guests would be able to enjoy a very special event which provided a sense of continuity and a key moment of personal history within the site's very special historic and natural environment. The creation of a wedding venue within this unique historic setting will add enormously to the contribution the historic buildings and structures are able to make to creating a sense of place and in turn developing social capital. Without the site being used as a wedding venue the site's assets would be able to make only a minimal contribution to sense of place.
- Cultural - Breathe new life into the redundant garages and stables with the repair and maintenance of a redundant undesignated heritage asset and the long term preservation of the external fabric and many of the internal features of the stables and coach house; contribute significantly to the extent to which the overall site's historic assets are known, valued and cherished; and provide the economic resources to fund the ongoing maintenance of the overall site and its important assets for the benefit of current and future generations.

7.45 The planning statement suggests that it is thought that during the construction phase, the development will create 10 no. jobs in the construction industry, and when the venue is fully operational there will be:

- 1 full time Operations Manager;
- 3 part time Wedding Co-ordinators;
- 1 full time Head Chef;
- 2 part time Commis Chefs;
- 1 full time Gardener;
- 2 part time Gardeners;
- 1 part time bookkeeper;
- 2 part time cleaners;
- Casual event staff (2 bar staff, 5 waiters, 1 kitchen porter – equivalent of 43 hours per event)

7.46 Furthermore, it is stated that the proposed extensions to the Coach House are vital to the viability of the proposals, as each additional square metre of floorspace increases the capacity of the venue by one person and each additional wedding guest is worth approximately £100 to the venue, in terms of function charges and bar spend. This estimate does not take into account the additional spending that will take place in the local area, as it is stated that guests are likely to stay over in local hotels and guest houses, take local taxis and spend in local shops and restaurants. The applicant also states that there will be an economic benefit to local suppliers and vendors including florists, photographers, caterers, wine merchants and entertainment companies. In addition, it is suggested that the proposals will also generate an income to enable the applicant to maintain and enhance the heritage assets at the site.

Summary

7.47 Having regard to the above, whilst there is support for sustainable rural economic development, it is clear that there are concerns in respect of the principle of any new development on the site having regard to its location within the open countryside and therefore a less sustainable and accessible location, as well as the significant policy constraint of the Green Belt. In this instance, it is acknowledged that the new development is intended to provide a new venture rather than the expansion of an

existing rural business, and there is local and national planning policy support for sustainable rural economic growth and tourism / visitor facilities that are sympathetic to their location and of an appropriate scale.

7.48 There is also policy support in principle for the fact that the development could refurbish a non-designated heritage asset, although further consideration will be given to these effects, as well as in relation to effects on the character of the site and surrounding area.

7.49 Furthermore, as set out earlier, the NPPF requires substantial weight to be given to any harm to the Green Belt, and states that *“very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”*. By virtue of being inappropriate development, the proposals are, by definition, harmful to the Green Belt. It is considered that there would be harm to the openness of the Green Belt as a result of the development, and there would be conflict with the purposes of its designation, specifically checking unrestricted sprawl and safeguarding the countryside from encroachment.

7.50 In assessing the proposals consideration has been given to whether these identified benefits are both material to the case and are actually a consideration that would weigh in favour of the development. Some factors in favour of a development in the Green Belt might relate to whether the development is essential, requires a unique location and/or the consequences of the scheme not going ahead would mean that the economy or the community would be significantly disadvantaged. Once factors in favour of the development have been identified, it is down to the planning balancing exercise to assign weight and decide whether or not the considerations in favour of the development clearly outweigh the harm of the development.

7.51 Having regard to the supporting information submitted by the applicant it is noted that there may well be some benefits to the rural and wider economy as a result of the proposals. However, it is officer opinion that any potential benefits put forward would not in themselves, or cumulatively, amount to the very special circumstances necessary to outweigh the identified harm to the Green Belt in this case and in this location.

7.52 Whether the stated benefits would outweigh any other harm identified as arising from the proposal will be considered in the sections below and returned to at the end of the report in the assessment of the overall planning balance.

Design, Visual Impact and Effects on Character and Heritage Assets

7.53 In addition to the above identified development plan policies, Policy GD2 of the TLP seeks to ensure that design should be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale, proportions, massing, positioning of buildings, use of materials, structures and landscaped and hard surfaced areas.

7.54 Policy BE1 of the TCS sets out principles for the built environment including criteria such as conserving and enhancing the built environment and having regard to heritage assets, and ensuring development is of a high-quality design that will maintain and enhance the distinctive local character of the countryside. Policy NE1 of the TCS sets out principles for the natural environment that include the requirement to

protect and enhance the character and quality of the landscape; manage the relationship between development and the natural environment in order to minimise risk of environmental damage and avoid the urbanisation of the countryside; and enable and encourage people to experience, enjoy and understand the natural environment.

7.55 Policy BE22 of the TLP relates specifically to the setting of listed buildings. This sets out that proposals that would adversely affect the essential character or setting of a Listed Building will not be permitted. Proposals for development within the setting of a Listed Building will only be appropriate where the following criteria are met:

- (a) the detailed design is in keeping with the Listed Building in terms of scale, height, massing and alignment; and*
- (b) the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the Listed Building.*

7.56 Policies BE25, BE27, BE28 and BE29 of the TLP are also relevant in relation to potential archaeological impacts and assessment.

7.57 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.58 Section 16 of the NPPF, and in particular paragraphs 189 – 202, also set out the framework for considering applications affecting the historic environment. Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.59 Paragraph 194 of the NPPF advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

7.60 Policy QOP 1 of the emerging NLP sets out design principles for new proposals, whilst Policy QOP 2 relates to good design and amenity. Policy QOP 3 sets out expectations in respect of public realm design principles, and whilst likely to be more limited on such a site, Policy QOP 4 relates to landscaping and trees. Policies QOP 5 (sustainable design and construction) and QOP 6 (delivering well designed places) should also be taken into account as part of the design of any proposals.

7.61 Policy ENV 7 of the emerging NLP with regard to the assessment of developments that may impact upon the historic environment and heritage assets. This includes consideration of impacts upon designated heritage assets (including the setting of listed buildings and SAM in this instance), as well as non-designated heritage assets and archaeological impacts.

7.62 Officers acknowledge the approach to the design in terms of attempting to make the extension more subservient to the existing building in respect of height and also its position set back from the highway. The scale of the extension has also been reduced following concerns raised over the original proposals. The design and use of materials seek a relatively contemporary approach, although look to reflect the traditional and rural character of the area.

7.63 Although reduced in scale, the proposed extension is still considered to be a relatively large addition to the existing coach house and will alter its original character and appearance, which is an attractive building amongst the group of properties in this attractive rural location. Although located to the rear of the building, which will mitigate the wider visual effects of the proposal to some degree, the proposed scale and design of the extension, is considered to be out of scale and character with the original form of the buildings and the wider character of the area, and would therefore result in harm.

7.64 The scheme as a whole would introduce a much more intensive form of development than the existing residential and holiday let development on the site. By virtue of its nature and scale, this would be out of character with the tranquil and rural setting of the site and surrounding area, which is a significant part of its current character. Introducing such a use and form of development onto the site would erode the quality and rural character and setting of the site and surrounding area, resulting in harm to the character of the area.

7.65 Building Conservation highlight that The Linnels is a large Victorian mansion which replaced an earlier inn and former miller's house on the site. The 19th century property was subject to subsequent alteration by 1920 which increased its footprint, particularly expanding to the rear, north-west elevation. The house does however still retain many Victorian and early 20th century architectural elements of interest. The coach house and stables are located in an 'L'-shaped building to the north of the Linnels house and based on map evidence were built at some point between 1895 and 1920. They were designed for the stabling of horses as well as later motor cars associated with the main house.

7.66 The design and layout of the stables, coach house and outbuildings and the survival of historic stabling means that these buildings still retain an understanding of their original function. Their position and design detailing are such that they are likely to have provided a visible contribution to views from the south, incorporating the listed structures of the mill and bridge. The Linnels and its associated stables and coach house have historic interest contributing to the evidence of early hydroelectric power for domestic properties, being one of the first houses in the world to benefit from electric light. The buildings also have architectural interest providing a good example of this period of a domestic property with associated stabling, coach house and outbuildings.

7.67 While subject to some later alteration, architectural detailing in the house and ancillary buildings and the presence of original stabling, troughs and associated flooring have been retained. The Linnels and its ancillary buildings and the area within which they are located also have an artistic interest. The historic bridge and mill were positioned for function rather than artistic reasons. However, the incorporation of the mill and its mill race within the landscaped grounds of the Linnels and the positioning and architectural detailing of the Linnels and its ancillary buildings in views from the south over the listed bridge make it more likely that these later buildings were designed and located for aesthetics well as functional reasons.

7.68 The original proposals involved the demolition of a small single-storey stone building with a stone slab roof which is located at the western end of the Coach House. This is now to be retained as part of the scheme and such retention is to be welcomed. The new build consists of a large modern barn type structure of timber with slate roof and large aluminium windows. The glazed link to the existing Coach House and the glazed canopy with zinc roof which was proposed in front of the existing coach house has also now been removed from the proposals.

7.69 The Linnels and the Linnels Stables and Coach House are considered to be non-designated heritage assets due to their architectural and historic importance associated with the Linnels Mill and forming a picturesque setting with this and with the listed and scheduled Linnels bridge. The application should therefore be assessed in accordance with the advice within paragraph 197 of the NPPF in this respect.

7.70 Building Conservation had commented that the original proposed materials of zinc roof, timber boarding and aluminium windows were unashamedly modern in stark contrast to the attractive stone and timber Coach House, although they note the reduction in scale, and welcome the change in roof materials from zinc to slate. However, they comment that the new building is still large and the submitted proposed panoramic views show that it is still visible from the scheduled Linnels Bridge. It is suggested that the modern glazed windows to the south and east elevations will be highly visible from the Linnels Bridge and the addition of sliding timber doors would assist with blocking out the light to these prominent elevations in the evening.

7.71 The conversion of the existing stable block now shows the retention of some of the stalls, which is to be welcomed. The Assistant County Archaeologist also comments on this aspect noting that the latest amendments have demonstrated how the historic stalling will be included in the proposed scheme. As a result, the proposed conversion should maintain an understanding of the previous use of these buildings and the retention of much of the historic fabric, combined with a basic record of the buildings in their current form as part of the amended Heritage Statement. As a result, they confirm there are no objections to the scheme from an archaeological perspective and no further archaeological work is required.

7.72 In conclusion, Building Conservation have advised that the harm to the setting of the non-designated and designated heritage assets would be caused by the change in views to and from this picturesque grouping and by the introduction of increased noise, traffic and light pollution to this otherwise tranquil rural landscape, which includes an element of ancient woodland. This harm would be exacerbated by the widening of the existing narrow rural access and by the inclusion of a car park, with associated lighting, on an existing greenfield site to the west of the proposed barn. Building Conservation consider the level of harm to the designated heritage assets of the Old Mill and Linnels Bridge to be substantial.

7.73 Paragraph 195 of the NPPF states that *“where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”.*

7.74 Even if the level of harm applied was found to be less than substantial, Paragraph 196 goes on to state that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

7.75 With regard to the assessment of harm affecting the non-designated heritage assets comprising Linnels House and the Coach House, paragraph 197 states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*

7.76 In considering the proposals against the above NPPF tests and the harm to the designated and non-designated heritage assets, officers have taken into account potential benefits of the scheme that have also been outlined as part of the ‘very special circumstances’ case for development in the Green Belt. Again, whilst there may be some benefits as a result of the scheme, it is not felt that the application has demonstrated that the level of harm is necessary to achieve substantial public benefits that outweigh the harm, whilst the proposals would not satisfy parts a) to d) of paragraph 195. In addition, in the event that the harm was deemed to be less than substantial, any stated benefits are not felt to outweigh the level of harm having regard to paragraph 196 of the NPPF.

7.77 There would be some economic benefits to the applicant as a private development, although it is also acknowledged that there may be some wider benefits in terms of ensuring longer-term use of the coach house buildings and contributing to the local economy through the development of a new rural enterprise. However, it is not felt that the scheme would result in sufficient public benefits that would justify or outweigh the harm arising from development as proposed within this specific location. The proposals would therefore be contrary to Policy BE1 of the TCS, Policies GD2 and BE22 of the TLP and the NPPF.

