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Northumberland County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: Monday, 6 December 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held in **MEETING SPACE - BLOCK 1, FLOOR 2 - COUNTY HALL** on **TUESDAY, 14 DECEMBER 2021** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Tynedale Local Area Council members as follows:-

T Cessford (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.

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



Daljit Lally, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0345 600 6400
www.northumberland.gov.uk



AGENDA

PART I

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

1. **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 14)

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

4. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact Legal Services, 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 15 - 18)

To request the committee to decide the planning applications attached to this report using the powers delegated to it.

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

6. **21/02499/ADE** (Pages 19 - 28)

Advertisement Consent: Installation of 4 No. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (as amended)
Land at North East of Bishops Garage Building, Alemouth Road, Hexham, NE46 3PJ

7. **21/02500/ADE** (Pages 29 - 40)

Advertisement consent for 1 no. 4.5 metre high totem sign (as amended)
Land at North East of Bishops Garage Building, Alemouth Road, Hexham,
NE46 3PJ

8. 21/02501/ADE

(Pages
41 - 52)

Advertisement consent for 4 no. freestanding signs and 14 no. Dot signs
(as amended)
Land at North East of Bishops Garage Building, Alemouth Road, Hexham,
NE46 3PJ

9. 21/03104/FUL

(Pages
53 - 62)

Construction of a first floor rear garden room extension with balcony and
external staircase
Saxby House, Station Road, Corbridge, NE45 5AY

10. PLANNING APPEALS UPDATE

(Pages
63 - 74)

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.

11. DATE OF NEXT MEETING

The next meeting will be held on Tuesday, 11 January 2022 at 4.00 p.m.

12. 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

Appendix 1

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Attendance / Apologies of members

- (i) Democratic Services Officer (DSO) to announce and record any apologies received.

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

- (i) Planning Officer confirms and reads out wording of resolution
- (ii) Legal officer should then record the vote FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all of the consideration of the application)

NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a meeting of the **Tynedale Local Area Council** held at County Hall, Morpeth on Tuesday, 9 November 2021 at 4.00 p.m.

PRESENT

Councillor T Cessford
(Chair, in the Chair)

MEMBERS

A Dale
C Horncastle
I Hutchinson
D Kennedy
N Morphet
N Oliver

JR Riddle
A Scott
A Sharp
G Stewart
HR Waddell

OFFICERS

G Gavin
D Hunt

A Olive
S Pearson

M Taylor

N Turnbull
G Younger

Head of Neighbourhood Services
Area Manager (West),
Neighbourhood Services
Highways Delivery Area Manager
Senior Manager - Specialist
Services
Executive Director Wellbeing –
Adult Services
Democratic Services Officer
Accommodation Lead

1 member of the press and 1 member of the public were present.

52. MINUTES

Minute No. 41
21/02542/CCD

Provision of a single storey modular classroom
Corbridge Middle School. Cow Lane, Corbridge, Northumberland NE45 5HY

It was noted that the name of the Councillor who had seconded the proposal had been omitted from the minutes. This would be checked and circulated.

Ch.'s Initials.....

Minute No. 43
Redevelopment of Queen Elizabeth High School: Update on proposed
Highways works

The name of the scheme in the third bullet point on page 13 be amended to the 'park and stride' initiative.

RESOLVED that the minutes of the meeting of Tynedale Local Area Council, held on 14 September 2021 as circulated, be confirmed as a true record and signed by the Chair, subject to the above amendments.

53. DISCLOSURE OF MEMBERS' INTERESTS

Councillor Riddle declared an interest in item 9 on Winter Services Preparedness and Resilience as he participated in ad-hoc snow clearance.

54. PUBLIC QUESTION TIME

There were no questions from members of the public.

55. PETITIONS

This item was to:

a) Receive any new petitions:

i. Allendale Road (external e-petition)

Tara Wright introduced herself as the Lead Petitioner and a resident of Allendale Road. She explained that she had started the petition as she lived on difficult section of the road where there was blind bend and vehicles regularly exceeded the speed limit. She reported that she was often verbally abused when she tried to leave her driveway. She had posted on a local social media page and had received many comments in support.

Over 2,000 children were now attending the new school and it was extremely problematic trying to cross the road. The paths were unsafe due to their narrow width, overgrown vegetation and the speeding vehicles. She acknowledged that there were also problems on the other roads used as access to the school and suggested that something needed to be done.

Since the petition had opened there had been several accidents, one of which had required the services of the air ambulance. There were also numerous reports of other incidents which had not been reported to the police involving the children stepping in front of cars due to the narrow width of the paths or due to the number of children in the area. It was a major problem, particularly for residents which had 'blind driveways'.

A new led 'slow down' sign had been erected near their house and had flashed for every car which they had monitored over a particular period.

She supported the proposals for 20 mph speed limit in Hexham but suggested that something needed to be put in place to forcibly slow vehicles down before a very serious accident occurred.

Mrs Wright added that her property had been described as unsafe following a visit from Highways earlier in the year.

Many of those signing the petition had left comments of support and copies had been supplied with the petition papers handed over. Some of these had been made by persons who had been traumatised after witnessing accidents.

The problem with the paths were mainly at the bottom end which was slower with vehicles tending to speed at the top where vehicles needed to be forcibly slowed down.

She thanked the Committee for the opportunity to address them.

The Democratic Services Officer confirmed that a copy of the petition had been handed over. It would be processed and passed to the relevant officers with a report prepared for a future meeting.

ii. Community campaign to amend the use of Military Road B6318 (e-petition)

It was reported that an e-petition had recently been opened. As it related to areas within Castle Morpeth and Tynedale, a report would be requested for the Petitions Committee, if the threshold was exceeded.

b) Consider reports on petitions previously received:

i. Wylam Right of way path closure; Stephenson Terrace to Country Park repair riverbank subsidence

The Local Area Council was requested to acknowledge and agree the Council's response to a petition which requested repairs to the riverbank, restoration of a path and reopening of a right of way. (A copy of the report is enclosed with the signed minutes).

The Democratic Services Officer confirmed that the Lead Petitioner had been invited to attend the meeting but was not in attendance.

Greg Gavin, Head of Neighbourhood Services, provided a brief summary of the background of the right of way path closure.

He commented that the area had experienced ground instability issues for many years. As Highway Authority responsible for the management and

maintenance of the rights of way network, repairs had been carried out until the approach had no longer been viable with the advancement of the erosion. Due to safety concerns, it had been necessary to close the footpath in 2013 and divert the right of way.

Officers had held discussions with Wylam Parish Council who owned the land, the adjacent business owner and ward member, and had attempted to assist in seeking quotes from suitably qualified contractors. Unfortunately, no company has been prepared to provide a cost for undertaking site investigation and design works. These had been estimated at £70,000 with a solution possibly exceeding £500,000 in addition to an ongoing maintenance liability.

He reported that the fencing and signage had been improved and inspections were being undertaken on a more regular basis.

It was noted that the regression of the riverside bank continued and had accelerated over the previous year. Without remedial action, it was likely that the access road would be lost and that the nursery business and residential properties would also be adversely affected.

The Local Area Council were informed that there were at least 11 other locations which were affected by landslips affecting public rights of way in the county. Any decision would set a precedent regarding capital works in the future.

Members of the Local Area Council were extremely sympathetic with the situation. However, they were in agreement that it would not be a responsible use of tax payers money given that the Council was not legally of financially responsible.

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

- Officers had agreed to review and offer informal technical advice on a temporary solution proposed by a local builder. However, they were unable to offer formal assistance.
- If no action were taken, it was likely that the access road would be lost and possibly also the nearby nursery business and residential properties. It was not possible to determine the timeframe, although the erosion had accelerated in the previous 18 months.
- The location of the access road prevented relocation of the business.
- A short 700-meter diversion of the public right of way on to the adjacent Wagonway provided good access to all existing public open spaces.

The Local Area Council unanimously agreed with the recommendations contained in the report.

RESOLVED that

1. The approach taken to respond on the matter, be noted and supported.

2. It be noted that the County Council was not the land owner and therefore had no legal or financial responsibility for the land. Taking any responsibility for this private land would set precedent for how the Council responded to other similar land stability issues elsewhere in the county which would create significant long-term financial liabilities for the Council.

c) To consider updates on petitions previously considered:

There were none to consider.

56. LOCAL SERVICES UPDATE

Members received the following updates from the Area Managers from Neighbourhood Services and Technical Services:

Neighbourhood Services:

- Grass cutting had been completed as the surface was now too wet and damage would be caused by the machines if there were any further cuts. There had been some challenging warm and wet conditions, but the correct number of cuts and standard had been achieved.
- Winter maintenance of shrubs and hedges was underway.
- Street cleansing would be concentrated around war memorials ahead of Remembrance Sunday. Leaf clearance was a priority until the end of the year and they were working through a list of known hot spot locations, but would also respond to reported areas of concern.
- The number of incidents of fly tipping in the Tynedale area had fallen from 97 to 68 for the period April to October when compared with the same period in the previous year. Over 90% of these had been removed within the 3 working day target.
- The grounds and cleansing teams supported the winter gritting rota of roads and town centre footpaths.
- Residual, recycling and garden waste collection services were mainly operating well.
- Access problems due to road works or parked cars had resulted in a few missed waste collections which were normally revisited the following day.
- Income from garden waste and bulky waste collection services had exceeded targets. An annual review of garden collection rounds would be undertaken to assess capacity of the service. The kerbside glass collection trial was proposed to be extended until March 2023 to gather more data. A small number of additional households were also to be included.
- Green Flag status had been awarded to 11 of the Council's parks including Hexham and Eastwood Park, Prudhoe.

Responses to issues raised by Councillors included:

- Mild weather late in the growing season had resulted in some weed regrowth; areas of concern to be reported.
- Demand for the garden waste collection service had been very high which had meant that the income target had been exceeded.
- The kerbside glass collection trial was to be extended to provide more robust data. It was likely that legislative changes would require a broader range of materials to be collected at the kerbside, including food waste, proposals were being developed for a separate food waste trial, but this would be subject to the normal budget approval process. It was understood that these changes would be funded by the Government and would therefore be rolled out when new burdens funding was received.
- They were working with the Climate Change team to determine the carbon footprint of waste collection services. As these were statutory services, the Council was obliged to provide them, but would design efficient routes to minimise the carbon impact.
- The garden waste collection service was at capacity and would require additional resource to enable it to be expanded further into additional locations. The outcome of the Government's consultation was awaited to determine whether the garden waste service would become a mandatory statutory service and whether a levy could continue to be charged.
- Officers were analysing the results of the alternative methods of weed removal and a report would be included in the Forward Plan in due course.