Residential Amenity

7.78 As well as looking to achieve a good quality of design in new development, Policy GD2 of the TLP states that when assessing development, consideration should be given to the impact of the development on a neighbouring use: there should be no adverse effects on adjacent land and buildings in terms of loss of light, noise or other disturbance, overbearing appearance or loss of privacy. Policy CS19 of the TLP states that strict control will be exercised over the location of new development which is likely to cause noise, smell or vibration problems or to add to air, land or water pollution. Policy CS22 relates to potential impacts of noise generating uses and states that in considering development proposals the noise levels likely to be generated shall be taken into account. Applications will only be permitted if they do not result in an

unacceptable increase in noise disturbance to noise sensitive locations, particularly residential areas.

7.79 The introduction of the development with proposed events would increase the levels of activity, noise and disturbance at the site and in the surrounding area, including the potential for amplified music. This is considered to be a particularly tranquil and attractive rural setting, and so the effects of introducing new development have a greater potential to impact the character of the area. As a result, there is also potential for the development to impact upon the amenity of residents within the vicinity of the site. There may also be impacts arising through increased use and disturbance from other elements including lighting and increased traffic.

7.80 It is acknowledged that, other than the applicant's property at The Linnels, there are no residential properties that immediately adjoin the site. However, properties are located within 200 metres of the site to the north-west at Linnel Shiel and Linnels Cottages and within 300 metres to the south and south-east at Linnels Farm. Objections have been received from residents in the locality that raise concerns in respect of the increased use and disturbance associated with the proposals and potential for adverse effects on the rural character of the area and living conditions as a result.

7.81 As referred to above officers consider that the introduction of the use in this tranquil rural location would result in harm to the character of the area. In terms of effects on residential amenity consultation has taken place with the Council's Public Health Protection team (PHP). The applicant has submitted noise and odour assessments that have been considered by PHP.

7.82 PHP advise that whilst the noise report contains part of a noise management plan, further information and clarity is required, although they advise that this can be secured by condition should permission be granted. PHP have raised no objection to the proposals although recommend conditions to mitigate the effects of the development on residential amenity in this location. These include setting a noise rating level that should not be exceeded for extraction ventilation as well as amplified music, with further details of a limiting device to control music noise to be submitted for approval. A condition is also recommended in relation to securing full details of the proposed odour treatment system to be installed for the new kitchen.

7.83 Whilst there are concerns in relation to introducing such a use in this rural location, having regard to the relationship of the site with other properties in the area, the comments of PHP and subject to conditions that would mitigate the potential effects of noise and odour to an acceptable level, it is not felt that there would be significant or adverse effects on the amenity of residents in the wider area. The proposal would be in accordance with Policies GD2, CS19 and CS22 of the TLP and the NPPF in this respect.

Highway Safety

7.84 The proposal has been assessed having regard to Policies GD4 and GD7 of the TLP, Policy GD4 of the TCS and the NPPF in relation to accessibility, parking and highway safety. Paragraph 108 of the NPPF looks to ensure that safe and suitable access to a site can be achieved by all users. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.85 Highways Development Management (HDM) note that the proposals would generate additional traffic flows to and from the site but advise that the existing wider local road network can accommodate the proposals. There are no existing footways or street lighting along this section of highway, no immediate links to regular public transport services, and cyclists are able to utilise the existing highway carriageway. As the development site is to be located within a rural location, and whilst there are some sustainable transport options, they are in keeping with the surrounding area and are limited. Furthermore, HDM accept that most users of the facility will not travel by sustainable means of transport, other than perhaps through car share or the provision of a bus put on for guests to any event.

7.86 The proposed development site is located on a private road which leads to the B6306, in Linnels, which has a 60mph speed limit. HDM consider that there are no adverse implications for highway safety or traffic management as a result of the proposed development. As a result of the proposed development the applicant/developer will be required to make alterations to the existing site access to provide appropriate entry widths and radii to accommodate coaches and wedding vehicles, together with visibility splays in accordance with the speed of vehicles using this section of highway.

7.87 HDM have sought further information in relation to car and coach parking to ensure that sufficient provision is made available on site based on the scale of the proposals. HDM have undertaken a further review of the proposals and the general principles of the approach the applicant has set out with regard to how they propose to manage the traffic associated with the development to limit the impact the development will have on the highway network.

7.88 In their most recent comments HDM advise that that such types of development are unique, and it is difficult to determine the likely amount of parking spaces required as wedding parties can substantially vary in size. Too few parking spaces provided may encourage the parking of vehicles on the surrounding highway, whilst too much parking provision may have a detrimental impact on the surrounding environment and not be used.

7.89 Therefore, to ensure vehicles associated with the development do not over spill onto the adjacent highway, HDM state that if the LPA are minded to approve this application, in order to exercise an element of control on the impact the development will have on the highway, a condition is recommended requesting the submission of an Events Management Plan for approval. The Events Management Plan should set out how the applicant proposes to manage all traffic associated with events (including deliveries to the venue), timings of events, differing sizes of events and full details of the information that will be provided to the Bridal Parties, i.e. recommendations to how guests travel to the venue and the amount of parking available on site etc.

7.90 On the basis of the proposals as submitted and the additional information that has been provided, HDM raise no objection subject to the above condition, as well as those securing provision of the car parking, details of the access, a construction method statement and refuse storage. Having regard to this assessment, and subject to these conditions, it is not considered that the development would have any unacceptable impacts in relation to transport and highway safety.

Ecology

7.91 The site is located within and close to designated sites, including the Devil's Water Woods Site of Nature Conservation Importance and the Lamshields Bank Ancient and Semi-Natural Woodland. The development plan and NPPF highlight the importance of considering potential effects upon the biodiversity and geodiversity of an area. Policy NE27 of the TLP and Policy NE1 of the TCS are therefore relevant in this respect regarding potential effects on the natural environment, species and designated sites. Section 15 of the NPPF relates specifically to the conservation and enhancement of the natural environment, including impacts on habitats and biodiversity.

7.92 Government Standing Advice and the NPPF are clear that ancient woodland is an irreplaceable habitat, noting that *"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists"*.

7.93 Consultation has taken place with Natural England and the Council's Ecologists on the proposals. Natural England raise no objection to the proposals and consider that the development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

7.94 The Council's Ecologists have sought further information during the course of the application in relation to bat roosts and mitigation, as well as asking the applicant to ensure that potential effects on the ancient woodland and government standing advice requiring a 15 metre buffer from such woodland is fully considered. These are concerns that had also been raised in an objection from the Woodland Trust. The Ecologists had therefore sought to ensure that wider impacts of the proposals were addressed, including additional noise and disturbance from use of the building, and increased night-time use.

Ancient Woodland

7.95 Following the submission of additional information and consultation, the Ecologists comment that the access along the northern edge of the site adjacent to the ancient woodland is hardstanding (although with vegetation having grown over) and no additional incursion from the site into ancient woodland is proposed. It is not possible to maintain a 15 metre buffer to the ancient woodland from the development zone, but it is noted that the site is currently developed up to that boundary and that the woodland is not in optimum condition having been planted and/or colonised with non-native species. The proposals have been amended to move the car park away from the edge of the ancient woodland, and the applicant has indicated that no-dig construction techniques will form the basis of a tree protection plan within the buffer to ancient woodland, which can be secured by condition.

7.96 The applicant has also indicated a wish to manage the woodland, and this can be included in conditions. Lighting from the development will be controlled through a dark corridor to the woodland boundary and automatic blinds fitted to skylights in the new function room, which can also be secured by condition. Where ancient woodland is present non-native species in landscaping schemes can escape and impact native woodland flora, therefore, a native species only landscaping condition is

recommended. On this basis, the Ecologists have advised that, subject to appropriate conditions, the objection in relation to ancient woodland is withdrawn.

Bats

7.97 The site is considered to be of County Importance and of high conservation significance, with five species of bat roosts recorded. The majority of the roosts are within the coach house itself and in the upper floor/loft. The upper floor has been previously converted to a holiday let, and no works are proposed to this floor. Restrictions to works to this floor including ceilings and any additional use of the loft must be secured by condition. The applicant is advised that any works impacting bat roosts must be carried out under ecological supervision and under a Natural England European Protected Species Mitigation Licence.

7.98 Recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended). The species protection provisions of the Habitats Directive, as implemented by the Conservation of Habitats and Species Regulations 2017 (as amended), contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species (EPS).

7.99 Notwithstanding the licensing regime, the LPA must also address its mind to these three tests when deciding whether to grant planning permission for a development which could harm an EPS. The "derogation tests" which must be applied for an activity which would harm a EPS are contained within the species protection provisions of the Habitats Directive, as implemented by the Conservation of Habitats and Species Regulations 2017 (as amended) are as follows:

1. that the action is for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature;
2. that there is no satisfactory alternative; and
3. that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

7.100 Regarding the first of these, the test of imperative reasons of overriding public interest seems to be considered to have been satisfied if a proposal meets an identified development need. This is a matter that needs to be considered as part of the determination of this application but is obviously a planning matter rather than an issue requiring ecological advice. In this instance, whilst there are concerns in respect of the principle of the overall form of development in Green Belt policy terms, as well as other harm that has been identified, the proposed conversion and reuse of the buildings that would result in impacts on bats would largely be acceptable in principle.

7.101 The second test concerns whether the development need which the application is seeking to meet can be met in any other way which has no or a lesser impact on the species concerned. There are two strands to this test;

- a) whether the development need could be met in a different way than through this particular application.

b) whether the development proposal itself could be re-configured or undertaken in such a way that it meets the same development need while having a lower impact on the population of protected species concerned.

7.102 This application is to bring the coach house into use as a wedding venue, albeit alongside other works rather than solely conversion works, and which is looking to secure a longer-term future for the building. Mitigation has been proposed for the buildings as part of the scheme that retains the roosts and secures their ongoing ecological functionality.

7.103 With regards to the third test, the conservation status of species will be taken as 'favourable' when:

- a. population dynamics data on the species concerned indicate that it is maintaining itself on a long term basis as a viable component of its natural habitats, and
- b. the natural range of the species is neither being reduced for the foreseeable future, and
- c. there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

7.104 In this instance the building currently supports identified bat roosts, and the requirement for an EPS Licence will prevent any direct harm, with the retention of roosts in the converted building maintaining roosting opportunities on site. Controls over lighting will maintain the ecological functionality of the site for bats. Therefore the third test for maintenance of favourable conservation status is met. The requirement for a EPSL and mitigation should be secured by planning condition.

7.105 Following the submission of additional information and mitigation, and on the basis of the comments of Natural England and the Council's Ecologists, the proposal is not considered to result in significant effects on species and designations that may be affected by the proposals, subject to necessary mitigation as identified by the Ecologists.

Drainage and Flood Risk

7.106 Policy GD5 of the TCS states that the potential implications for flood risk will be taken into account when meeting development needs. Policy CS27 of the TLP is also relevant in respect of matters of foul drainage and sewerage. The application site falls largely within Flood Zone 1, although a small part of the site to the east is located within and close to Flood Zones 2 and 3.

7.107 Consultation has taken place with Northumbrian Water, the Lead Local Flood Authority (LLFA) and the Environment Agency (EA) on the proposals in relation to matters of foul and surface water drainage, and assessment of flood risk.

7.108 No objections have been received from the above, subject to conditions that would require development to be undertaken in accordance with the submitted flood risk assessment and surface water management strategy, and that no buildings are located within Flood Zones 2 and 3. The applicant will also need to apply to the EA for a variation to their existing permit in respect of non-mains drainage, and ensure that the existing plant will have sufficient capacity to cope with additional flows. On this basis the proposals would be acceptable having regard to Policy GD5 of the TCS and the NPPF.

Other Matters

Equality Duty

7.109 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

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

Human Rights Act Implications

7.111 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.

7.112 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.

7.113 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 and the Planning Balance

8.1 The proposal is considered to be inappropriate development in the Green Belt for the reasons set out earlier in this report. Paragraph 144 of the NPPF states that *"when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of*

inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

8.2 In addition to the harm to the Green Belt, officers consider that there is also other harm arising through the development of the site as a result of new development in the open countryside; adverse effects upon the character and appearance of the original building and the open and rural character of the site; and harm to designated and non-designated heritage assets.

8.3 Having regard to all of the considerations and assessment of the application it is officer opinion that the application does not demonstrate that there are very special circumstances that would outweigh the identified harm to the Green Belt. The scheme is not considered to result in benefits that would justify or outweigh the level of harm to the identified heritage assets. The site is not considered to be a suitable location for the introduction of such a development and would result in harm to the Green Belt, the open countryside and the character of the area, as well as heritage assets, contrary to the identified policies of the development plan and the NPPF.

9. Recommendation

That this application be REFUSED for the following reasons:

01. The site is located in the open countryside and the Green Belt. The overall proposals are considered to be inappropriate development within the Green Belt in the context of the National Planning Policy Framework and result in harm to the openness of the Green Belt and encroachment into the countryside. Very special circumstances necessary to outweigh the harm to the Green Belt by reason of inappropriateness, as well as other harm, have not been demonstrated. The application is therefore contrary to Policies NE7 and NE14 of the Tynedale Local Plan and the National Planning Policy Framework.

02. By virtue of its location, scale, design and the nature of the use, including associated parking and the intensification in use of the site, the development would introduce a form of development that would result in harm to the character and appearance of the original buildings, the rural character and setting of the site and surrounding area, and encroachment into the countryside. The development is therefore contrary to Policies GD1, NE1 and BE1 of the Tynedale Core Strategy, Policies GD2 and BE11 of the Tynedale Local Plan and the National Planning Policy Framework.

03. The proposals would result in harm to the non-designated heritage assets comprising Linnels Coach House and The Linnels, as well as substantial harm to the setting of the designated heritage assets of the Grade II listed Linnels Bridge and the Grade II* listed Old Mill. The identified harm is not considered to be necessary to achieve substantial public benefits and any harm is not outweighed by any other potential benefits. The proposals would therefore be contrary to Policy BE1 of the Tynedale Core Strategy, Policy BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/02180/FUL

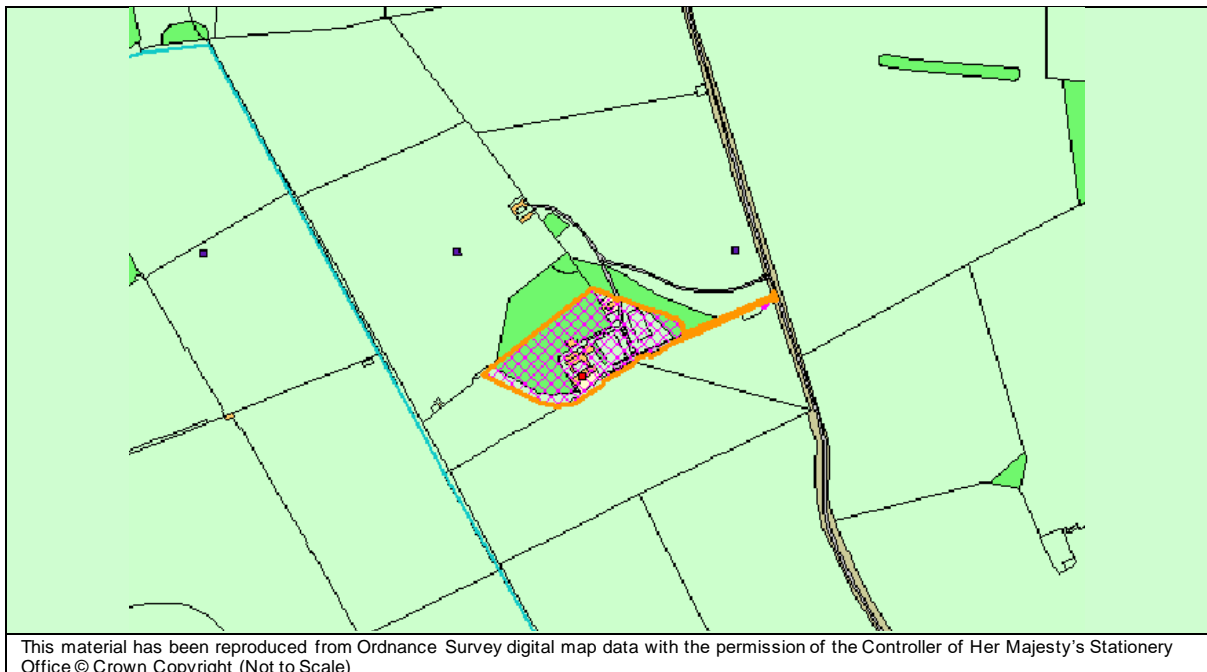


Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL PLANNING COMMITTEE Tuesday, 15th June 2021

Application No:	20/03388/FUL		
Proposal:	Change of use from dwellinghouse and cottage (C3 use) to guest accommodation (C1 use); single-storey rear extension to form wedding venue; and car parking (As amended).		
Site Address	Shildon, Corbridge, Northumberland, NE45 5PY		
Applicant/ Agent	Mr Jon Tweddell, Coble Quay, Amble, Northumberland, NE65 0FB		
Ward	Corbridge	Parish	Corbridge
Valid Date	3 November 2020	Expiry Date	16 June 2021
Case Officer Details	Name: Mr Callum Harvey Job Title: Planning Officer Tel No: 01670 623625 Email: Callum.Harvey@northumberland.gov.uk		

Recommendation: That this application be GRANTED subject to conditions



1. Introduction

1.1 The application site is located within the Corbridge Parish. Objections have been received from the neighbouring Whittington Parish Council, from the Ward Member for the neighbouring Ponteland West Ward, and from a number of local residents. Following referral to the Director of Planning and Chair of the Tynedale Local Area Council Planning Committee under the Virtual Delegation Scheme, it was agreed that this application raises sufficient interest within the wider community to be considered by Members of the Tynedale Local Area Council Planning Committee.

2. Description of the Proposals

2.1 The application site is located at Shildon, which is a large property located approximately 3.5m to the northeast of Corbridge, between the B6318 'Military Road' to the north and the B6321 'Aydon Road' to the south. The site is bound to the west, north and northeast by a belt of trees, and is surrounded by agricultural fields.

Planning permission is sought for:

- The change of use of the existing residential dwelling to guest accommodation (Use Class C1) comprising seven bedrooms;
- An extension to the northwest elevation of the building and associated internal alterations to form a wedding venue (sui-generis use);
- Change of use of existing outbuilding known as 'The Cottage' from a residential annex to guest accommodation (Use Class C1) comprising one bedroom; and
- Associated works within the site comprising the creation of 58 car parking spaces; cycle storage for 20 bicycles; a refuse storage area; and a package treatment plant.

2.2 The application seeks to create a wedding venue that would be able to host the wedding ceremony and reception on-site, and be able to accommodate the main wedding party/group on both the evening before and after the wedding day. The application projects that the proposed wedding venue operation would typically accommodate around 100 guests, though would be capable of accommodating up to 200 guests along with up to 45 members of staff. The application submits that the frequency of wedding events is forecasted to number approximately 50 events per year by the second year of operating, and approximately 50 to 75 events per year by the fourth year of operating. The application submits that during wedding events, the site would be in use from 08:00 through to 00:30 hours.

2.3 The proposed development would create a new wedding venue and new holiday accommodation. Whilst the proposed holiday accommodation would be used ancillary to the proposed wedding venue operation during wedding events, the holiday accommodation aspect (totaling 8 bedrooms) would also be made available for use when no wedding are taking place. Users of the holiday accommodation would be catered for on-site by staff and would share kitchen and lounge facilities within the building; therefore the holiday accommodation would not comprise self-catering accommodation. The application also indicates that the proposed function room would

also be made available for community organizations such as the Northumberland CVA when no wedding venues are taking place.

2.4 The proposal seeks to use an existing vehicular access onto the public highway known as the C245. The proposal seeks to use an existing tennis court and existing hardstanding elsewhere within the site to create 58 car parking bays; with 6 provided for members of staff and the remaining provided for guests. The site would also benefit from a drop-off point for taxis and mini-buses.

2.5 The received External Lighting Plan indicates the installation of an illuminated sign at the entrance to the site. This would require separate advertisement consent from the County Council as the local planning authority.

2.6 The application site is located within the open countryside and Green Belt. To the east of the main property and west of the tennis court lies a mid-18th century sandstone sundial which is Grade II listed. The application site is also located within the southern extent of the Hadrian's Wall Military buffer zone, over 400m south of the scheduled line of the vallum associated with Hadrian's Wall. The site is located adjacent to though outwith the Plan Area of the made Whittington Neighbourhood Plan.

3. Planning History

3.1 There is no planning history for the existing building known as Shildon. Previous applications for works in the field to the south of the property and for works to the outbuilding known as 'The Cottage' are set out below:

Reference Number: 20/01055/AGRGDO

Description: Prior notification for a proposed new building to provide storage for goods and machinery.

Status: Refused

Reference Number: 14/03856/CLPROP

Description: Certificate of lawfulness for a proposed single storey pitched roof extension at rear of existing building, removal of existing flat roof projection

Status: Permitted/Permitted Development

4. Consultee Responses

Corbridge Parish Council	No objection
Whittington Parish Council	<p>Whittington Parish Council wish to object for the following reasons:</p> <p>The access road to the property is a narrow country lane, in poor condition, with bends, hill tops and without passing places. This road is used by local traffic, agricultural vehicles, walkers, cyclists and horse riders. This road is completely unsuitable for use by construction vehicles and workers during the construction phase and the potential for up to sixty wedding vehicles, staff transport, deliveries and waste collection.</p>

	<p>Paragraph 109 of the NPPF states 'development should only be prevented or refused if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be 'severe'. This alone is grounds for refusal.</p> <p>The potential for significant noise and light pollution could adversely impact on neighbouring properties, domestic and wild animals.</p> <p>Whittington Parish Council suggests that this application should be refused.</p>
NCC Tourism, Leisure & Culture	<p>Without prejudice, we support investment in the sector of measures that strengthen the diversity, depth and breadth of the county's tourism offer that contribute additional facilities and accommodation which will in turn facilitate additional visits and related spending within the County.</p> <p>We have no comment on, or objection to, this application subject to the application satisfying all statutory planning conditions.</p>
Design and Built Heritage	No objection subject to recommended conditions.
County Archaeologist	No objection, no further archaeological work required.
Historic England	No objection
Public Health Protection	No objection subject to recommended conditions.
Highways	No objection subject to recommended conditions.
County Ecologist	No objection subject to recommended conditions.
West Tree And Woodland Officer	No response received.
Lead Local Flood Authority (LLFA)	No objection, informative provided.
Countryside/ Rights Of Way	No objection subject to protection of Public Right of Way located to the southwest of the application site.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	27
Number of Objections	28
Number of Support	3
Number of General Comments	0

Notices

Site Notice - Affecting Listed Building: Displayed 18th November 2020 and 22nd February 2021

Press Notice - Hexham Courant: Published 12th November 2020 and 4th March 2021

Summary of Responses:

28 objections have been received from 16 neighbouring properties in the local area, along with a further objection from the Ward Member for Ponteland West, raising the following concerns:

- Highway safety
- Impact on Public Right of Way
- Noise pollution
- Light pollution
- Impact on protected and unprotected species
- Capacity of water supply and foul drainage networks
- Adequacy of proposed foul drainage solution
- Poor broadband/internet connection
- Inaccurate plans and application form
- Poor design and subsequent impact on character and significance of non-designated heritage asset
- Inappropriate development in the Green Belt
- Lack of clarity over proposed frequency, scale and nature of events

Three letters of support have also been received from local businesses, who support the economic and tourism benefits of the development.