Technical Services:

- Highway Inspections were being carried out and were up to date in the Tynedale area with actionable defects being repaired within the specified timeframe. The number of defects had reduced in recent months.
- The gully wagon and drainage gang continued to work on routes and in areas identified following inspections or reports through CRM. 110 miles of ditching works had been undertaken in the Tynedale area in the previous 12 months.
- Work continued on the Local Transport Plan which included completion of surface dressing works at 33 locations, 22 of 28 highway investment schemes had been completed to date and included footway permanent repairs.
- Members schemes issued to date had been programmed.

Winter Services Preparedness and Resilience:

The following issues were discussed:

- New larger gully wagons with capacity for jetting and suction were due to be delivered in December. It was understood that an additional machine had been ordered. Information was currently being gathered regarding any additional resources required in advance of the budget setting process.
- Officers were requested to address surface water issues at Whiteside Bank on the A68.

- Urgent works by the utility companies resulted in LTP works being postponed and needing to be reprogrammed.
- Information on a scheme at Wall Village Green to be provided to Councillor Morphet.

RESOLVED that the updates be noted.

57. WINTER SERVICES PREPAREDNESS AND RESILIENCE

The report provided an update on the pre-season preparations ahead of the forthcoming winter services season.

Winter services activities were undertaken to ensure that, as far as practical, the highway was maintained in a safe condition, in accordance with legal obligations under the Highways Act 1980. They planned to respond appropriately to forecast weather conditions and have sufficient manpower and resources available. For the 2021/22 season:

- A 3-weekly rota had commenced on 1 November for 105 staff from Technical and Neighbourhood services including supervisors, drivers and operatives. It would operate until April 2022.
- Existing process had been reviewed to ensure compliance with Covid-19 guidance.
- Introduction of a new IT system and vehicle hardware for specialist winter route management and automated salt spreading technology had been fitted across the gritting fleet. This would enable any driver to be deployed on any gritter on any route.
- 2 winter services managers operated a week on, week off rota to consider forecasting information and determine the appropriate course of action using the Vaisala and MeteoGroup systems. Officers should only be contacted directly in an emergency situation; other incidents should be reported through the Contact Centre.
- The fleet included 28 multi-purpose gritting vehicles. There were 28 primary gritting routes and 26 secondary gritting routes across 11 depots. 44,000 tonnes of salt were held in stock.
- Grit bins / heaps had been replenished; requests for refills could be reported to the website of Contact Centre by quoting the serial number of the bin.
- The 'Highway Services in Winter' leaflet would be available soon following a review of the information contained including details of policies, maps of the primary gritting routes and the strategic footpath network to be treated. This would also be shared with County Councillors and Town and Parish Councils.
- Daily alerts would be issued during the winter using social media.
- Contracts had been reviewed with farmers and sub-contractors who assisted with remote roads in rural Northumberland.

- Snow squads had worked well in previous years and would be utilised again. 12 snow wardens had been trained and provided with equipment in the Tynedale area.
- Cross boundary arrangements were in place with Newcastle City Council, Durham County Council, Cumbria County Council, Scottish Borders Councils, Colas and Highways England to aid each other in periods of heavy snow.
- Winter services were a priority and may impact on other work which would be completed as soon as practicable.

The winter services team were thanked for the prompt replenishment of grit bins and for the work they carried out over the winter months.

RESOLVED that the report be received.

The meeting adjourned for five minutes and resumed at 5.10 pm.

58. NORTHUMBERLAND COMMUNITIES TOGETHER

Maureen Taylor, Executive Director Wellbeing – Adult Services, was in attendance to give a presentation on the work of Northumberland Communities Together (NCT) which had been established in March 2020 in response to the Covid-19 pandemic. (A copy of the presentation was enclosed with the signed minutes). Unfortunately, Paul Brooks, Head of Northumberland Communities Together Hub, had been unable to attend the meeting.

She explained that the service comprised a multi-disciplinary team which worked with community groups and key partners to provide essential services to vulnerable residents in the county and tackle shared challenges.

They aimed to prevent residents becoming more vulnerable, addressing the social determinants of health which included access to healthcare, housing, transport, hunger, fuel etc. Whilst some members of the public had coped initially during the pandemic, others were now identifying themselves as requiring assistance and NCT ensured that the help was available to those that needed assistance in whatever form it was required.

The team was split across front line operational delivery and programme and project delivery. A recent collaboration with Northumbria Police to support violence reduction with a colocated worker.

The Council had been successful in funding bid from North of Tyne Combined Authority to establish community hubs the first of which had been developed in Cramlington, making use of an empty Council building. The library had relocated and was being used by many organisations in the community and was to be replicated in other localities. Discussions were ongoing with communities in the Tynedale area to ascertain natural hub locations and what would be of benefit to those communities. Feedback and ideas from members were welcomed.

The response hub could be contacted by telephone and email, between the hours of 9am – 6pm, 7 days per week, and was available to all.

Pop up activities had been held during lockdown which had enabled contact with vulnerable families, providing advice and assistance. Events had been repeated on request and some communities were now running their own events.

Statistical information included details of:

- Support provided including contacts to clinically extremely vulnerable residents including welfare visits, emergency food parcels, PPE and wellbeing parcels.
- The distribution of statutory aid.
- Community enrichment.

The NCT model had been recognised nationally and was one of five local authorities chosen to develop future plans around the Holiday Activity and Food Programme.

Anonymised case studies were provided of the intervention and assistance given to residents which had enabled them to maintain jobs and tenancies.

A summary was provided of the priorities and focus over the winter months, particularly keeping warm and the types of assistance available. Digital connectivity was crucial to enable participation and ensure residents weren't restricted by their location.

NCT were now embedded within the Council as a service and officers were grateful for the support from community groups who had embraced partnership working and had established good relationships. They welcomed opportunities to connect further with new groups as all played a vital role.

It was agreed that the presentation would be circulated to ensure that members had contact details for the West and Tynedale Locality Co-ordinator.

Members expressed their support for the work that had been carried out and were delighted that programmes were receiving national recognition. Thanks, were also given to a number of companies and organisations for their assistance and donations during the pandemic, these included Essity and Bernicia.

It noted that it was important to build resilience in areas of deprivation, address housing need, homelessness and levelling up.

Staff had embraced the opportunity to engage with residents and had found their roles extremely fulfilling. The Executive Director was very proud of all those involved and for the support the Council had given.

RESOLVED that the presentation be received.

Councillor Horncastle left the meeting.

59. YOUTH SERVICE PROVISION

Sharron Pearson, Senior Manager - Specialist Services and Ginny Younger, Accommodation Lead, were in attendance to provide Members with information on Youth Service Provision. (A copy of the power point presentation was enclosed with the signed minutes).

An overview was provided of the Northumberland Adolescent Service including the role and function of each service area. It included:

- Youth Service
- Sorted Substance Misuse Service
- Youth Justice Service / Exploitation
- 14+/18+ Teams One & Two
- Accommodation Team
- Business Administration Team

The Youth Service provided support to young people in Northumberland across three distinct strands:

- Prevention
- Participation and Advocacy
- Early Help & Missing

The provision of universal youth services were developed and delivered across the county working in partnership with the voluntary sector. Through data analysis and feedback, they determined where resources should be targeted to meet the needs of those in the most deprived areas. Advice and support was provided to smaller providers including information about funding opportunities, training, safeguarding, identification of young carers. They also worked with key partners such as Northumbria Police and Youth Justice Service.

In the Tynedale area, they worked with:

- Allendale Youth Ambition
- Haltwhistle Young and Sweet
- Prudhoe Youth Project
- Tynedale Youth Forum

The Chair thanked the officers for attending and expressed his surprise and the range of the service and how well they had adapted during the pandemic.

The following issues was discussed by Members:

- Not all local authorities continued to provide a youth service and it was appreciated that this continued in Northumberland.
- They were reassured that the provision in Tynedale was a modern service with the right level of support for young people.
- Sessions were held with students with special educational needs in schools to promote interaction. Key fund opportunities were used to develop projects around key interests. It was noted that some of these children travelled to schools outside of their local area and it was important that their views were heard.
- Resources were limited but they made the best of them and were as efficient as they could be. Gaps or shortages could be supported by other services within NAS. They worked with community-based volunteer projects to bridge gaps so that the Council's resources could be used in targeted areas where it was most needed, they were in a good position to deliver the service.
- There were 3x 16 hour part time positions currently vacant.
- Recruitment of social workers was a national issue and also problematic within the region and Northumberland. Social workers sat within the adolescent service and children's safeguarding services. It was confirmed that at times the Council was using agency staff. This was sometimes beneficial to assess their practice, whether they were passionate and worked well in the area of work particularly when considering applications for permanent posts.

RESOLVED that the presentation be received.

60. 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.)

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

In answer to a question, the Democratic Services Officer reported that the Police and Crime Commissioner had agreed to attend the meeting in May 2022.

Items to be referred to the LAC Chairs Briefing for consideration for inclusion in the work programme:

- Tyne Valley Rail Users Group
- Ambulance Service Update

RESOLVED that the work programme be noted.

61. DATE OF NEXT MEETING

The next meeting would be held on Tuesday 14 December 2021 at 4.00 p.m.

The Chair expressed his gratitude for the work the contribution made by Cath Homer as the elected member for Hexham East during the previous 9 years. More recently she had been the Vice-Chair of the Tynedale Local Area Council. He was extremely upset that due to the actions of anonymous individuals she had felt it necessary to resign.

CHAIR _____

DATE _____



Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL

14 DECEMBER 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

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.