The above is a summary of the representations received, the representations can be read in full here:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QI3GKOQSJE000>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Core Strategy 2007

Policy GD1 – Locational policy setting out settlement hierarchy

Policy GD3 – Green Belt

Policy GD4 – Principles for transport and accessibility

Policy GD5 – Flood risk

Policy NE1 – Principles for the natural environment

Policy BE1 – Principles for the built environment

Policy EDT1 – Principles for economic development and tourism

Policy CS1 – Community services and facilities

Policy EN1 – Principles for energy

Tynedale District Local Plan 2000 (Saved Policies 2007)

Policy GD2 – Design Criteria for development
Policy GD3 – Accessibility of buildings open to the public
Policy GD4 – Highway safety criteria
Policy GD6 – Car parking provision outside of the main towns of Tynedale
Policy NE7 – New buildings in the Green Belt
Policy NE14 – Conversion, change of use or extension of existing buildings in the Green Belt
Policy NE17 – Landscape setting of Hadrian's Wall World Heritage Site
Policy NE26 – Habitats of special importance to wildlife
Policy NE27 – Protected species
Policy NE33 – Trees
Policy NE34 – Tree felling
Policy NE37 – Landscaping scheme
Policy BE11 – Change of use or conversion of existing buildings in the open countryside
Policy BE25 – Scheduled Ancient Monuments
Policy BE26 – Hadrian's Wall World Heritage Site
Policy BE27 – Archaeological sites and their settings
Policy BE28 – Archaeological investigations
Policy BE29 – Archaeological mitigation
Policy TM8 – Conversion of existing buildings to provide visitor accommodation within the open countryside
Policy TP27 – Public Right of Way
Policy CS19 – Pollution control, including noise
Policy CS22 – Noise pollution
Policy CS23 – Contaminated land
Policy CS27 – Foul water drainage

6.2 National Planning Policy

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

6.3 Emerging Planning Policy

Northumberland Local Plan Publication Draft (Regulation 19) with Minor Modifications (May 2019)

Policy STP 1 – Settlement Boundaries
Policy STP 3 - Principles of sustainable development (Strategic Policy)
Policy STP 4 - Climate change mitigation and adaption (Strategic Policy)
Policy STP 7 – Strategic approach to the Green Belt (Strategic Policy)
Policy STP 8 – Development in the Green Belt (Strategic Policy)
Policy QOP 1 - Design principles
Policy QOP 2 - Good design and amenity
Policy QOP 4 - Landscaping and trees
Policy QOP 5 - Sustainable design and construction
Policy QOP 6 - Delivering well-designed places
Policy ECN 1 - Planning strategy for the economy (Strategic Policy)

Policy ECN 12 - Strategy for rural economic growth (Strategic Policy)
Policy ECN 15 - Tourism and visitor development
Policy TRA 1 – Promoting sustainable connections (Strategic Policy)
Policy TRA 2 – The effects of development on the transport network
Policy TRA 4 – Parking provision in new development
Policy ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 - Biodiversity
Policy ENV 3 – Landscape
Policy ENV 4 – Tranquility, dark skies and a sense of rurality
Policy ENV 7 – Historic environment and heritage assets
Policy POL 2 – Pollution and air, soil and water quality
Policy WAT 2 – Water supply and sewerage
Policy WAT 3 – Flooding
Policy INF 2 – Community services and facilities

6.4 Other documents and Legislation

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England's 'Conservation Principles, Policies and Guidance' (2008)

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2015)

7. Appraisal

7.1 In assessing the acceptability any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains Policies of the Tynedale Core Strategy and Saved Policies of the Tynedale District Local Plan.

7.2 Paragraph 48 of the NPPF states that from the day of its publication, weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. The emerging Northumberland Local Plan was submitted to the Planning Inspectorate for examination in May 2019 for independent examination, which has now been completed. However, further feedback is awaited from the Local Plan Inspector regarding proposed modifications to the Plan and further consultation will need to take place on such modifications. Relevant policies in the emerging Local Plan are a material consideration in determining this application and it is considered that such policies can be afforded some weight at this time, alongside adopted development plan policies.

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

Principle of the development – Location

Principle of the development – Green Belt

Heritage assets
Design and visual impact on landscape
Residential amenity
Highway safety
Public Right of Way
Ecology and landscaping
Surface water and foul water drainage
Energy efficiency
Coal mining legacy

Principle of the development - Location

7.4 The application site is located within the open countryside. Policy GD1 of the Tynedale Core Strategy requires development in the open countryside to be limited to the re-use of existing buildings, unless specifically covered by other policies in the Development Plan. The Policy goes on to state that in all cases, the scale and nature of the development should respect the character of the town or village concerned and take into account the capacity of essential infrastructure.

7.5 The proposal seeks to extend an existing building and subdivide it, with one part forming holiday accommodation and the remaining part forming a new wedding venue, as described earlier in this report. Following the submission of this application, the pre-existing dilapidated timber stables and storage sheds attached to the north west elevation of the main building have been demolished to make way for the proposed extension. The proposed extension would form the function room, ancillary bar, and part of the ceremony room for the proposed venue. Internal alterations are also proposed within the existing building. The building is of permanent and substantial construction.

7.6 Policies BE11 and TM8 of the Tynedale District Local Plan support the principle of the conversion of buildings of permanent and substantial construction in the open countryside to provide holiday accommodation and/or tourist facilities, subject to a number of other criteria which will be covered later in this report.

7.7 Policy EDT1 of the Tynedale Core Strategy seeks to support a buoyant and diverse local economy, which recognises the importance of tourism to the District; seeks to protect and enhance existing tourist facilities and infrastructure; and seeks to allow new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.

7.9 Paragraph 83 of the NPPF states that:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

7.10 Paragraph 84 states that:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

7.11 Paragraph 8 of the NPPF states that the overarching economic objective of the planning system is to help build a strong, responsive and competitive economy. The support of the County’s rural economy is a key theme in the adopted Development Plan and the emerging Northumberland Local Plan. The proposed development accords with Policy EDT1 Tynedale Core Strategy and TM8 of the Tynedale District Local Plan as set out earlier in this report. Policy ECN15 of the emerging Northumberland Local Plan states that the County will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities. Policy ECN15 goes on to state that as far as possible, planning decisions will facilitate the potential for Northumberland to be a destination for:

- a. heritage and cultural visits;
- b. cycling and walking holidays;
- c. landscape and nature based tourism;
- d. themed events, activity holidays;
- e. dark sky visits;
- f. weddings;
- g. out of season offer; and
- h. food and drink.

It also states that this will be achieved through the development of new visitor attractions and facilities and visitor accommodation.

7.12 A commercially sensitive business case has been received which submits that the proposed development would lead to the creation of 30 permanent jobs within the first year of operating, and lead to the creation of an additional 20 permanent jobs within the following year. The business case also submits that the proposal would create a viable and commercially sustainable business focused on accommodating wedding events. The provision of holiday accommodation outside of wedding events taking place would be an additional revenue stream for the business. The application also highlights that the proposed operation would lead to a positive knock-on effect on the local rural economy and the larger settlements further afield such as Corbridge, with local business being used during the construction period and during the operation of the proposed development.

7.13 The business case also submits that users of the development would also lead to an increase in footfall and spending within the local economy. The provision of an

all-day venue for wedding events whilst only accommodating 8 bedrooms on-site would lead to a number of guests staying in overnight accommodation in the local area, with those guests subsequently using other local business during the course of their stay. The application submits that based on research conducted in the wedding venue sector, approximately 20% of users of this development, equating to 1,500 people per year, would be new to the area.

7.14 The business case also submits that there is a genuine need for this development within the former Tynedale District and the wider County. It is submitted that prior to the effects of the Coronavirus pandemic, the capacity of wedding venues in the area had already struggled to accommodate the increasing demand for rustic-style events based on farms or in barns, with the applicant's research indicating that countryside ceremonies and receptions are becoming progressively more appealing. It is submitted that the subsequent Coronavirus lockdown measures have led to a backlog of events, along with an increase in people's savings which has led to an increase in spending power for couples and guests. These factors have subsequently increased demand for venues once restrictions begin to lift. Based on their research, the applicant submits that many of their nearest competitors do not have weekend availability in the peak season until 2025, and that the lack of capacity has led to some couples looking to other parts of the UK for availability, therefore removing a potential income stream to the local economy within Northumberland. The application submits that the proposed development would provide capacity to accommodate a local need for wedding venues, which existed even prior to the Coronavirus pandemic, therefore the development would continue to provide necessary capacity in the County's wedding venue sector following the anticipated shorter-term boom in demand once Coronavirus restrictions lift.

7.15 The provision of a new wedding venue to accommodate an identified local need, and the wider economic benefits which would result from a viable and commercially sustainable business, weigh in favour of the proposal. The proposal is in accordance with Paragraphs 83 and 84 of the NPPF and the relevant Policies in the adopted and emerging Plans.

7.16 Paragraph 8 of the NPPF states that the overarching social objective of the planning system is to support strong, vibrant and healthy communities. Whilst the application submits that the predominant use of the proposed development would be as a wedding venue and as holiday accommodation, it is also submitted that the new function room and the wider site could be used to accommodate other events which would be open to local charities such as the Northumberland CVA. Policy CS1 of the Tynedale Core Strategy and Policy INF2 of the emerging Northumberland Local Plan support the provision of community buildings where they seek to address an identified need for such facilities – whilst officers note that there may not be a specific need for a venue for local charities and community groups in the local area, the provision of an events space would nonetheless lead to some wider community benefits, which weighs in favour of the proposal. The proposal would accord with Policy CS1 of the Tynedale Core Strategy and Policy INF2 of the emerging Northumberland Local Plan.

7.17 Paragraph 8 of the NPPF states that the overarching environmental objective of the planning system is to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and

mitigating and adapting to climate change, including moving to a low carbon economy. Policy EN1 of the Tynedale Core Strategy seeks to minimise energy use through the location, layout and design of the development, to enable the sensitive development of renewable energy resources, and promote the development of micro-renewable energy generation.

7.18 The application submits that there would be some environmental benefits as a result of the development, as members of staff and guests would be encouraged to use sustainable forms of transport rather than their own private vehicles, whilst the development would use rainwater harvesting tanks and an on-site package treatment plant for foul drainage, thus reducing the proposed development's use of the local water supply network.

7.19 The application submits that there is an ambition to use solar panels, ground and air source heat pumps, and electric vehicle charging points. Details of these micro-renewable energy sources have not been provided as part of this application, therefore the benefits of their provision are not to be afforded weight at the present time. Details of the use of locally sourced materials and sustainable construction techniques where appropriate can be secured through the use of a recommended planning condition.

7.20 Officers note that the site is located in an isolated area with no public transport links, whilst the proposed development would lead to a more intensive use of the site compared to the existing dwelling. Therefore, the proposed development would lead to an increased number of private vehicle trips than the existing residential use. The environmental harm as a result of these additional private vehicle trips is therefore also to be afforded weight when considering this application.

7.21 Officers are mindful that the application site is not within a sustainable location. The site is not physically well related to existing well-established settlements, being located 3.5km from Corbridge; whilst there are no public transport connections. However, as discussed earlier in this report, there are considered to be sufficient economic and social public benefits to justify the siting of the proposed development in this location, whilst as discussed later in this report the development would not have an unacceptable adverse impact on the site's surroundings or on the local highway network. Officers are also mindful that wedding venues of this scale and nature are not always best located within or adjacent to existing settlements, as part of their attraction is a location within a rural setting and within aesthetically pleasing landscapes. The proposal would also look to use and extend an existing building rather than construct a new development.

7.22 The siting of the development in this location would accord with Paragraphs 83 and 84 of the NPPF. The re-use of this existing building within the open countryside would accord with Policies BE11 and TM8 of the Tynedale District Local Plan, and would subsequently accord with Policy GD1.

7.23 The notable economic benefits of the scheme accord with Policy EDT1 of the Tynedale Core Strategy, Policies ECN12 and ECN15 of the emerging Northumberland Local Plan and the NPPF. The relatively limited social benefits accord with Policy CS1 of the Tynedale Core Strategy, Policy INF2 of the emerging Northumberland Local Plan, and the NPPF. The relatively limited environmental benefits accord with Policy

EN1 of the Tynedale Core Strategy, Policies STP4 and QOP5 of the emerging Northumberland Local Plan, and the NPPF.

Principle of the development – Green Belt

7.24 The application site is located within the Green Belt in the adopted Development Plan and in the emerging Northumberland Local Plan. Paragraph 133 of the NPPF states that the Government attaches great importance to Green Belts, and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 134 of the NPPF states that the Green Belt serves the following five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.25 Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.26 Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The exceptions to this under Paragraph 145 include:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and
- the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

7.27 Paragraph 146 of the NPPF also states that certain other form of development are also not inappropriate development in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These exceptions include engineering operations; and the re-use of buildings provided that the buildings are of permanent and substantial construction. Policies STP 7 and STP 8 of the emerging Northumberland Local Plan reflect the provisions of the NPPF as set out above.

7.28 Policy NE14 of the Tynedale District Local Plan supports the change of use, conversion or extension of existing buildings in the Green Belt where the the buildings are of permanent and substantial construction; and the proposed use and any associated uses of land are in keeping with their surroundings and the proposed

development does not have a materially greater impact on the existing openness of the Green Belt or on the purposes of including land in it.

7.29 National Planning Guidance on Green Belt states that:

“Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.”

7.30 The proposal seeks to demolish timber storage buildings attached to the northwestern elevation of the property, and construct a new extension to form the function room and part of the ceremony room for the wedding venue. Objections have been received raising concerns about the scale of the proposed extension. Officers are however mindful of the scale of the existing building, as despite the scale of the proposal it would lead to a 38% addition in respect of volume over and above the existing building. It is considered that this would not be a disproportionate addition and would therefore accord with the exception under Paragraph 145 c) of the NPPF. The existing building is of permanent and substantial construction, therefore the proposal also accords with the exception under Paragraph 146 d) of the NPPF.