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

1. The following section of the agenda consists of planning applications to be determined by the 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 6 tests that are set down in paragraph 206 of the NPPF and reflected in National Planning Practice Guidance (NPPG, March 2014 as amended). They must be:
- Necessary
 - Relevant to planning
 - Relevant to the development permitted
 - Enforceable
 - Precise
 - Reasonable in all other respects
4. Where councillors are contemplating moving a decision contrary to officer advice, they are recommended to consider seeking advice from senior officers as to what constitutes material planning considerations, and as to what might be appropriate conditions or reasons for refusal.
5. Attached as Appendix 1 is the procedure to be followed at all Local Area Councils.

Important Copyright Notice

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

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

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

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

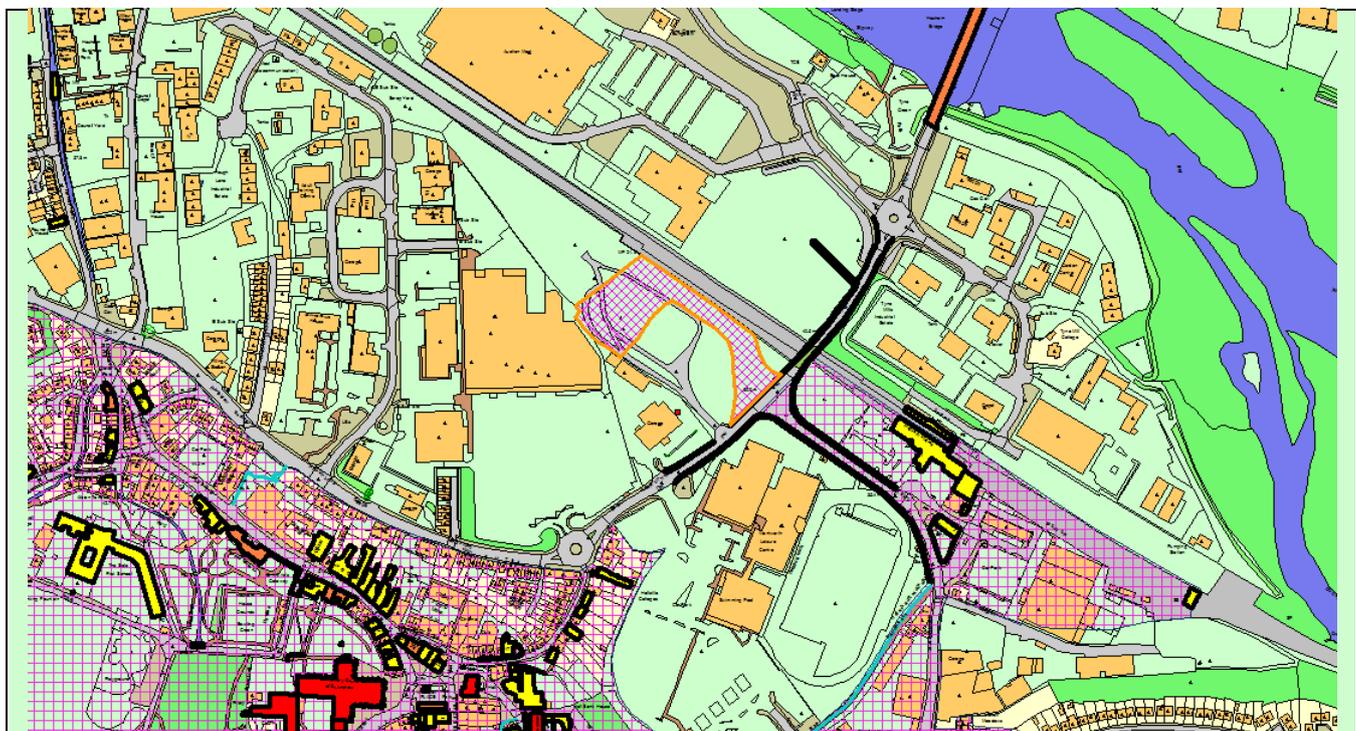


Northumberland
County Council

Tynedale Local Area Council Planning Committee
14 December 2021

Application No:	21/02499/ADE		
Proposal:	Advertisement Consent: Installation of 4 No. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (as amended)		
Site Address	Land at North East of Bishops Garage Building, Alemouth Road, Hexham, NE46 3PJ		
Applicant:	McDonald's Restaurants Ltd, 11 - 59 High Road, East Finchley, London, N2 8AW	Agent:	Mr Matthew Carpenter, Planware Ltd, St Andrews Castle, 33 St Andrews Street South, Bury St Edmunds, IP33 3PH
Ward	Hexham Central with Acomb	Parish	Hexham
Valid Date:	22 June 2021	Expiry Date:	17 December 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 GRANTED permission



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1. Introduction

1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's delegation scheme due to the nature of the proposals as part of the wider development in this location and objection received from Hexham Town Council. It was agreed that the application raises issue of strategic, wider community or significant County Council interest, and so should be considered by the Committee.

2. Description of the Proposals

2.1 Advertisement Consent is sought for the display of signage proposed as part of the construction of a new McDonald's restaurant and drive-thru, which was approved by the Committee in July 2021 under application reference 20/03048/FUL. The development of the restaurant has not yet commenced, and this is located within the site of the wider redevelopment of the Bunker Site that was granted permission for a Lidl food store, Travelodge hotel and public car park under application 19/00277/FUL, with works to remove a section of listed wall to create a new access from Alemouth Road also granted listed building consent under 19/01082/LBC.

2.2 The site is not within the Hexham Conservation Area but lies in close proximity to it. As with the original proposals for the wider development of the Bunker Site, an important material consideration is the effect of any proposals on the setting of the Conservation Area and historic townscape that lies to the south of the site, and the setting of heritage assets, including the Grade I listed Hexham Abbey, Moot Hall and Old Gaol. The eastern boundary of the larger site is formed by the Grade II listed abutments and retaining walls to the road bridge over the railway line. The site is also in relatively close proximity to other Grade II listed buildings, including Hexham Railway Station and associated buildings further to the east. The site is located immediately adjacent to existing commercial development that features associated signage, including Tesco, Waitrose, Next and the Vauxhall - Bristol Street Motors showroom and garage.

2.3 The application seeks advertisement consent for the display of new signage to the building, comprising 4 no. illuminated fascia signs, 3 no. booth lettering signs and 1 no. digital booth screen. The fascia signs include the display of white 'McDonalds' lettering (7.2m x 0.8m) to the north (front) and west (side) facing elevations and a golden arch 'M' logo (2.1m x 1.8m) to the north elevation and a smaller 'M' (1.6m x 1.4m) to the east (side) elevation. 3 no. signs are proposed to the booth windows of the drive-thru element located to the south (rear) elevation, with one stating 'PAY' (0.7m in height) and two stating 'COLLECT' (1.6m in height). A digital booth screen (0.39m x 0.35m) is also proposed to one of the drive-thru booths.

2.4 The scheme has been amended from the original submission following discussions with officers and having regard to potential effects on the visual amenity of the site and wider area, including the designated heritage assets. The changes have resulted in the removal of a 'McDonald's' and 'M' fascia signs from the south elevation and the reduction in size of the booth lettering signs.

2.5 There are two other separate applications for the McDonald's site that are also seeking advertisement consent for other signage under references 21/02500/ADE and 21/02501/ADE, which are also on this committee agenda. Consent has recently been

granted under delegated powers for signage at the Travelodge site under 21/01422/ADE following amendments made to the size and illumination of signs to the elevations. A separate application for signage at the Lidl store and to the entrance to the overall site from Alemouth Road has also been submitted under reference 21/01866/ADE, which is still pending consideration.

3. Planning History

Reference Number: 19/00277/FUL

Description: Hybrid Planning Application - Full planning permission for a new food store (Use Class A1) (2,177 sq m) with associated customer car parking and servicing, a four storey 69 bed hotel (Use Class C1)(2,540 sq m) and 250 public car parking spaces with associated means of access from, and upgrades to, Alemouth Road. Outline planning permission with all matters reserved for up to 1,600 sq.m of development in Use Classes A1- A4 in two units with associated car parking.

Status: Permitted

Reference Number: 19/02082/LBC

Description: Listed Building Consent: Works to relocate Listed Wall

Status: Permitted

Reference Number: 20/00071/LIC

Description: Application for premises licence to be granted

Status: No objection

Reference Number: 20/03048/FUL

Description: Erection of freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)

Status: Permitted

Reference Number: 21/01422/ADE

Description: Advertisement consent for installation of 3 x sets of halo illuminated vertical individual letters and logos, 2 x halo illuminated fascia panels and 1 x non illuminated post mounted directional sign (as amended)

Status: Permitted (Travelodge)

Reference Number: 21/01866/ADE

Description: Advertisement consent for 3no. large billboards, 2no. small billboards, 2no. canopy signs, 1no. freestanding double sided parking sign, 1no. freestanding poster display unit and 1no. monolithic totem sign.

Status: Pending (Lidl and main site entrance)

Reference Number: 21/02500/ADE

Description: Advertisement Consent: Installation of a freestanding totem sign

Status: Pending (McDonald's unit)

Reference Number: 21/02501/ADE

Description: Advertisement consent for 4 no. Freestanding signs, 2 no. Banner units and 14 no. Dot signs.

Status: Pending (McDonald's unit)

4. Consultee Responses

Hexham Town Council	The Town Council objects on the grounds of the design not being in line with the principles for design outlined in the Neighbourhood Plan (HNP2), and not complying with the Hexham Shopfront Design Guide (HNP5).
Design & Built Heritage	The revised proposals are more acceptable – no objection.
Historic England	No comments – suggest views are sought from NCC’s specialist conservation advisers.
Highways	No issues arise from the proposals.
Network Rail	No observations.

5. Public Responses

Neighbour Notification

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

Notices

General site notice: 15 July 2021
No press notice required.

Summary of Responses:

No responses received.