7.31 The proposal has been amended to remove a new parking area on an adjacent field, and now seeks to use an existing tennis court, existing hardstanding and a strip of existing vegetable patches within the site to form 60 total car parking bays. A cycle store and a refuse store are also proposed. The location of the proposed car parking bays is considered to be Previously Developed Land as defined by the NPPF, therefore the relevant test under the NPPF is whether the car parking would have a greater impact on the openness of the Green Belt than the existing hardstanding. As set out above, the National Planning Guidance on Green Belt requires a judgement on the spatial and visual aspects of openness, the duration of the development and remediability, and the degree of activity likely generated.

7.32 As a result of the proposed car parking arrangement, a small amount of hardstanding would be created to link the existing tennis court to the existing hardstanding elsewhere within the site, car parking bays would be created to the west of the tennis court along the existing vegetable patches, and the existing access lane would be slightly widened along part of the northern edge. It is considered that the extent of new hardstanding within the built envelope of the existing property would not have a materially greater impact on openness in a spatial or visual sense.

7.33 The proposed car parking areas would naturally be used to park vehicles during wedding events, though this would be on a temporary basis as the vehicles would only be present in these parking bays during the events. The proposed car parking area on the existing tennis court and existing vegetable patches would also be well screened

visually through existing trees and scrub. It is therefore considered that the parking of vehicles within the indicated car parking areas would not have a greater impact on openness. For the above reasons, the proposed car parking would meet the exception under Paragraph 145 g) of the NPPF. The proposal includes off-site highways works comprising of carriageway widening in some locations and creation of passing places along the C245 to the east of the site. These engineering operations would meet the exception under Paragraph 146 b) of the NPPF.

7.34 For the above reasons, the proposal is not unacceptable within the Green Belt in accordance with Policy NE14 of the Tynedale District Local Plan and the NPPF, as well as Policies STP 7 and STP 8 of the emerging Northumberland Local Plan.

Impact on Heritage Assets

7.35 The main house and outbuilding known as The Cottage are shown on the First Edition Ordnance Survey map of circa 1860 with subsequent additions in the north-west from the late 19th century onwards. To the east of the main property and west of the tennis court lies a mid-18th century sandstone sundial which is Grade II listed. The application site is also located within the southern extent of the Hadrian's Wall Military buffer zone, over 400m south of the scheduled line of the vallum associated with Hadrian's Wall.

7.36 When considering proposals which could affect Listed buildings or structures, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the County Council as the local planning authority to have special regard to the desirability of preserving listed buildings and structures, their setting and the architectural and historic interest they possess.

7.37 Policy BE1 of the Tynedale Core Strategy sets out the principles of the built environment, which include the conservation and where appropriate enhancement of the quality and integrity of Tynedale's built environment and its historic features including archaeology; giving particular attention to listed buildings, scheduled monuments and conservation areas. Policy GD2 of the Tynedale District Local Plan requires the design of proposals to be appropriate to the character of the site, existing buildings and their setting. Policies BE25, BE27, BE28 and BE29 require proposals to justify and mitigate any identified harm to Schedule Ancient Monuments and other archaeological assets, which in this case include the Hadrian's Wall World Heritage Site. Policy NE17 requires proposals within the designated Hadrian's Wall World Heritage Site to preserve its landscape setting and nature conservation interest.

7.38 Paragraph 193 of the NPPF states that when local planning authorities consider the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.39 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this

harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.40 The Design and Built Heritage officer has been consulted on the proposals and, following receipt of further details of and justification for the internal works to the existing building and the proposed extension, they have no objection subject to recommended conditions. It is considered that the proposed works to the existing building and elsewhere within the site would not have an adverse impact on the setting of or harm the character of the identified Grade II listed sundial, in accordance with Policy BE1 of the Tynedale Core Strategy, Policy GD2 of the Tynedale District Local Plan and the NPPF.

7.41 Due to its age and architectural merit the existing building at Shildon is considered a non-designated heritage asset. The proposed siting, scale, massing and design of the proposed extension would not harm the character of the building in accordance with Policy BE1 of the Tynedale Core Strategy, Policy GD2 of the Tynedale District Local Plan and Paragraph 197 the NPPF.

7.42 The Council's Archaeologist has been consulted and, whilst noting the location of the site and works relative to Hadrian's Wall vallum and the designated World Heritage Site, they have no objection. No further archaeological work is required and therefore they have not recommended any conditions. The proposed works within the site would not harm any Scheduled Ancient Monuments or other archaeological assets, including the setting of the Hadrian's Wall World Heritage Site, in accordance with Policy BE1 of the Tynedale Core Strategy, Policies GD2, NE17, BE25, BE27, BE28 and BE29 of the Tynedale District Local Plan and the NPPF. Full details of off-site highways works would be secured by a recommended condition.

7.43 Officers note that the application indicates the future use of solar panels, electric vehicle charging points and air source heat pumps within the application site, though no details have been received. It is considered necessary to secure details of any such development by a planning condition in the interest of the appearance of the site within the setting of the World Heritage Site. Officers are also mindful that relevant Permitted Development rights are already removed due to the property falling within the World Heritage Site designation. The application also indicates the future use of ground source heat pumps though this would be located outside of the red line boundary for this application. Therefore, separate planning consent would be required for those works.

Design and visual impact on landscape

7.44 The application site is bounded to the west, north and northeast by a belt of trees. The existing building at Shildon is a large detached one-and-a-half-storey dwelling constructed of predominantly sandstone with sections of pebble dash render and facing brick, a natural slate roof, and a mixture of painted timber and upvc openings.

7.45 The proposal seeks to extend the northwest elevation with two connected structures constructed of weathered vertical Scottish Larch timber cladding, reclaimed natural slate roof tiles, and tall openings comprising of aluminum-timber composite doors and window frames. It is considered that the siting, scale, massing and location of the extension would not detract from the character of the existing dwelling, or detract

from the amenity value of the surrounding landscape. It is considered necessary to secure precise details of the proposed external facing materials, proposed hard and soft landscaping, and any additional fixed external lighting to be submitted for written approval prior to their use through suitably worded planning conditions. Subject to these conditions it is considered that the proposal is acceptable in the above respect in accordance with Policies BE1 and NE1 of the Tynedale Core Strategy, Policies GD2 and NE37 of the Tynedale District Local Plan, and the NPPF.

Impact on residential amenity

7.46 The proposal seeks to extend the northwestern elevation of the existing building to form a wedding ceremony room and a wedding reception/event room. The site is well screened by a belt of trees to the west, north and northeast. The site is bounded by agricultural fields, with the nearest residential properties located within the hamlet of Halton Shields approximately 500m to the northwest of the site boundary and 600m from the proposed extension. The nearest property to the south is located approximately 600m from the site boundary.

7.47 The existing annex known as The Cottage would be occupied as guest accommodation ancillary to the proposed operation and would not be occupied as an independent dwelling. It is recommended that an occupation restriction is secured by a suitably worded condition in the interest of the amenity of the occupiers of that building. Its use as an independent dwelling would not likely be found acceptable therefore the use of such a condition would allow officers to fully consider the impact of such a change.

7.48 A number of objections have been received from residents in the local area in respect of potential noise and light pollution impacts and other disturbance as result of the development. Concerns have been raised in respect of amplified noise emanating from the proposed venue, noise created by users of the development when congregating outdoors within the site, noise from vehicles entering and leaving the site, and external lighting and fireworks.

7.49 In response to the concerns which have been raised, the application has submitted further details of the nature and scale of the development; including a noise impact assessment and accompanying noise management plan, which have assessed the noise impact and recommended the following key mitigation measures, amongst others:

- Use of appropriate noise insulation materials;
- Controls over amplified noise systems;
- Controls over closed windows and doors; and
- Management of users of the development during their stay and when entering and leaving the site.

7.50 A separate noise impact assessment has been commissioned and submitted by neighbouring residents following their concerns with the methodology and subsequent conclusions of the assessment carried out by the applicant's consultant.

7.51 The Council's Public Health Protection officer has been consulted on the submitted documents, and they have also considered the separate assessment

subsequently submitted by neighbouring residents. The proposed development and subsequent impact have been carefully considered, and the Public Health Protection officer has raised no objection subject to the use of a number of recommended conditions. These conditions, as listed at the bottom of this report, include:

- No amplified music in outdoor areas;
- Windows and doors to remain shut during the use of amplified music indoors, unless when people are entering or leaving the building;
- The installation of sound insulation materials prior to the building being brought into use as a wedding venue;
- Specified restrictions on noise levels during both daytime and nighttime hours; and
- No use of fireworks or burning of materials within the site.

7.52 Further to those conditions, the application submits that during wedding events the site would be in use from 08:00 through to 00:30 hours, and the received Noise Management Plan has been prepared and submitted on that basis. It is considered necessary to recommend a condition restricting the hours of use during events to these hours so that the noise impact of any potential future proposal to hold events outside of these hours can be fully considered.

7.53 It is considered that the conditions which have been recommended are precise and enforceable. Therefore, if neighbouring residents had concerns about a possible breach of the restrictions imposed by a condition, officers within the Council's Planning team can investigate a breach of those conditions under Planning legislation. Colleagues in the Environmental Health team can also investigate matters of noise and other disturbance under relevant legislation.

7.54 The proposal has been thoroughly assessed by officers and, subject to the use of recommended conditions, it is considered that the proposed development would not lead to an adverse impact on the amenity of occupiers of properties within the local area in respect of noise.

7.55 Concerns have also been raised by neighbouring residents in respect of light pollution. The application is supported by an external lighting plan which indicates the location and details of proposed low-level bollard lighting around the areas of hardstanding within the centre of the site, and indicates the location of an illuminated sign at the entrance to the site which will require separate advertisement consent. The Public Health Protection officer has also considered these details and has no objection to the proposed external lighting, provided that this document is included in the recommended approval plans/documents condition.

7.56 For the above reasons following the thorough assessment of officers, the proposed development is considered acceptable in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraphs 127 and 170 of the NPPF.

Highway safety

7.57 The proposal seeks to use an existing access from the public highway, provide 60 car parking bays and create a cycle storage shelter. At the request of officers, the

proposal also seeks to carry out a number of off-site highways works comprising widening of the C245, provision of passing places, and resurfacing of existing accesses along the highway. The proposal indicates that six car parking bays would be provided for members of staff and the remaining 54 bays would be provided for guests. The site would also benefit from a drop-off point for taxis and mini-buses. The application submits that whilst employment for up to 50 members of staff would be created, only up to 45 would attend the proposed wedding events. The application submits that members of staff would car-share or use alternative modes of transport to and from the site.

7.58 An Events Management Plan (EMP) has also been submitted which indicates how the applicant proposes to manage the size of weddings to be held at the venue, and that for larger events an Events Co-ordinator will be employed to manage parking within the development site; marshal the arrival and departure of vehicles primarily in a northerly direction towards the B6318 Military Road; engage with local taxi/minibus firms; and liaise with wedding parties advising them of the amount of parking available on site and the most appropriate routes for guests approaching and departing the venue. Officers wish to highlight that whilst the submission of the EMP was requested of the applicant prior to making this recommendation, it was not a requirement, as details of a 'Full' EMP would have been secured by condition in the event that the indicative EMP was not received prior to this recommendation.

7.59 A number of objections have been received raising concerns in respect of the capacity of the local road network; the highway safety impact of an increase in vehicle trips along the C245 and the accesses from that road onto the Military Road and Aydon Road; and the number of car parking bays provided within the site. The condition of the surface of the C245 and the use of the highway as a 'rat run' have been highlighted in the received objections.

7.60 Paragraph 108 of the NPPF states that in assessing 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.

Paragraph 109 of the NPPF then states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.61 The Highways Development Management team have been consulted and, following the receipt of amended car parking details, indicative details of off-site highways works, and an indicative Events Management Plan, they have no objection subject to use of recommended conditions. It is considered that the submitted details are acceptable in principle, and that further details can be secured through the use of the recommended conditions. The Highways officers require:

- The indicated car parking area to be implemented prior to the development being brought into use and retained thereafter in accordance with the approved plans;
- Further details of the EMP to be submitted to and approved by the Council prior to the development being brought into use;
- Further details of the off-site highways works to be submitted to and approved by the Council, and subsequently constructed prior the development being brought into use; and
- Require the applicant to enter into a Section 278 Agreement under the Highways Act to secure the necessary off-site highways works to ensure there is no unacceptable impact on highway safety.

7.62 The proposal seeks to create holiday accommodation (totaling 8 bedrooms) which would be made available for use during wedding events and when no wedding events are taking place. Users of the holiday accommodation would be catered for on-site by staff and would share kitchen and lounge facilities within the building; therefore the holiday accommodation would not comprise self-catering accommodation. Officers have considered this element of the proposal and it is not considered necessary to impose a restriction on the use of the holiday accommodation when wedding venues are not taking place, as there would be sufficient car parking provision within the site, whilst the amount of traffic generated from accommodation of this scale would not have an unacceptable adverse impact on highway safety.

7.63 The application has been thoroughly assessed by officers, and subject to the recommended conditions it is considered that the development would not have an unacceptable adverse impact on highway safety, or lead to a severe residual impact on the road network. The recommending officer also considers that the provision of passing places and other off-site highway works at the applicant's expense would improve the condition and safety of the public highway, which would be a public benefit which should be afforded weight in favour of the proposal. The proposal is considered acceptable in accordance with Policy GD4 of the Tynedale Core Strategy, Policies GD4 and GD6 of the Tynedale District Local Plan, and the NPPF.

Public Right of Way

7.64 A Public Footpath runs to the southwest of the application site, though the applicant does not seek to block or divert this footpath. The Council's Countryside/Rights of Way officer has been consulted and they have no objection subject to the use of an informative protecting the right of way during the works. The proposal would accord with Policy TP27 of the Tynedale District Local Plan.

Ecology and landscaping

7.65 The application seeks to carry out works to an existing building, fell one tree to the northwest of the building as part of the proposed works, and install a new package treatment plant within the site though away from Priority Habitat Woodland.

7.66 The Council's Ecologist has been consulted and, following the submission of further details in respect of potential bat roosts, they have no objection subject to the use of recommended conditions which secure sufficient mitigation measures. It is considered that the proposed works would not have an adverse impact on protected

species in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26 and NE27 of the Tynedale District Local Plan and the NPPF.

7.67 One tree is proposed to be felled to the north of the building to allow for the construction of the proposed extension, and two further trees would be pruned. It is considered that the loss of the identified tree is acceptable, whilst the Council's Ecologist has recommended the use of a condition requiring sufficient mitigation measures to protect retained trees during the works. The proposal accords with Policy NE33 of the Tynedale District Local Plan in this respect.

7.68 A further condition is also recommended securing details of proposed soft landscaping within the site, to ensure the use of an appropriate local species mix, in accordance with Policy NE37 of the Tynedale District Local Plan.

Surface water and foul water drainage

7.69 The application site is located within Flood Zone 1, which is the area at least risk of flooding. The proposal seeks to construct an extension to an existing building and create a small amount of new hardstanding.

7.70 The Lead Local Flood Authority officer has been consulted and they make no comment due to the scale and nature of the proposal. No conditions have been recommended by the Highways officer in respect of surface water run-off onto the public highway. It is considered that the proposed works would not lead to an increase in surface water flood risk within the site or on adjacent land in accordance with Policy GD5 of the Tynedale Core Strategy and the NPPF.

7.71 The proposal seeks to install a package treatment plant, due to the lack of a nearby, viable connection to a mains sewer. Objections have been received from neighbouring properties in respect of the capacity of the mains sewer and water supply networks in the local area. The applicant has discussed the water supply for the proposed package treatment plant with Northumbrian Water, who consider that there is sufficient existing capacity to accommodate the proposed plant. The proposed plant would be located to the southwest of the existing building, within the red line boundary, and would feature an adjacent soakaway. Technical details of the Plant have also been submitted. It is considered that the type, scale and location of the proposed foul drainage is acceptable, in accordance with Policy CS27 of the Tynedale District Local Plan and Paragraph 170 of the NPPF.

Energy Efficiency

7.72 Policy EN1 of the Tynedale District Local Plan requires proposed development to minimise the amount of energy used through the location, layout and design of development. The proposal seeks to extend an existing building and the applicant has indicated the future use of micro-renewable energy sources on-site, details of which can be secured by a planning condition. It is also recommended that a condition is imposed which requires details of the use of locally sourced materials and sustainable construction techniques where appropriate to be submitted for consideration. Subject to the use of these conditions, the proposal would accord with Policy EN1 of the Tynedale Core Strategy and the NPPF.

Coal Mining Legacy

7.73 The site is located within the Lower Risk Coal Area as identified by the Coal Authority. The proposal therefore does not need to be supported by a Coal Mining Risk Assessment. A standard informative in respect of encountering coal mine workings during the works is recommended.

7.74 Notwithstanding this, the Council's Public Health Protection officer is mindful of the potential risk of uncovering unidentified land contamination during the works, and has recommended the use of a condition in the interest of human health. Subject to the use of this condition the proposal would accord with Policies CS19 and CS23 of the Tynedale District Local Plan and Paragraph 170 of the NPPF.

Other Matters

Equality Duty

7.75 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

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

Human Rights Act Implications

7.77 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.

7.78 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.

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

8. Conclusion

8.1 The proposal seeks to change the use of and extend an existing dwellinghouse to form a wedding venue and holiday accommodation, and associated works as described in Section 2 of this report.

8.2 The proposals represent appropriate development in the Green Belt and the re-use of the existing buildings for these purposes is acceptable in accordance with national and local planning policies.

8.3 Subject to the use of recommended conditions, the proposed works would not have an adverse impact on highway safety, protected species, the amenity of the surrounding landscape, the amenity of neighbouring land uses, the amenity of occupiers of neighbouring properties, the setting of designated heritage assets, or the character or appearance of the existing building at Shildon. The proposal would also not lead to an increase in flood risk, lead to ground or water pollution, and would lead to an energy efficient form of development. The proposal therefore accords with the relevant Development Plan Policies and the NPPF.

8.4 For the above reasons, the proposed development is considered acceptable, and Members are therefore recommended to grant planning permission to the conditions listed below.

9. Recommendation

That this application be GRANTED planning permission subject to the following:

Conditions

- 1) 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).

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

AL(0)17 Revision G Proposed Location Plan

AL(0)10 Revision B Proposed Site Plan

AL(0)11 Revision D Proposed Ground Floor Plan

AL(0)12 Revision D Proposed First Floor Plan
AL(0)14 Revision C Proposed North East Elevations
AL(0)15 Revision C Proposed South West Elevations
AL(0)16 Revision D Proposed North West Elevations

MWA TCP 001 Tree Location Plan
MWA TPP 001 Tree Location Plan & Works Schedule

External Lighting Proposed – Shildon Jan 2021 Mawson Kerr

Pre-Planning Noise Management Plan Version 1.0 21/02/2021

JN2166-SK-0001.3 Indicative Passing Places Plan March 2021 SAJ

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

- 3) Development shall not commence until precise details of the following have been submitted to the Local Planning Authority for consideration and approval in writing:

- i) Details showing the use of locally sourced, recycled and energy efficient building materials where appropriate; and
- ii) Details of sustainable construction techniques.

The development shall then be carried out in accordance with the approved details.

Reason: To ensure an energy efficient form of development, in accordance with Policy EN1 of the Tynedale Core Strategy and the NPPF.

- 4) Prior to works proceeding beyond damp proof course level, precise details including photographs, of the external materials of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the development within the setting of a Grade II listed structure and the landscape setting of the Hadrian's Wall World Heritage Site, in accordance with Policies Policy BE1 of the Tynedale Core Strategy, Policies GD2, NE17, BE27, BE28 and BE29 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 5) Prior to first use on site, precise details of the proposed hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the development within the setting of a Grade II listed structure and the landscape setting of the Hadrian's Wall World Heritage Site, and to ensure the use of an appropriate

local species mix, in accordance with Policies Policy BE1 of the Tynedale Core Strategy, Policies GD2, NE17, BE27, BE28 and BE29 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 6) Prior to their construction, precise details including photographs, of the external materials of the refuse storage area and cycle shelter shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development in accordance with Policies BE1 and NE1 of the Tynedale Core Strategy, Policy GD2 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 7) Prior to their erection, precise details of proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the development, and in the interest of preserving the character of heritage assets, in accordance with Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE25, BE26, BE27 the Tynedale District Local Plan and the National Planning Policy Framework.

- 8) Prior to their installation, precise details of the following shall be submitted to the Local Planning Authority for consideration and written approval:

- Solar Panels;
- Electric Vehicle Charging Points; and
- Air Source Heat Pumps.

Reason: In the interest of the appearance of the development within the setting of a Grade II listed structure and the landscape setting of the Hadrian's Wall World Heritage Site, in accordance with Policies Policy BE1 of the Tynedale Core Strategy, Policies GD2, NE17, BE27, BE28 and BE29 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 9) The building currently known as The Cottage shall be occupied as guest accommodation ancillary to the operation of Shildon, and shall not be occupied as an independent dwelling.

Reason: In the interest of the amenity of occupiers of The Cottage, in accordance with Policies GD2, H32 and CS22 of the Tynedale District Local Plan and Paragraphs 127 of the National Planning Policy Framework.

- 10) The development shall not be brought into use until full engineering details of the proposed highway works i.e. passing places, carriageway widening and vehicular access resurfacing, at the locations shown on the approved plan

JN2166-SK0001.3, have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be brought into use until the highway works have been constructed in accordance with the approved details.

Reason: In the interest of highway safety, and in the interest of preserving below-ground archaeological remains, in accordance with Policies GD4 and BE1 of the Tynedale Core Strategy, Policies GD4, BE25, BE26, BE27 and BE28 of the Tynedale District Local Plan, and the National Planning Policy Framework.

- 11) The development shall not be brought into use until of a Full Events Management Plan has been submitted to and approved in writing by the Local Planning Authority.

At all times thereafter the approved Full Events Management Plan shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and sustainable development, in accordance with in accordance with Policy GD4 of the Tynedale Core Strategy, Policies GD4 and GD6 of the Tynedale District Local Plan, and the National Planning Policy Framework.

- 12) Prior to the development being brought into use the hereby approved car parking area shall be implemented in accordance with the approved Proposed Location Plan AL (0)17 Revision G.

The car parking arrangement shall be retained thereafter 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 Policy GD4 of the Tynedale Core Strategy, Policies GD4 and GD6 of the Tynedale District Local Plan, and the National Planning Policy Framework.

- 13) No Fireworks shall be stored, used or set off at any time. The term "Fireworks" has the same definition as that detailed within the Fireworks Act, 2003. No burning of any material within an open fire shall be carried out on the site at any time.

Reason: To prevent excess noise and smoke, which may otherwise carry through the air over long distances from causing detriment to residential amenity, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 14) All amplified speech and music shall only be emitted from within an internal room of the building. All external doors and windows to the building must remain closed whilst amplified speech and music is audible, except for persons accessing and egressing the building.

Reason: To ensure the protection of the amenities of nearby residents in terms of noise and disturbance, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 15) The building shall not be brought into its intended use as a wedding venue until, as a minimum it is constructed using materials with a sound insulation performance specified within Table 5 on Page 33 of the Noise Impact Assessment – Dave Cross.

Reason: To ensure the protection of the amenities of nearby residents in terms of noise and disturbance, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 16) The level of entertainment noise arising from the development (LAeq, 5 min) must not exceed 31dB(A) at the boundary of any noise sensitive receptor during the day (0700 – 2300). The level of entertainment noise arising from the development (LAeq, 5 min) must not exceed 22.5dB(A) at the boundary of a noise sensitive receptor during the night (2300 – 0700).

“Entertainment noise” is defined as any noise including but not limited to speech, music or other recordings either amplified or unamplified.

“noise sensitive receptor” is defined as Sunnybrae, Halton Shields, Corbridge, Northumberland NE45 5PZ; Shildon Grange Cottage, Corbridge, Northumberland NE45 5PT; and The Cottage, Aydon White House, Corbridge, Northumberland NE45 5PS.

Reason: To protect the amenity of neighboring land uses and the amenity of occupiers of nearby dwellings, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 17) The rating level of sound emitted from any fixed plant and/or machinery associated with the development (LAeq, 5 min) shall not exceed 31dB (A) between the hours of 0700 - 2300 at the boundary of a noise sensitive receptor and shall not exceed 22.5 dB(A) between 2300 - 0700 at the boundary of a noise sensitive receptor. All measurements shall be made in accordance with the methodology of BS 4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the noise sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

“noise sensitive receptor” is defined as Sunnybrae, Halton Shields, Corbridge, Northumberland NE45 5PZ; Shildon Grange Cottage, Corbridge, Northumberland NE45 5PT; and The Cottage, Aydon White House, Corbridge, Northumberland NE45 5PS.