6. Planning Policy

6.1 Development Plan Policy

Hexham Neighbourhood Plan (July 2021)

HNP2 High Quality Sustainable Design
HNP3 Design in the Hexham Conservation Area
HNP7 Designated Heritage Assets

Tynedale LDF Core Strategy (2007)

BE1 Principles for the Built Environment

Tynedale District Local Plan 2000 (Policies Saved 2007)

BE5 Shop Signs

BE18 Development affecting the character and setting of a Conservation Area
BE22 The Setting of Listed Buildings
GD2 Design Criteria for Development
GD4 Range of Transport Provision for all Development

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG) (2018, as updated)

6.3 Emerging Planning Policy

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

QOP 1 Design principles
QOP 2 Good design and amenity
TRA 2 The effect of development on the transport network
ENV 7 Historic environment and heritage assets
ENV 9 Conservation Areas

6.4 Other Documents/Strategies

- Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- National Design Guide (2019)
- The Setting of Heritage Assets (Historic England – December 2017)
- Hexham Shopfront Design Guide (April 2018)

7. Appraisal

7.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

7.2 Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. This also states that the advertisement consent process is intended to operate in a way that is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Amenity

7.3 The NPPG provides guidance on how “amenity” ought to be assessed for this type of application. “Amenity” is not defined exhaustively in the Advertisement Regulations. It includes aural and visual amenity, and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

7.4 The NPPG advises that in practice, “amenity” is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an

advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement. In assessing amenity, the local planning authority would always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider whether it is in scale and in keeping with these features.

7.5 As referred to earlier, the location of the site and the scale of the building requires an assessment in relation to potential effects on the historic townscape of Hexham and the setting of the Conservation Area and listed buildings. It is also acknowledged that there are other commercial properties with associated signage in the immediate vicinity of the site to the east, south and west.

7.6 Policy HNP2 of the Hexham Neighbourhood Plan (HNP) looks to secure high quality design in new development that responds positively to local character. Although the site is not within the Conservation Area, Policy HNP3 of the HNP states that proposals impacting on the Conservation Area or its setting should consider their impact on important views into and out of Hexham, including historic roofscapes and the historic buildings of the Abbey, Moothall and Old Gaol. Policy HNP5 relates specifically to shop front design in the Conservation Area and refers to taking account of the most recently adopted shopfront design guidance for Hexham, although this is not applicable to the current application given the location outside of the Conservation Area. Policy HNP7 requires an assessment of effects on the setting of designated heritage assets.

7.7 The Hexham Shopfront Design Guide aims to promote high standards of design for new shopfronts and alterations to existing shopfronts. The Guide also advises that the choice of colours and materials of advertisements should be carefully considered to ensure that they are sympathetic to the host building. The proposals do not specifically relate to signage on a traditional form of shopfront that may be expected within a Conservation Area, but consideration has been given to the main issues raised in terms of looking to secure appropriate design within this location. It is also noted that the Guide does state that contemporary shopfront designs can be acceptable.

7.8 Policy GD2 of the Tynedale Local Plan (TLP) looks to secure design that is appropriate to the character of the site and its surroundings, existing buildings and their setting. Policy BE5 of the TLP states that signs will be permitted in commercial areas, provided that the display is related in size, scale, content and character to the building on which it is mounted; and will not cause nuisance to occupiers of nearby premises; and will not prejudice road safety. Policies BE18 and BE22 of the TLP require an assessment of the effects of development on the character and setting of a Conservation Area and listed buildings respectively. Policy BE1 of the Tynedale Core Strategy (TCS) refers to conserving and where appropriate enhancing the quality and integrity of the built environment and its historic features.

7.9 In terms of emerging planning policy, officers have also considered relevant policies of the Draft Northumberland Local Plan (NLP). These include QOP 1 and QOP 2 in relation to design principles and amenity, as well as ENV 7 and ENV 9 in relation to heritage assets and effects on the setting of Conservation Areas.

7.10 Following initial consultation with the Design and Built Heritage Officer (DBHO) on the original proposals, comments were received identifying substantial harm to the

setting of heritage assets due to the scale and extent of the proposed signage. The DBHO could not support the proposals and advice was provided that the fascia signs to the southern elevation should be removed and the booth lettering to the same elevation should be reduced in scale.

7.11 The plans have subsequently been amended by the applicant in response to the above comments with the removal of the 'McDonald's' and 'M' fascia signs to the south elevation, and the reduction in size of the booth lettering to the same drive-thru elevation.

7.12 Following reconsultation on the amended plans, Hexham Town Council has maintained an objection that the design is not in line with the principles for design outlined in the HNP (Policy HNP2) and that it does not comply with the Hexham Shopfront Design Guide (Policy HNP5). However, the DBHO has responded to state that the revised proposals are now more acceptable, and they have confirmed there are no objections to the application.

7.13 Whilst the objection from the Town Council is noted, the amended scheme is considered to result in a more appropriate form of development that would not result in harm to the visual amenity of the site and wider area, including the setting of designated heritage assets. The design of the building itself is a more contemporary approach, and the materials were amended to incorporate brick and timber cladding to reflect the design of the adjacent Lidl and Travelodge buildings. The building is located further into the main Bunker Site and to the west side of the larger Lidl store. The fascia signs are limited to two 'McDonald's' white lettering fixtures and two yellow 'M' logos that would be set against the elevations of the building, as opposed to being in a potentially more prominent roof mounted location. The booth lettering signs and digital screen would be in a less prominent location to the rear of the building, and given their scale in the context of that elevation would not result in adverse visual impacts.

7.14 Having regard to the location of the site and the nature of the new sign, it is considered that the revised scheme would be acceptable in terms of amenity in the context of the character and appearance of the building, the site, surrounding commercial development and the wider setting of the historic town and its heritage assets. Whilst details of the proposed opening hours of the restaurant and drive-thru have not been confirmed with this application, it is recommended that a condition is attached to any consent that would restrict any illumination of signage outside of the business opening hours in order to reduce and mitigate the visual impact of this element. In the event that the site operates for longer periods during the night, the applicant's agent has advised that any illumination could be reduced during the hours of 0000 – 0600 to further mitigate any effects on visual amenity. A condition to secure details of such a scheme could be attached to any grant of consent in order to mitigate effects on visual amenity.

7.15 Although this application is being assessed on its merits, consideration has also been given to potential cumulative impacts on amenity alongside existing development and their adverts, as well as signage currently proposed in other applications. Given the location, design and nature of the new signage, the proposal is not considered to result in harmful effects on visual amenity having regard to cumulative impacts.

7.16 The amended proposals are therefore considered to be acceptable in terms of amenity in this location having regard to the identified development plan policies, the NPPF and the Hexham Shopfront Design Guide.

Public Safety

7.17 The Advert Regulations state that factors relevant to public safety include:

- i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);*
- ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;*
- iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.*

7.18 The NPPG notes that advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety. It goes on to state that there are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, if it is a shop fascia sign, name-board, trade or business sign, or a normal poster panel, and if the advertisement is not on the skyline.

7.19 The application has been assessed for its impact upon public safety by the Council's Highway Development Management Team (HDM) in terms of highway safety and By Network Rail (NR) given the proximity to the railway line to the north of the site. Both HDM and NR have raised no objections to the proposed signage, and on this basis the proposal is considered to be acceptable in relation to matters of public safety having regard to Policies GD2 and GD4 of the TLP and the NPPF.

Equality Duty

7.20 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

7.22 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic

wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.23 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

8. Conclusion

8.1 Having assessed the application against the relevant local planning policies, the NPPF and other material considerations, it is considered that the proposal represents an appropriate form of development in respect of matters of amenity and public safety. The proposal therefore accords with Policies HNP2, HNP3 and HNP 7 of the HNP, Policy BE1 of the TCS, Policies GD2, GD4, BE5, BE18 and BE22 of the TLP and the NPPF. Whilst there are other applications seeking advertisement consent for this and other units on the wider Bunker Site, these will also need to be assessed on their merits and having regard to effects on the amenity of the area and heritage assets, as well as in terms of cumulative effects.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. STANDARD CONDITIONS.

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used for the display of advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

02. 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:

6636_AEW_8544_0007 Rev A (20/10/2021) - Roof Advert Plan
6636_AEW_8544_0009 Rev B (26/10/2021) - Proposed Advertisement Elevations
11358-AEW-XXXX-SK01 – Proposed Reconnect Screen Details
McDonalds / 132 / 2010 – McDonalds 800mm Alfresco Roof Letters
McDonalds / 132 / 2010 – McDonalds 1400mm Alfresco Roof Arch

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

03. The signage in the plans hereby approved shall not be illuminated outside of the business opening hours of the premises.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

04. In the event that any signage is proposed to be illuminated between the hours of 0000 – 0600 as a result of the business opening hours, a scheme to reduce the levels of illumination between those hours shall be submitted to and approved in writing with the Local Planning Authority prior to first operation during those times. The scheme shall thereafter be implemented and operated during those hours in full accordance with the approved details.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/03048/FUL, 21/02499/ADE, 21/02500/ADE and 21/02501/ADE