Reason: To protect the amenity of neighboring land uses and the amenity of occupiers of nearby dwellings, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 18) Within one month of the start of trade commencing, the applicant must submit a report from a professional acoustician, demonstrating compliance with the levels in Condition 16, to the Local Planning Authority for its written approval. The noise monitoring included as part of this report must include monitoring during an event attended by guests.

The approved scheme must be maintained for the lifetime of the development.

Reason: To ensure the protection of the amenities of nearby residents in terms of noise and disturbance at all times, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 19) During the hosting of events, the hours of operation shall be restricted to the following:

08:00 – 00:30 hours

Reason: To ensure the protection of the amenities of nearby residents in terms of noise and disturbance, in accordance with Policies GD2, CS19 and CS22 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.

- 20) If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority – the written method statement must be written by a competent person. In such an event, no building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

“Competent Person” has the same definition as defined within the National Planning Policy Framework.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimized, and to ensure that the development can be carried out safely without unacceptable risks to any future occupants, in accordance with Policies CS19 and CS23 of the Tynedale District Local Plan and Paragraph 170 of the NPPF.

- 21) All works on site shall be carried out in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction:

Reason: To maintain and protect the existing landscape and biodiversity value of the site, in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26, NE27 and NE33 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 22) Work to Building 1 (brick/stone-built slate roof described as stables, office and stores) and Building 4 (brick/stone-built slate roof described as garage) as identified in Figure 4 of the Bat Survey R03, E3 Ecology Ltd, October 2020 shall not in any circumstances commence unless the local planning authority has been provided with either:
- a. A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
 - b. Confirmation that the site is registered on a Low Impact Class Licence issued by Natural England; or
 - c. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To prevent harm to a European protected species, in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26 and NE27 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 23) Prior to first use of the development hereby approved the mitigation measures as outlined in the Bat Survey R03, E3 Ecology Ltd, October 2020 and updated by the Addendum by E3 Ecology Ltd dated 19/01/21 must have been fully implemented, unless otherwise agreed in writing with the local planning authority. This includes, but is not limited to;
- i. Erection of 10 long lasting bird boxes in the woodland surrounding the buildings.
 - ii. Erection of 6 long lasting bat boxes in the woodland surrounding the buildings.
 - iii. The retention/recreation of 6 crevices suitable for roosting bats in the stone walls of Buildings 1 and 4 as identified in Figure 4 of the Bat Survey.
 - iv. The retention of the roof void above the former office (proposed toilet block) suitable for roosting bats with access through the roof vent. No breathable roofing membrane is to be used.
 - v. The retention of roof void above coal/oil store suitable for roosting bats. No breathable roofing membrane is to be used.
 - vi. All external lighting will be low level and low lumen following guidance set out in Institution of Lighting Professionals (2018) Advice note 08/18 (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>). No lighting shall be provided within the woodland itself.
 - vii. Timber treatments that are toxic to mammals will be avoided, following latest guidance from the UK Government.
 - viii. Within 2 months prior to the start of works, a badger and red squirrel checking survey shall be undertaken to confirm setts and dreys remain absent within a 30m buffer of the proposed extension.

Reason: To conserve and enhance local biodiversity, in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26 and NE27 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 24) If the conversion of the buildings hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 12 months of the last bat survey (15th September 2020), the approved ecological measures secured through Condition 22 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:
- i) establish if there have been any changes in the presence and/or abundance of bats and
 - ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority prior to the commencement of conversion of the buildings. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To take account in the changes of distribution and abundance of a mobile protected species, in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26 and NE27 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 25) No demolition or development of the buildings, tree felling, or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law, in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26, NE27 and NE33 of the Tynedale District Local Plan and the National Planning Policy Framework.

- 26) Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. If netting is to be used, details of a methodology and management plan for the installation and maintenance of the netting shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

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

accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE26, NE27 and NE33 of the Tynedale District Local Plan and the National Planning Policy Framework.

Informatives

1. Reminder to obtain advertisement consent

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

2. Section 278 Agreement and works in adopted highway

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.

3. Road Safety Audits

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

4. No building material, equipment, mud, debris or rubbish on the highway

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

5. Noise and Odour

The applicant may wish to purchase a copy of Control of Odour and Noise from Commercial Kitchen Exhaust, (Dated 5th Sept 2018). from EMAQ+
Email: emaq@ricardo.com

6. Food Registration Advice

The applicant may need to seek advice from our Commercial Team regarding the provision of registration of food business, toilets facilities and design layout of the food preparation, serving areas. Guidance on the provision of toilets for catering premise is available on our development advice webpage: <http://www.northumberland.gov.uk/default.aspx?page=15355>

7. Kitchen Ventilation

The food business has a legal duty under EC 852/2004 to ensure that the kitchen has suitable and sufficient means of natural or mechanical ventilation at all times - any alteration to the food for purchase at any time will need to consider the sufficiency of the on-site ventilation. Mechanical airflow from a contaminated area to a clean area is to be avoided. Ventilation systems are to be so constructed as to enable filters and other parts requiring cleaning or replacement to be readily

accessible.

8. Food Business Registration

The Food Business Operator (FBO) must register with Northumberland County Council as a Food Business at least 28 days prior to the first day of operation. The following web-page has further information and the relevant application form:

<https://www.northumberland.gov.uk/Protection/Environmentalhealth/Businesses.aspx>

9. Provision of Multiple Sinks within the Kitchen

The food business has a legal duty under EC 852/2004 to ensure that: "Adequate provision is to be made, where necessary, for washing food. Every sink or other such facility provided for the washing of food is to have an adequate supply of hot and/or cold potable water" To allow for both hand-washing and food preparation it is strongly recommended that two sinks are installed within the proposed kitchen area.

10. Private Water Supply

The applicant has indicated that they intend to use (in part) a Private Water Supply as part of the development, the applicant must liaise with the Public Protection team to meet legal requirements under The Private Water Supplies (England) Regulations, 2016

11. Nuisance

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant/ developer and their professional advisors / consultants. Applicants / Developers should, therefore, fully appreciate the importance of obtaining competent professional advice. In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

12. Surface Water Drainage

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/avoidingfrontgardens.pdf

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater Garden/pond thus providing a resource as well as amenity value and improving water quality.

13. Coal Authority

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on

0345 762 6848.

Further information is also available on the Coal Authority website at:

<https://www.gov.uk/government/organisations/the-coal-authority>

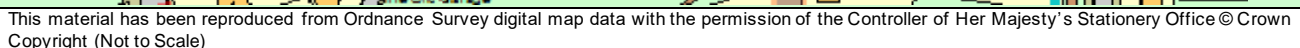
14. Public Right of Way

Parish of Corbridge Public Footpath No.2 passes the southwest of the site. The Public Footpath shall be protected throughout the proposed works. No action should be taken to disturb the path surface, without prior consent from the County Council 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.

Background Papers: Planning application file(s) 20/03388/FUL

TYNEDALE LOCAL AREA COUNCIL PLANNING COMMITTEE
Tuesday, 15th June 2021

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 The applicant is Northumberland County Council and in accordance with the Council's current Scheme of Delegation, the application is referred to the Director of Planning together with the Chair and Vice Chair of Strategic Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be determined by the Committee.

2. Description of the Proposals

2.1 Planning permission is sought for the installation and siting of 3 x garden room teaching pods, measuring 3.5m x 3.5m in floor area and a height of 2.8m at Corbridge Middle School, Cow Lane, Corbridge.

2.2 Corbridge Middle School is accessed from Cow Lane to the west, with residential properties to the west, south and east of the school grounds. To the north is a recently implemented residential development scheme, which is accessed from Cow Lane.

2.3 The proposed pods would be located within existing school grounds on an existing grassed area, to the east of existing buildings and to the west of residential properties located on The Riggs and Chantry Estate. The site area is bound to the east by an existing high hedge, school buildings to the west, bike storage areas and hard surfaced play areas to the north and a grassed area to the south.

2.4 The proposed pods would have a floor area on 3.5 metres by 3.5 metres with 1m x 3.5m of redwood decking to the front; they would be cedar clad with anthracite grey sloping roofing which would measure approximately 2.8 metres at its highest; the pods would be enclosed to three sides with 100mm of acoustic and PIR insulation to the floor, walls and roof. The openings would consist of a 2.5 metre anthracite grey on white UPVC French door, 1 no 1.6m x 0.5m anthracite grey UPVC top opening window which would be orientated to the south to face an existing open grassed area within the school grounds.

3. Planning History

Reference Number: 11/00107/CCD

Description: Installation of 114.7m² of solar panel on the southern elevation

Status: Permitted

Reference Number: 20/01424/CCD

Description: Form new pupil entrance to East and new tarmac pavement, with altered 2.4m high fence and gates. Form new bike park. Replacement of farmers gate to West of yard, with 2.4m oblong mesh set of gates. Erection of 2.4m high oblong mesh fence and gates between central brick outbuilding and caretakers house fence. Construction of 4 new parking spaces in grasscrete type surface. Form new tarmac pavement from West side entrance to school main field.

Status: Permitted

Reference Number: T/20100211

Description: Provision of a modular building for use by Corbridge Youth Initiative
Status: Permitted

Reference Number: T/20090617

Description: Provision of a modular building for use by Corbridge Youth Initiative

Status: Permitted

4. Consultee Responses

Sport England	No objection.
Corbridge Parish Council	No objection or comment to make on this application.
Strategic Estates	No response received.
Highways	No objection.
Countryside/ Rights Of Way	No objection to the proposed development on the condition that Public Footpath No.8 is protected throughout.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice - Public Right of Way, 18th March 2021
Hexham Courant 25th February 2021

Summary of Responses:

None

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy 2007

GD1 Locational policy setting out settlement hierarchy

GD4 Principles for transport and accessibility

NE1 Principles for the natural environment

BE1 Principles for the built environment

CS1 Principles for community services and facilities, including schools

Tynedale District Local Plan 2000 (Saved Policies 2007)

GD2 Design Criteria for development

GD3 Accessibility of buildings for people with impaired mobility

GD4 Transport and accessibility criteria

GD6 Car parking provision outside of the main towns of Tynedale
NE33 Trees, hedgerow and woodland
BE18 Development outside of a Conservation Area
LR19 Safeguard existing and promotion of new public rights of way
LR3 Protection of open space facilities
TP27 Public Right of Way

6.2 National Planning Policy

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

6.3 National Planning Policy

Emerging Northumberland Local Plan Publication Draft (January 2019) with Minor Modifications (May 2019)

STP 1 Settlement Boundaries
STP 2 Presumption in favour of sustainable development (Strategic Policy)
STP 3 Principles of sustainable development (Strategic Policy)
QOP 1 Design principles (Strategic Policy)
QOP 2 Good design and amenity
QOP 5 Sustainable design and construction
TRA 4 Parking provision in new development
ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
INF 2 Community Services and Facilities

7. Appraisal

7.1 In assessing the acceptability of any proposal regard must be given to the policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Tynedale Local Plan and Tynedale Core Strategy as identified above.

7.2 Paragraph 48 of the NPPF states that from the day of its publication, weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. The Northumberland Local Plan is in its examination stage and the Authority are therefore affording appropriate weight to policies contained within the emerging plan which form a material consideration in determining planning applications alongside Development Plan Policies.

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

Principle of the development
Design and visual impact
Impact on school playing fields
Rights of way
Amenity
Highway safety

Principle of the development

7.4. The application site is located within the built-up area of Corbridge. Corbridge is defined by Tynedale LDF Core Strategy Policy GD1 as a local centre and to a lesser extent the focus for development. The policy also states that in all cases the scale and nature of development should respect the character of the town or village concerned and take into account the capacity of essential infrastructure.

7.5 Tynedale LDF Core Strategy Policy CS1 seeks to address deficiencies in services and facilities and facilitate improvements in their level of provision, quality and accessibility.

7.6 Having regard to the emerging Northumberland Local Plan (Draft Plan) Policies STP1 and STP 2 advocates a presumption in favour of sustainable development. Northumberland Local Plan (Draft Plan) Policy STP 3 sets out the principles for sustainable development subject to certain criteria which includes; Policy STP 3(c) supports development which contributes to improving the health, social and cultural wellbeing for all, and where it provides the infrastructure which is required to enhance the quality of life of individuals and communities.