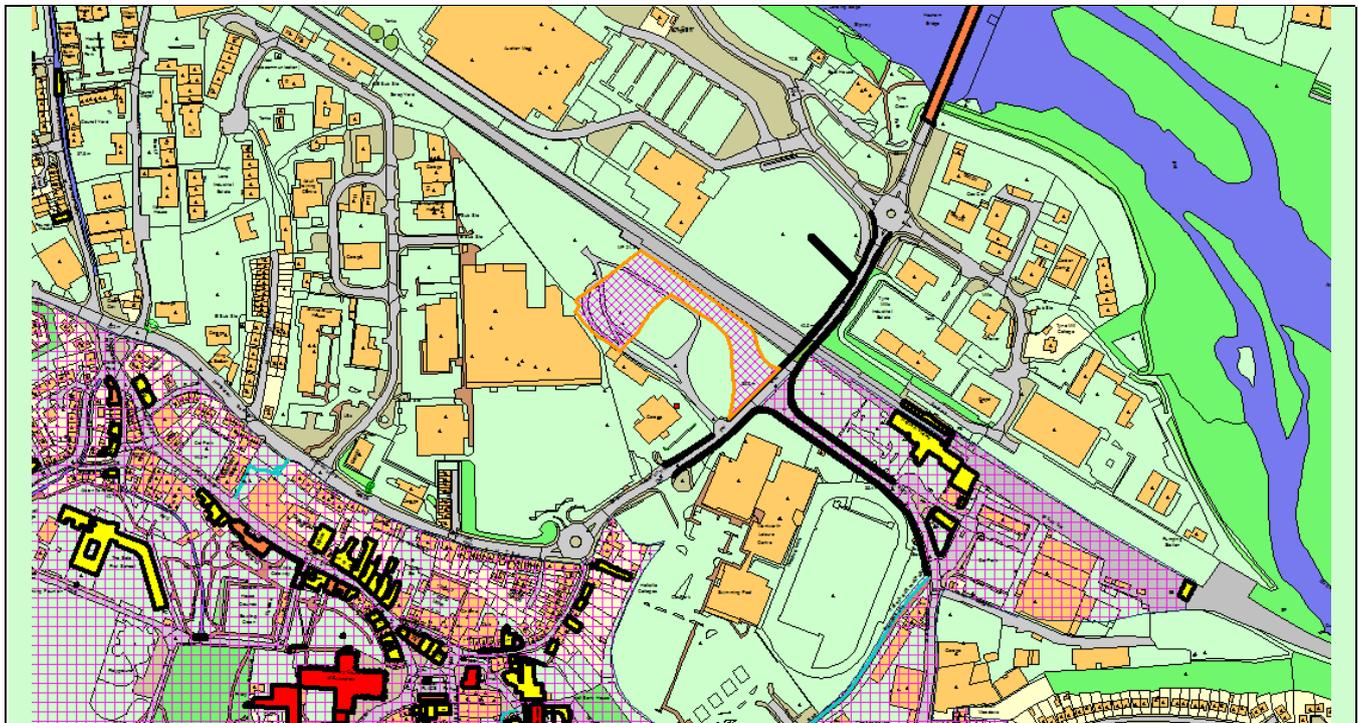


Northumberland
County Council

Tynedale Local Area Council Planning Committee
14 December 2021

Application No:	21/02500/ADE		
Proposal:	Advertisement consent for 1no. 4.5 metre high totem sign (as amended)		
Site Address	Land at North East of Bishops Garage Building, Alemouth Road, Hexham, NE46 3PJ		
Applicant:	McDonald's Restaurants Ltd, 11 - 59 High Road, East Finchley, London, N2 8AW	Agent:	Mr Matthew Carpenter, Planware Ltd, St Andrews Castle, 33 St Andrews Street South, Bury St Edmunds, IP33 3PH
Ward	Hexham Central with Acomb	Parish	Hexham
Valid Date:	22 June 2021	Expiry Date:	17 December 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 GRANTED permission



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1. Introduction

1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's delegation scheme due to the nature of the proposals as part of the wider development in this location and objection received from Hexham Town Council. It was agreed that the application raises issue of strategic, wider community or significant County Council interest, and so should be considered by the Committee.

2. Description of the Proposals

2.1 Advertisement Consent is sought for the display of signage proposed as part of the construction of a new McDonald's restaurant and drive-thru, which was approved by the Committee in July 2021 under application reference 20/03048/FUL. The development of the restaurant has not yet commenced, and this is located within the site of the wider redevelopment of the Bunker Site that was granted permission for a Lidl food store, Travelodge hotel and public car park under application 19/00277/FUL, with works to remove a section of listed wall to create a new access from Alemouth Road also granted listed building consent under 19/01082/LBC.

2.2 The site is not within the Hexham Conservation Area but lies in close proximity to it. As with the original proposals for the wider development of the Bunker Site, an important material consideration is the effect of any proposals on the setting of the Conservation Area and historic townscape that lies to the south of the site, and the setting of heritage assets, including the Grade I listed Hexham Abbey, Moot Hall and Old Gaol. The eastern boundary of the larger site is formed by the Grade II listed abutments and retaining walls to the road bridge over the railway line. The site is also in relatively close proximity to other Grade II listed buildings, including Hexham Railway Station and associated buildings further to the east. The site is located immediately adjacent to existing commercial development that features associated signage, including Tesco, Waitrose, Next and the Vauxhall - Bristol Street Motors showroom and garage.

2.3 The application seeks advertisement consent for the display of one internally illuminated 4.5 metre high totem sign that would be located to the north-eastern corner of the McDonald's site and adjacent to the eastern boundary with the Lidl store. The proposed totem would have a maximum height of 4.5 metres and a width of 1.44 metres. The totem would be split up into separate aluminium composite panels: one backlit yellow arched 'M' on a green background to the top (1.48m x 1.44m); one brown panel below (0.64m x 1.44m); one back-lit 'Drive-Thru' logo on a green background below that (0.64m x 1.44m); and one brown panel to the base (1.34m x 1.44m).

2.4 The scheme has been amended from the original submission following discussions with officers and having regard to potential effects on the visual amenity of the site and wider area, including the designated heritage assets. As originally proposed the totem measured a total of 12 metres in height, albeit with a slimmer pole structure, but supporting wider panels to those currently proposed at the higher level. Those panels comprised: one yellow 'M' on a green background to the top (1.67m x 1.92m); one brown panel below (1.28m x 1.92m); and one 'Drive-Thru' logo on a green background below that (0.87m x 1.92m). Officers undertook further consultation on

amended proposals that reduced the height of the totem to 5 metres, and the current scheme has been submitted showing a further reduction to 4.5 metres in height.

2.5 There are two other separate applications for the McDonald's site that are also seeking advertisement consent for other signage under references 21/02499/ADE and 21/02501/ADE, which are also on this committee agenda. Consent has recently been granted under delegated powers for signage at the Travelodge site under 21/01422/ADE following amendments made to the size and illumination of signs to the elevations. A separate application for signage at the Lidl store and to the entrance to the overall site from Alemouth Road has also been submitted under reference 21/01866/ADE, which is still pending consideration.

3. Planning History

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Description: Hybrid Planning Application - Full planning permission for a new food store (Use Class A1) (2,177 sq m) with associated customer car parking and servicing, a four storey 69 bed hotel (Use Class C1)(2,540 sq m) and 250 public car parking spaces with associated means of access from, and upgrades to, Alemouth Road. Outline planning permission with all matters reserved for up to 1,600 sq.m of development in Use Classes A1- A4 in two units with associated car parking.

Status: Permitted

Reference Number: 19/02082/LBC

Description: Listed Building Consent: Works to relocate Listed Wall

Status: Permitted

Reference Number: 20/00071/LIC

Description: Application for premises licence to be granted

Status: No objection

Reference Number: 20/03048/FUL

Description: Erection of freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)

Status: Permitted

Reference Number: 21/01422/ADE

Description: Advertisement consent for installation of 3 x sets of halo illuminated vertical individual letters and logos, 2 x halo illuminated fascia panels and 1 x non illuminated post mounted directional sign (as amended)

Status: Permitted (Travelodge)

Reference Number: 21/01866/ADE

Description: Advertisement consent for 3no. large billboards, 2no. small billboards, 2no. canopy signs, 1no. freestanding double sided parking sign, 1no. freestanding poster display unit and 1no. monolithic totem sign.

Status: Pending (Lidl and main site entrance)

Reference Number: 21/02499/ADE

Description: Advertisement Consent: Installation of 4 No. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (as amended)

Status: Pending

Reference Number: 21/02501/ADE

Description: Advertisement consent for 4 no. Freestanding signs and 14 no. Dot signs (as amended)

Status: Pending

4. Consultee Responses

Hexham Town Council	The Town Council object on the grounds of the design not being in line with the principles for design outlined in the Neighbourhood Plan (HNP2), as well as protecting the Conservation Area (HNP3), Heritage Assets (HNP4) and not complying with the Hexham Shopfront Design Guide (HNP5).
Design & Built Heritage	The proposed totem pole has been reduced from 12m high to 5m high and is therefore considered to be more acceptable – no objection.
Historic England	No comments – suggest views are sought from NCC’s specialist conservation advisers.
Highways	No objection to the amended application.
Network Rail	No observations.

5. Public Responses

Neighbour Notification

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

Notices

General site notice: 15 July 2021

No press notice required.

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Hexham Neighbourhood Plan (July 2021)

HNP2 High Quality Sustainable Design

HNP3 Design in the Hexham Conservation Area

HNP7 Designated Heritage Assets

Tynedale LDF Core Strategy (2007)

BE1 Principles for the Built Environment

Tynedale District Local Plan 2000 (Policies Saved 2007)

BE5 Shop Signs

BE18 Development affecting the character and setting of a Conservation Area

BE22 The Setting of Listed Buildings

GD2 Design Criteria for Development

GD4 Range of Transport Provision for all Development

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)

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

6.3 Emerging Planning Policy

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

QOP 1 Design principles

QOP 2 Good design and amenity

TRA 2 The effect of development on the transport network

ENV 7 Historic environment and heritage assets

ENV 9 Conservation Areas

6.4 Other Documents/Strategies

- Town and Country Planning (Control of Advertisements) (England) Regulations 2007

- National Design Guide (2019)

- The Setting of Heritage Assets (Historic England – December 2017)

- Hexham Shopfront Design Guide (April 2018)

7. Appraisal

7.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

7.2 Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. This also states that the advertisement consent process is intended to operate in a way that is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Amenity

7.3 The NPPG provides guidance on how “amenity” ought to be assessed for this type of application. “Amenity” is not defined exhaustively in the Advertisement Regulations. It includes aural and visual amenity, and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

7.4 The NPPG advises that in practice, “amenity” is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement. In assessing amenity, the local planning authority would always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider whether it is in scale and in keeping with these features.

7.5 As referred to earlier, the location of the site and the scale of the building requires an assessment in relation to potential effects on the historic townscape of Hexham and the setting of the Conservation Area and listed buildings. It is also acknowledged that there are other commercial properties with associated signage in the immediate vicinity of the site to the east, south and west.

7.6 Policy HNP2 of the Hexham Neighbourhood Plan (HNP) looks to secure high quality design in new development that responds positively to local character. Although the site is not within the Conservation Area, Policy HNP3 of the HNP states that proposals impacting on the Conservation Area or its setting should consider their impact on important views into and out of Hexham, including historic roofscapes and the historic buildings of the Abbey, Moothall and Old Gaol. Policy HNP5 relates specifically to shop front design in the Conservation Area and refers to taking account of the most recently adopted shopfront design guidance for Hexham, although this is not applicable to the current application given the location outside of the Conservation Area. Policy HNP7 requires an assessment of effects on the setting of designated heritage assets.

7.7 The Hexham Shopfront Design Guide aims to promote high standards of design for new shopfronts and alterations to existing shopfronts. The Guide also advises that the choice of colours and materials of advertisements should be carefully considered to ensure that they are sympathetic to the host building. The proposals do not specifically relate to shopfront works that would be covered by the Guide, but consideration has been given to the main issues raised in terms of looking to secure appropriate design within this location

7.8 Policy GD2 of the Tynedale Local Plan (TLP) looks to secure design that is appropriate to the character of the site and its surroundings, existing buildings and their setting. Policy BE5 of the TLP states that signs will be permitted in commercial areas, provided that the display is related in size, scale, content and character to the building on which it is mounted; and will not cause nuisance to occupiers of nearby premises; and will not prejudice road safety. Policies BE18 and BE22 of the TLP require an assessment of the effects of development on the character and setting of a Conservation Area and listed buildings respectively. Policy BE1 of the Tynedale Core Strategy (TCS) refers to conserving and where appropriate enhancing the quality and integrity of the built environment and its historic features.

7.9 In terms of emerging planning policy, officers have also considered relevant policies of the Draft Northumberland Local Plan (NLP). These include QOP 1 and QOP 2 in relation to design principles and amenity, as well as ENV 7 and ENV 9 in relation to heritage assets and effects on the setting of Conservation Areas.

7.10 Following initial consultation with the Design and Built Heritage Officer (DBHO) on the original proposals, comments were received identifying substantial harm to the setting of heritage assets due to the scale of the proposed signage. The DBHO could not support the proposals and referred to the excessive height and illumination, which would be clearly visible from the main approach road to the historic town centre and would be read against this backdrop. Advice was provided that the fascia signs to the southern elevation should be removed and the booth lettering to the same elevation should be reduced in scale. Advice was provided that a much lower and smaller sign would be more acceptable and should be submitted for consideration.

7.11 The plans have subsequently been amended by the applicant in response to the above comments with the submission of a lower 5 metre high sign, and now a further reduction to 4.5 metres, which would also be internally illuminated. Whilst this is much lower in overall height compared to the previous 12 metre high totem, and it would sit around 1.3 m lower than the highest part of the main restaurant building, it is also acknowledged that the sign may have a somewhat 'bulkier' appearance.

7.12 Following reconsultation on the amended plans for a 5 metre high sign, Hexham Town Council has maintained an objection that the design is not in line with the principles for design outlined in the HNP (Policy HNP2), as well as protecting the Conservation Area and heritage assets (Policies HNP3 and HNP4) and that it does not comply with the Hexham Shopfront Design Guide (Policy HNP5). However, the DBHO has responded to state that the revised proposals with the reduction in height are now more acceptable, and they have confirmed there are no objections to the application. Since receiving these comments, officers have secured the further reduction in height of the totem to 4.5 metres.

7.13 Whilst the objection from the Town Council is noted, the amended scheme is considered to result in a more appropriate form of development that would not result in harm to the visual amenity of the site and wider area, including the setting of designated heritage assets. The McDonald's site is located further into the main Bunker Site and to the west side of the larger Lidl store. Although still being a relatively large sign, the revised totem would be located well within the overall site and more likely viewed against the backdrop of the new restaurant and buildings in the immediate vicinity. At this reduced height it is not felt to be of a scale or design that would result in significant or adverse impacts from longer-range views outside of the site itself.

7.14 Having regard to the location of the site and the nature of the new sign, it is considered that the revised scheme would be acceptable in terms of amenity in the context of the character and appearance of the building, the site, surrounding commercial development and the wider setting of the historic town and its heritage assets. Whilst details of the proposed opening hours of the restaurant and drive-thru have not been confirmed with this application, it is recommended that a condition is attached to any consent that would restrict any illumination of signage outside of the business opening hours in order to reduce and mitigate the visual impact of this element. In the event that the site operates for longer periods during the night, the applicant's agent has advised that any illumination could be reduced during the hours

of 0000 – 0600 to further mitigate any effects on visual amenity. A condition to secure details of such a scheme could be attached to any grant of consent in order to mitigate effects on visual amenity.

7.15 Although this application is being assessed on its merits, consideration has also been given to potential cumulative impacts on amenity alongside existing development and their adverts, as well as signage currently proposed in other applications. Given the location, design and nature of the new signage, the proposal is not considered to result in harmful effects on visual amenity having regard to cumulative impacts.

7.16 The amended proposals are therefore considered to be acceptable in terms of amenity in this location having regard to the identified development plan policies and the NPPF.

Public Safety

7.17 The Advert Regulations state that factors relevant to public safety include:

- i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);*
- ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;*
- iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.*

7.18 The NPPG notes that advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety. It goes on to state that there are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, if it is a shop fascia sign, name-board, trade or business sign, or a normal poster panel, and if the advertisement is not on the skyline.

7.19 The application has been assessed for its impact upon public safety by the Council's Highway Development Management Team (HDM) in terms of highway safety and By Network Rail (NR) given the proximity to the railway line to the north of the site. Both HDM and NR have raised no objections to the proposed signage, and on this basis the proposal is considered to be acceptable in relation to matters of public safety having regard to Polcieis GD2 and GD4 of the TLP and the NPPF.

Equality Duty

7.20 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

7.22 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.23 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

8. Conclusion

8.1 Having assessed the application against the relevant local planning policies, the NPPF and other material considerations, it is considered that the proposal represents an appropriate form of development in respect of matters of amenity and public safety. The proposal therefore accords with Policies HNP2, HNP3 and HNP 7 of the HNP, Policy BE1 of the TCS, Policies GD2, GD4, BE5, BE18 and BE22 of the TLP and the NPPF. Whilst there are other applications seeking advertisement consent for this and other units on the wider Bunker Site, these will also need to be assessed on their merits and having regard to effects on the amenity of the area and heritage assets, as well as in terms of cumulative effects.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. STANDARD CONDITIONS.

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant

permission.

2. No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used for the display of advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

02. 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:

6636_AEW_8455_0401 Rev A (20/10/2021) - Block Plan (Signage Application 2)
McD / 052 / 2014 – McDonalds 5 metre Drive Thru Totem

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

03. The signage in the plans hereby approved shall not be illuminated outside of the business opening hours of the premises.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

04. In the event that any signage is proposed to be illuminated between the hours of 0000 – 0600 as a result of the business opening hours, a scheme to reduce the levels of illumination between those hours shall be submitted to and approved in writing with the Local Planning Authority prior to first operation during those times. The scheme shall thereafter be implemented and operated during those hours in full accordance with the approved details.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies

GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/03048/FUL, 21/02499/ADE, 21/02500/ADE and 21/02501/ADE

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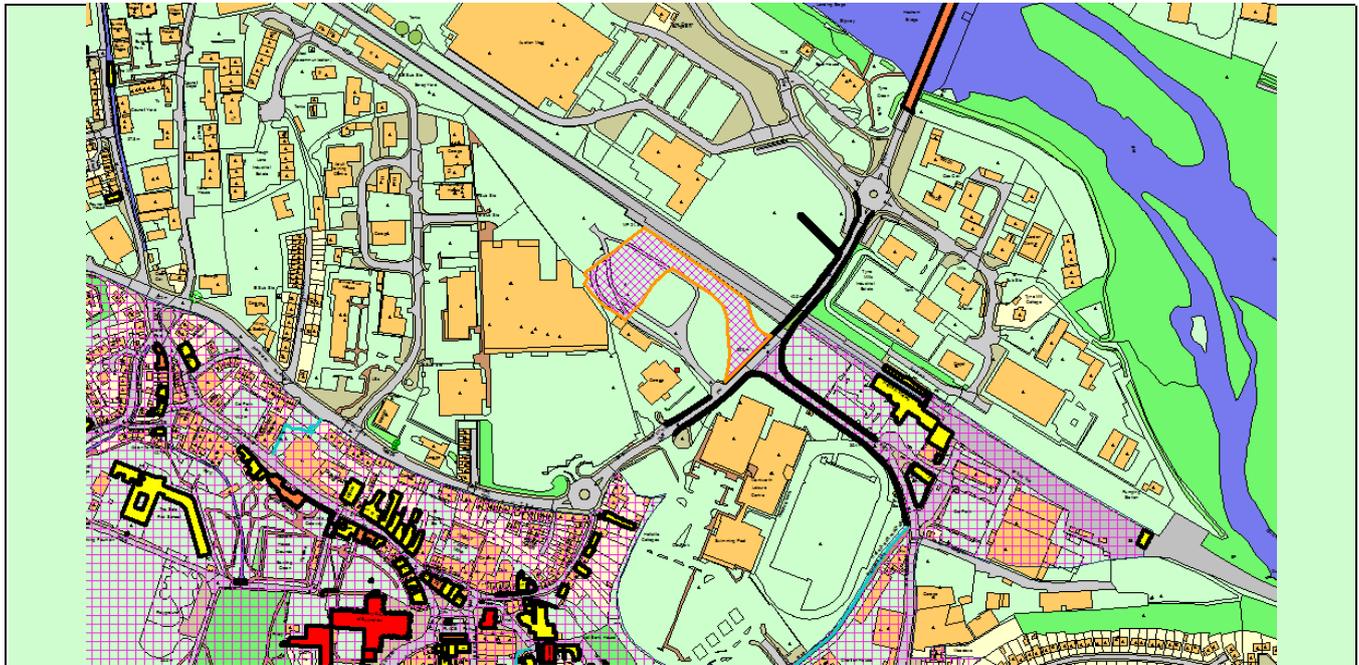


Northumberland
County Council

Tynedale Local Area Council Planning Committee
14 December 2021

Application No:	21/02501/ADE		
Proposal:	Advertisement consent for 4 no. freestanding signs and 14 no. Dot signs (as amended)		
Site Address	Land at North East of Bishops Garage Building, Alemouth Road, Hexham, NE46 3PJ		
Applicant:	McDonald's Restaurants Ltd, 11-59 High Road, East Finchley, London, N2 8AW	Agent:	Mr Matthew Carpenter, Planware Ltd, St Andrews Castle, 33 St Andrews Street South, Bury St Edmunds, IP33 3PH
Ward	Hexham Central with Acomb	Parish	Hexham
Valid Date:	22 June 2021	Expiry Date:	17 December 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 GRANTED permission



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1. Introduction

1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's delegation scheme due to the nature of the proposals as part of the wider development in this location and objection received from Hexham Town Council. It was agreed that the application raises issue of strategic, wider community or significant County Council interest, and so should be considered by the Committee.