7.7 The application seeks consent for the installation and siting of three garden room teaching pods within the grounds of Corbridge Middle School. Supporting documentation submitted in support of the application states that the pods are required *“to meet the functional and operational requirements of both staff and the general public”* and to *“support their ‘COVID-19 catch up’ work with pupils”*. The provision of additional classroom facilities on this existing school site in the village of Corbridge is considered acceptable in principle in accordance with the above policies.

Design and visual impact

7.8 Tynedale LDF Core Strategy BE1 seeks to ensure that development is of a high-quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside. Tynedale District Local Plan Policy GD2 requires developments to respect the positive characteristics of the built environment stating that the design should be appropriate to site, surroundings and existing buildings. Northumberland Local Plan (Draft Plan) Policy QOP 1 sets out the design criteria for development subject to certain criteria which includes (a) that design proposals make a positive contribution to local character and distinctiveness of an area, (c) incorporates high quality aesthetics, materials and detailing, (e) ensures that buildings and spaces are functional and adaptable for future uses and (g) supports health and wellbeing and enhances quality of life.

7.9 The application site is outside of the Corbridge Conservation Area, which is centred around the historic core of the settlement, and located to the south of the site. It is considered that due to their distance from the Conservation Area boundary, and the layout of the site, the proposed pods would have no impact on the character setting or views into or out of the Corbridge Conservation Area.

7.10 The proposed works are considered necessary and will provide additional classroom facilities for the school. The proposed materials are considered acceptable and are not dissimilar to those of other prefabricated buildings which are

in situ within the site. The pods would be located within the existing school grounds on existing grassed land; the closest building would be set in from the site boundary and would not be highly visible from the street scene with the high hedge boundary, and trees beyond the site, providing additional screening along the eastern aspect of the site. Therefore, the proposal is considered acceptable in terms of design in accordance with Tynedale LDF Core Strategy Policy BE1, Tynedale District Local Plan Policies GD2 and BE18, Northumberland Local Plan (Draft Plan) Policy QOP 1 and the aims of the NPPF in this respect.

Impact on school playing fields

7.11 The NPPF Paragraph 97 states that “*existing open space, sports and recreational buildings and land, including playing fields, should not be built on*”. The proposed pods would be sited on an existing grassed area within the school grounds. Sport England has been consulted in relation to the proposed development in relation to the potential loss of playing field and have raised no objection to the proposed development stating that they are satisfied that the proposed development affects only land incapable of forming part of a playing pitch. It is considered that the proposed development of this part of the school site is acceptable in principle.

Rights of Way

7.12 The Parish of Corbridge Public Footpath No.8 passes adjacent to the east of the proposed development site. The Countryside Rights of Way Officer has been consulted and has raised no objection subject to Public Footpath No.8 being protected throughout.

7.13 The development would not directly impact on the Public Right of Way and the development is considered to be in accordance with Tynedale District Local Plan Policies LR3, LR19 and TP27; Northumberland Local Plan (Draft Plan) Policy TRA 1 and the aims of the NPPF.

Amenity

7.14 The site of the proposed pods is located approximately 15 metres from the nearest residential development of No. 33 The Riggs, which is located to the south east. It is acknowledged that the development would be closer to residential properties than the existing school buildings however, the development should be considered in the context of being on an existing school site. The proposal has been assessed and is not considered to have a significant impact on residential amenity of the neighbouring property over and above that which already exists. The proposals are therefore considered acceptable in this respect, in accordance with Tynedale District Local Plan Policies GD2, emerging Northumberland Local Plan Policy QOP 2 and the aims of the NPPF.

Highway safety

7.15 The proposed development seeks consent for the installation of three teaching pods within the confines of an existing school site. The County's Highways Development Team has been consulted and has raised no objection to the development. The proposal is therefore considered in accordance with Tynedale LDF Core Strategy Policy GD4, Tynedale District Local Plan Policies GD4 and GD6,

Northumberland Local Plan (Draft Plan) Policies TRA 1, TRA 2 and TRA 4 and the aims of the NPPF.

Other considerations

Equality Duty

7.16 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

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

Human Rights Act Implications

7.18 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.

7.19 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.

7.20 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 application has been considered above against the relevant local planning policies and the National Planning Policy Framework; it is considered that the

proposed development is appropriate in the context of its location and would not be detrimental to the character of the building, the amenity of neighbours or the surrounding area and would be in accordance with the development plan and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

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

Reason: For the avoidance of doubt and in the interests of proper planning.

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 Tynedale Local Plan Policy GD2 and the National Planning Policy Framework.

04. Notwithstanding the details shown on the submitted plans, prior to installation, full details showing the proposed finished ground and floor levels of the hereby approved development and the existing ground and floor 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 approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment and the amenity of adjacent residents, in accordance with the provisions of Tynedale Core Strategy Policy BE1, Tynedale District Local Plan Policies GD2 and H33 and the aims of the NPPF.

Informative

1. Corbridge Parish Public Footpath No.8 (Public Right of Way reference: 513/008) shall be protected throughout the hereby approved works. No action shall be taken to disturb the path surface without prior consent from the County Council's Public Right of Way team as the Highway Authority. No action to obstruct the path or in any way prevent or deter public use shall be taken without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

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Northumberland County Council

Appeal Update Report

Date: June 2021

Planning Appeals

Report of the Executive Director of Regeneration, Commercial and Economy

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?
20/00716/FUL	<p>Change of use of application site to equestrian use with erection of 10no stables, paddock area and gates/fencing to site frontage – land to south of Hartford Drive, Hartford Bridge</p> <p>Main issues: harm to heritage assets that is not outweighed by public benefits; drainage; and highway safety.</p> <p>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?
20/00395/FUL	<p>Change of use from former garden nursery to 2 detached residential houses and associated access road – Fir Trees Nursery, Widdrington Station</p> <p>Main issues: harmful encroachment into the open countryside and rural character of the woodland plantation; lack of completed planning obligation to secure financial contribution to the Council's Coastal Mitigation Service or other alternative mitigation; and insufficient information to assess risk from ground contamination and ground gas.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/02291/FUL	Retention of 4no open gazebos (retrospective) - 1 Thornbrae, Alnmouth Road, Alnwick	No

	<p>Main issues: the proposal would have a significant adverse impact on residential amenity as a result of antisocial behaviour and the impacts of noise arising from the use of the proposed gazebos.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
19/04023/FUL	<p>Proposed demolition of flat roofed single storey extension and various internal alterations, formation of new external fire escape stair and doorways, extractor chimney to kitchen and flue pipe to roof, change of use of part of building to Cafe A3 (remainder to remain office accommodation). Replacement windows and new rooflights – 1-5 Bridge Street, Berwick-upon-Tweed</p> <p>Main issues: harm to listed building that has not been demonstrated as necessary or justified.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/04024/LBC	<p>Listed Building Consent for proposed demolition of flat roofed single storey extension and various internal alterations, formation of new external fire escape stair and doorways, extractor chimney to kitchen and flue pipe to roof, change of use of part of building to Cafe A3 (remainder to remain office accommodation). Replacement windows and new rooflights – 1-5 Bridge Street, Berwick-upon-Tweed</p> <p>Main issues: harm to listed building that has not been demonstrated as necessary or justified.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
19/04938/FUL	<p>Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking – land between 86-90, Front Street East, Bedlington</p> <p>Main issues: appeal against non-determination due to invalid application (no fee paid).</p>	<p>29 September 2020</p> <p>Appeal against non-determination</p>
18/02239/FUL	<p>Redevelopment of the former Marley Tiles Factory to provide a residential development of 105 houses (Use Class C3) with associated access, parking, landscaping and infrastructure (AMENDED description and site layout) - Marley Tile Factory, Lead Lane, Newlands</p> <p>Main issues: isolated development in the open countryside; inappropriate development in the Green Belt by virtue of causing substantial harm to the openness of the Green Belt and very special circumstances have not been demonstrated to outweigh harm; and the design of the development would be out of keeping with the character and appearance of the locality and does not deliver an appropriate form of sustainable design or development for the site.</p>	<p>27 January 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/02355/LBC	<p>Listed Building Consent for replacement of ground floor window with timber glazed 6 over 6 door in west elevation – 1 Prudhoe Street, Alnwick</p> <p>Main issues: proposal would cause harm to the significance of the listed building that is not outweighed by public benefits.</p>	<p>9 February 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

20/03241/CLEXIS	<p>Certificate of Lawful Development of an Existing Use for vehicular access to Pine Lodge off B6345 (resubmission of 20/00570/CLEXIS) - Pine Lodge, Old Swarland, Swarland</p> <p>Main issues: supporting information is inadequate and ambiguous to conclude that the development is lawful.</p>	<p>2 March 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01790/COU	<p>Change of use of land from open space to residential curtilage with the installation of a 1.8m high fence & a 1.1m high Fence – land south of 32 Cuthbert Way, Collingwood Manor, Morpeth</p> <p>Main issues: adverse impact on the visual and functional amenity of the estate and surrounding area; and loss of open space/woodland that is a functional ecological habitat.</p>	<p>4 March 2021</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
20/02872/FUL	<p>Retrospective application for detached granny annex (amended description 17/11/20) - Moresby, Main Road, Stocksfield</p> <p>Main issues: the use of render results in harm to the character and appearance of the property, the surrounding area and the setting of a listed building.</p>	<p>25 March 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02920/FUL	<p>Extensions to roof including hip to gable extension and full width flat roofed dormer – 5 Dilston Avenue, Hexham</p> <p>Main issues: proposals would not be in keeping with the character of the building or the surrounding area and would be detrimental to the visual amenity of the area.</p>	<p>9 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02933/VARYCO	<p>Variation of condition 2 (approved plans) of application 19/04737/FUL - new windows and doors to be UPVC – The Nook, Wandylaw, Chathill</p> <p>Main issues: the proposed materials would not be in keeping with the main dwelling and the immediate area.</p>	<p>13 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02807/FUL	<p>Proposed two-storey extension and balcony to front of dwelling – Old Brewery, Allendale</p> <p>Main issues: the proposal is not in keeping with the character of the existing building, the setting of the North Pennines AONB, and is detrimental to visual amenity in this location and the rural character of the area.</p>	<p>15 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

20/01649/FUL	<p>Constuction of 1no. 4 bed dwelling to be used as primary residence. Unit to be 1.5 storey in height – land north west of The Granary, Tughall Steads, Chathill</p> <p>Main issues: layout results in a harmful impact on the character and rural setting of Tughall, and new track and access would create an urbanising effect to the rural setting.</p>	<p>21 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01045/FUL	<p>Barn conversion for holiday accommodation including three new build elements, a long lean-to to the long barn to the North of the site for corridor access, a middle single storey link between the north and south of the site, and the replacement of the hay barn for a sports hall facility (amended description) - land west of Townhead Farm, Tow House</p> <p>Main issues: design and impact on the non-designated heritage asset; insufficient information relating to drainage; and insufficient information relating to ground gas protection and water supply.</p>	<p>22 April 2021</p> <p>Appeal against non-determination</p>
20/01794/VARYCO	<p>Retrospective: Variation of condition 2 (Approved Plans) pursuant to planning permission 17/00229/FUL to allow amendments made during construction – land north and east of Horsley Banks Farm, Horsley</p> <p>Main issues: inappropriate development in the Green Belt and very special circumstances do not exist to outweigh harm to the Green Belt as well as harm to the character of the area and amenity of residents.</p>	<p>23 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03046/FUL	<p>Flat roof dormer to rear of property – 41 George Street, Amble</p> <p>Main issues: the proposal would significantly detract from the character and appearance of the dwelling and the conservation area.</p>	<p>28 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03435/VARYCO	<p>Variation of condition 27 (noise) pursuant to planning permission 16/04622/FUL for amendments to boundary treatment plan – land at former Bates Colliery site, Cowpen, Blyth</p> <p>Main issues: applicant has been unable to provide a long-term management and maintenance plan for the required acoustic</p>	<p>28 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	fencing to specific plots and protection from noise to occupiers cannot be secured.	
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>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

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

Enforcement Appeals Dismissed

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

	17/00072/FUL	
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Enforcement Appeals Received

Appeals Received

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

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/00247/FUL	Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.	Inquiry date: 9 March 2021 Committee Decision - Officer Recommendation: Approve
20/02247/FUL	Erection of a rural worker's dwelling – land south of Middle Coldcoats Equestrian Centre, Milbourne Main issues: fails to demonstrate the need	Virtual hearing date: 28 July 2021 Delegated Decision - Officer

	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.	Recommendation: Refuse
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Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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