2. Description of the Proposals

2.1 Advertisement Consent is sought for the display of signage proposed as part of the construction of a new McDonald's restaurant and drive-thru, which was approved by the Committee in July 2021 under application reference 20/03048/FUL. The development of the restaurant has not yet commenced, and this is located within the site of the wider redevelopment of the Bunker Site that was granted permission for a Lidl food store, Travelodge hotel and public car park under application 19/00277/FUL, with works to remove a section of listed wall to create a new access from Alemouth Road also granted listed building consent under 19/01082/LBC.

2.2 The site is not within the Hexham Conservation Area but lies in close proximity to it. As with the original proposals for the wider development of the Bunker Site, an important material consideration is the effect of any proposals on the setting of the Conservation Area and historic townscape that lies to the south of the site, and the setting of heritage assets, including the Grade I listed Hexham Abbey, Moot Hall and Old Gaol. The eastern boundary of the larger site is formed by the Grade II listed abutments and retaining walls to the road bridge over the railway line. The site is also in relatively close proximity to other Grade II listed buildings, including Hexham Railway Station and associated buildings further to the east. The site is located immediately adjacent to existing commercial development that features associated signage, including Tesco, Waitrose, Next and the Vauxhall - Bristol Street Motors showroom and garage.

2.3 The application seeks advertisement consent for the display of 4 no. freestanding digital menu board signs and 14 no. directional/information (DOT) signs within the site. Three of the freestanding signs would be 'double digital menu boards' associated with the drive-thru lanes, which would be located to the east side and in front of the restaurant building. These boards would be 1.37 metres in height x 1.57 metres in width, set 0.67 metres above the ground, resulting in a maximum height of just over 2 metres. The other freestanding sign would be a 'single digital menu board', also located in the same general area around the drive-thru lanes, measuring 1.37 metres in height x 0.84 metres in width. This would be set 0.69 metres above the ground, and also with a maximum height of just over 2 metres.

2.4 The 14 no. DOT signs would be aluminium panels with printed vinyl graphics sited at a lower level (0.9 metres above ground level) in various locations around the exterior of the site, internal roads and car parking areas. These would cover directional and information signage such as 'give way', 'no entry', accessible parking bays', 'look left/right' and pedestrian crossing etc.

2.5 The scheme has been amended from the original submission following discussions with officers and having regard to potential effects on the visual amenity of the site and wider area, including the designated heritage assets. As originally proposed the application also included the siting of two steel banner signs to the north-eastern boundary of the site and adjacent to the Lidl site. These would have measured 4.82 metres x 1.16 metres, set above ground level with a maximum height of 2.1 metres, but have since been removed from the application.

2.6 There are two other separate applications for the McDonald's site that are also seeking advertisement consent for other signage under references 21/02499/ADE and 21/02500/ADE, which are also on this committee agenda. Consent has recently been granted under delegated powers for signage at the Travelodge site under 21/01422/ADE following amendments made to the size and illumination of signs to the elevations. A separate application for signage at the Lidl store and to the entrance to the overall site from Alemouth Road has also been submitted under reference 21/01866/ADE, which is still pending consideration.

3. Planning History

Reference Number: 19/00277/FUL

Description: Hybrid Planning Application - Full planning permission for a new food store (Use Class A1) (2,177 sq m) with associated customer car parking and servicing, a four storey 69 bed hotel (Use Class C1)(2,540 sq m) and 250 public car parking spaces with associated means of access from, and upgrades to, Alemouth Road. Outline planning permission with all matters reserved for up to 1,600 sq.m of development in Use Classes A1- A4 in two units with associated car parking.

Status: Permitted

Reference Number: 19/02082/LBC

Description: Listed Building Consent: Works to relocate Listed Wall

Status: Permitted

Reference Number: 20/00071/LIC

Description: Application for premises licence to be granted

Status: No objection

Reference Number: 20/03048/FUL

Description: Erection of freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)

Status: Permitted

Reference Number: 21/01422/ADE

Description: Advertisement consent for installation of 3 x sets of halo illuminated vertical individual letters and logos, 2 x halo illuminated fascia panels and 1 x non illuminated post mounted directional sign (as amended)

Status: Permitted (Travelodge)

Reference Number: 21/01866/ADE

Description: Advertisement consent for 3no. large billboards, 2no. small billboards, 2no. canopy signs, 1no. freestanding double sided parking sign, 1no. freestanding poster display unit and 1no. monolithic totem sign.

Status: Pending (Lidl and main site entrance)

Reference Number: 21/02499/ADE

Description: Advertisement Consent: Installation of 4 No. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (as amended)

Status: Pending

Reference Number: 21/02500/ADE

Description: Advertisement consent for 1no. 5 metre high totem sign (as amended)

Status: Pending

4. Consultee Responses

Hexham Town Council	Object to the four freestanding signs rather than the two originally proposed banners, and the freestanding signs would run counter to the Town Council's wish to minimise street furniture and clutter and would set a negative precedent for future applications.
Design & Built Heritage	Satisfied with revised proposals – no objection.
Historic England	No comments – suggest views are sought from NCC's specialist conservation advisers.
Highways	No issues arise from the proposal.
Network Rail	No observations.

5. Public Responses

Neighbour Notification

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

Notices

General site notice: 15 July 2021

No press notice required.

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Hexham Neighbourhood Plan (July 2021)

HNP2 High Quality Sustainable Design

HNP3 Design in the Hexham Conservation Area
HNP7 Designated Heritage Assets

Tynedale LDF Core Strategy (2007)

BE1 Principles for the Built Environment

Tynedale District Local Plan 2000 (Policies Saved 2007)

BE5 Shop Signs

BE18 Development affecting the character and setting of a Conservation Area

BE22 The Setting of Listed Buildings

GD2 Design Criteria for Development

GD4 Range of Transport Provision for all Development

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)

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

6.3 Emerging Planning Policy

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

QOP 1 Design principles

QOP 2 Good design and amenity

TRA 2 The effect of development on the transport network

ENV 7 Historic environment and heritage assets

ENV 9 Conservation Areas

6.4 Other Documents/Strategies

- Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- National Design Guide (2019)
- The Setting of Heritage Assets (Historic England – December 2017)
- Hexham Shopfront Design Guide (April 2018)

7. Appraisal

7.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

7.2 Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. This also states that the advertisement consent process is intended to operate in a way that is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Amenity

7.3 The NPPG provides guidance on how “amenity” ought to be assessed for this type of application. “Amenity” is not defined exhaustively in the Advertisement Regulations. It includes aural and visual amenity, and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

7.4 The NPPG advises that in practice, “amenity” is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement. In assessing amenity, the local planning authority would always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider whether it is in scale and in keeping with these features.

7.5 As referred to earlier, the location of the site and the scale of the building requires an assessment in relation to potential effects on the historic townscape of Hexham and the setting of the Conservation Area and listed buildings. It is also acknowledged that there are other commercial properties with associated signage in the immediate vicinity of the site to the east, south and west.

7.6 Policy HNP2 of the Hexham Neighbourhood Plan (HNP) looks to secure high quality design in new development that responds positively to local character. Although the site is not within the Conservation Area, Policy HNP3 of the HNP states that proposals impacting on the Conservation Area or its setting should consider their impact on important views into and out of Hexham, including historic roofscapes and the historic buildings of the Abbey, Moothall and Old Gaol. Policy HNP5 relates specifically to shop front design in the Conservation Area and refers to taking account of the most recently adopted shopfront design guidance for Hexham, although this is not applicable to the current application given the location outside of the Conservation Area. Policy HNP7 requires an assessment of effects on the setting of designated heritage assets.

7.7 The Hexham Shopfront Design Guide aims to promote high standards of design for new shopfronts and alterations to existing shopfronts. The Guide also advises that the choice of colours and materials of advertisements should be carefully considered to ensure that they are sympathetic to the host building. The proposals do not specifically relate to shopfront works that would be covered by the Guide, but consideration has been given to the main issues raised in terms of looking to secure appropriate design within this location.

7.8 Policy GD2 of the Tynedale Local Plan (TLP) looks to secure design that is appropriate to the character of the site and its surroundings, existing buildings and their setting. Policy BE5 of the TLP states that signs will be permitted in commercial areas, provided that the display is related in size, scale, content and character to the building on which it is mounted; and will not cause nuisance to occupiers of nearby premises; and will not prejudice road safety. Policies BE18 and BE22 of the TLP require an assessment of the effects of development on the character and setting of a Conservation Area and listed buildings respectively. Policy BE1 of the Tynedale Core Strategy (TCS) refers to conserving and where appropriate enhancing the quality and integrity of the built environment and its historic features.

7.9 In terms of emerging planning policy, officers have also considered relevant policies of the Draft Northumberland Local Plan (NLP). These include QOP 1 and QOP 2 in relation to design principles and amenity, as well as ENV 7 and ENV 9 in relation to heritage assets effects on the setting of Conservation Areas.

7.10 Following initial consultation with the Design and Built Heritage Officer (DBHO) on the original proposals, comments were received identifying substantial harm to the setting of heritage assets due to the scale and extent of the proposed signage. The DBHO could not support the proposals and advice was provided that the two banner signs should be removed as these appeared to be superfluous and excessive. In addition, the applicant was advised to review the number of DOT signs to see if it was possible to reduce the number of these if possible.

7.11 The plans have subsequently been amended by the applicant in response to the above comments with the removal of the two banner signs. With regard to the DOT signs, the applicant's agent has reviewed these and comments that these are considered to be necessary for the safe circulation around the site.

7.12 Following reconsultation on the amended plans, Hexham Town Council has accepted that the DOT signs must remain for road safety reasons, but maintains an objection to the four freestanding signs. It is stated that the design is not in line with the principles for design outlined in the HNP (Policy HNP2) and not complying with the Hexham Shopfront Design Guide (Policy HNP5), and that accepting the freestanding signs would run counter to the Town Council's wish to minimise street furniture and clutter, and would set a negative precedent for future applications. Following clarification on the proposals, the DBHO has responded to state that they are satisfied with the proposals, and they have confirmed there are no objections to the application.

7.13 Whilst the objection from the Town Council is noted, the amended scheme is considered to result in a more appropriate form of development that would not result in harm to the visual amenity of the site and wider area, including the setting of designated heritage assets. The McDonald's site is located further into the main Bunker Site and to the west side of the larger Lidl store. The digital menu signs are located around the drive-thru lanes and are not felt to be of a scale or design that would result in significant or adverse impacts from longer-range views outside of the site itself. The DOT signs would be located at a lower level across the site, and given their scale in the context of the site and external areas, these would not result in any significant or adverse visual impacts. The removal of the banner signs helps to reduce the amount of signage across the site and therefore lessens the overall visual impact in this location.

7.14 Having regard to the location of the site and the extent of the proposed signage it is considered that the revised scheme would be acceptable in terms of amenity in the context of the character and appearance of the building, the site, surrounding commercial development and the wider setting of the historic town and its heritage assets. Whilst details of the proposed opening hours of the restaurant and drive-thru have not been confirmed with this application, it is recommended that a condition is attached to any consent that would restrict any illumination of the digital menu boards outside of the business opening hours in order to reduce and mitigate the visual impact of this element. In the event that the site operates for longer periods during the night, the applicant's agent has advised that any illumination could be reduced during the hours of 0000 – 0600 to further mitigate any effects on visual amenity. A condition to

secure details of such a scheme could be attached to any grant of consent in order to mitigate effects on visual amenity.

7.15 Although this application is being assessed on its merits, consideration has also been given to potential cumulative impacts on amenity alongside existing development and their adverts, as well as signage currently proposed in other applications. Given the location, design and nature of the new signage, the proposal is not considered to result in harmful effects on visual amenity having regard to cumulative impacts.

7.16 The amended proposals are therefore considered to be acceptable in terms of amenity in this location having regard to the identified development plan policies and the NPPF.

Public Safety

7.17 The Advert Regulations state that factors relevant to public safety include:

- i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);*
- ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;*
- iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.*

7.18 The NPPG notes that advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety. It goes on to state that there are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, if it is a shop fascia sign, name-board, trade or business sign, or a normal poster panel, and if the advertisement is not on the skyline.

7.19 The application has been assessed for its impact upon public safety by the Council's Highway Development Management Team (HDM) in terms of highway safety and By Network Rail (NR) given the proximity to the railway line to the north of the site. Both HDM and NR have raised no objections to the proposed signage, and on this basis the proposal is considered to be acceptable in relation to matters of public safety having regard to Polcieis GD2 and GD4 of the TLP and the NPPF.

Equality Duty

7.20 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

7.22 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.23 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

8. Conclusion

8.1 Having assessed the application against the relevant local planning policies, the NPPF and other material considerations, it is considered that the proposal represents an appropriate form of development in respect of matters of amenity and public safety. The proposal therefore accords with Policies HNP2, HNP3 and HNP 7 of the HNP, Policy BE1 of the TCS, Policies GD2, GD4, BE5, BE18 and BE22 of the TLP and the NPPF. Whilst there are other applications seeking advertisement consent for this and other units on the wider Bunker Site, these will also need be assessed on their merits and having regard to effects on the amenity of the area and heritage assets, as well as in terms of cumulative effects.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. STANDARD CONDITIONS.

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used for the display of advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

02. 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:

6636_AEW_8544_0008 Rev B (20/10/21) - Proposed Advertisement Plan
Sign 1 – FG-MCD-524 – Double Digital Menu Board
Sign 2 – FG-MCD-525 – Single Digital Menu Board
DOT Signage – Accessible Parking Bay
DOT Signage – Look Left/Right
DOT Signage – Give Way
DOT Signage – No Entry
DOT Signage – Parked Order Bay 1
DOT Signage – Parked Order Bay 2
DOT Signage – Pedestrian Crossing

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

03. The signage in the plans hereby approved shall not be illuminated outside of the business opening hours of the premises.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

04. In the event that any signage is proposed to be illuminated between the hours of 0000 – 0600 as a result of the business opening hours, a scheme to reduce the levels of illumination between those hours shall be submitted to and approved in writing with the Local Planning Authority prior to first operation during those times. The

scheme shall thereafter be implemented and operated during those hours in full accordance with the approved details.

Reason: In the interests of the visual amenity of the site and wider area and the setting of designated heritage assets, in accordance with Policies HNP2, HNP3 and HNP7 of the Hexham Neighbourhood Plan, Policy BE1 of the Tynedale Core Strategy, Policies GD2, BE18 and BE22 of the Tynedale Local Plan and the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/03048/FUL, 21/02499/ADE, 21/02500/ADE and 21/02501/ADE

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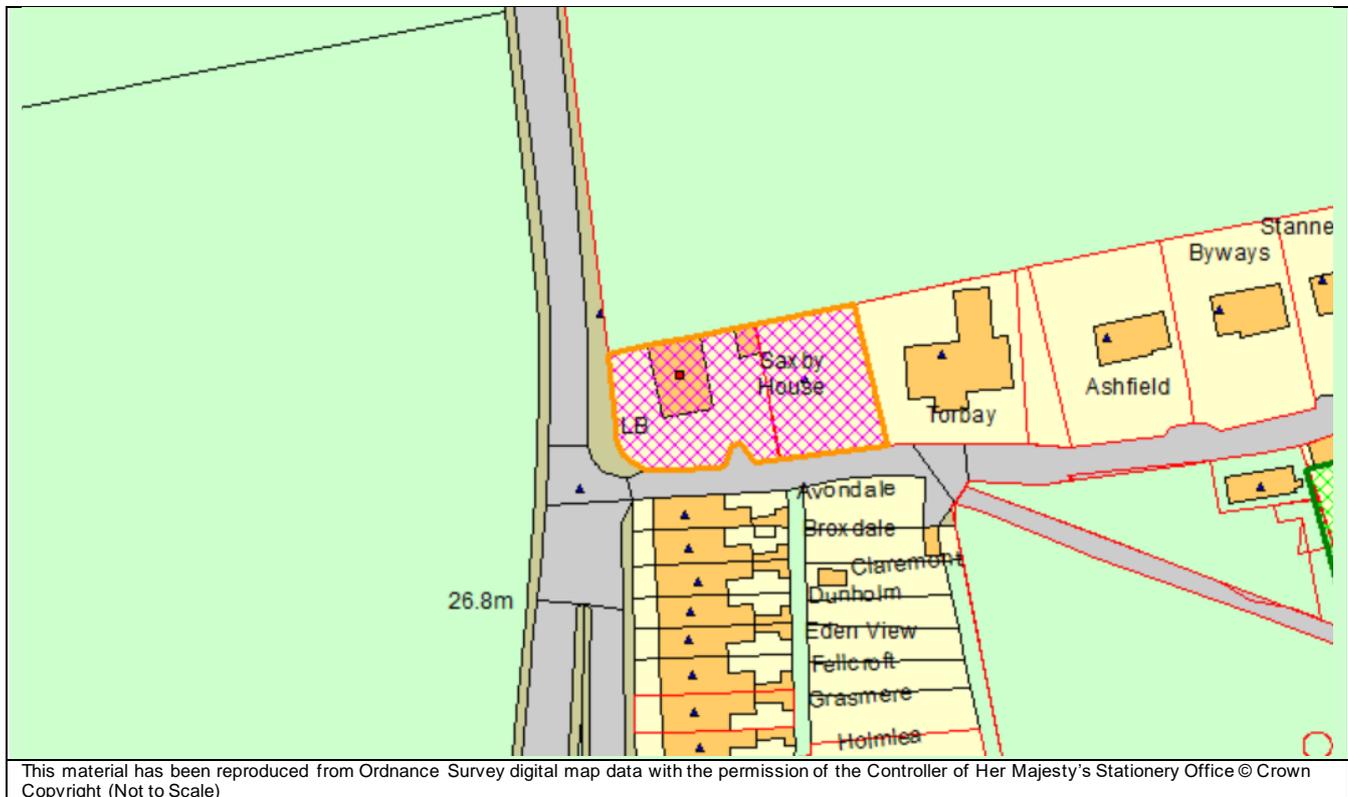


Northumberland County Council

Tynedale Local Area Council Planning Committee 14 December 2021

Application No:	21/03104/FUL		
Proposal:	Construction of a first floor rear garden room extension with balcony and external staircase		
Site Address	Saxby House, Station Road, Corbridge, NE45 5AY		
Applicant/ Agent	Mrs Jenny Ludman 26 Hallgate, Hexham, NE46 1XD,		
Ward	Corbridge	Parish	Corbridge
Valid Date	4 August 2021	Expiry Date	29 September 2021
Case Officer Details	Name: Miss Casey Scott Job Title: Planning Technician Tel No: Email: Casey.Scott@northumberland.gov.uk		

Recommendation: That this application be REFUSED planning permission.



1. Introduction

1.1 The application site is located within the Parish of Corbridge. Corbridge Parish Council wish to support the application, which is contrary to officer recommendation for the application.

1.2 Following referral to the Director of Planning and the Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Virtual Delegation Scheme, it was agreed that the application raises issues of strategic, wider community or significant County Council interest, and so should be considered by the Committee.

2. Description of the Proposals

2.1 Full planning permission is sought for the construction of a first floor rear garden room extension with a balcony and external staircase to a residential property at Saxby House, Corbridge.

2.2 Saxby House is a large, detached stone property set within a generous curtilage. The property is constructed of stone with white timber sash windows and a dual pitched slate roof. The property is set on the corner of Station Road and The Stanners, located in a group of to the south of the village of Corbridge and adjacent to an open field in a prominent location.

2.3 The current proposal seeks to construct a first floor orangery to the rear of the property, positioned above stone postings, leaving a void underneath. The orangery would measure 2.47m in height to the bottom with a void area underneath and 5.17m to roof of the flat roof. The orangery would extend 3.65m in length from the rear of the property and 5.32m in width, and would be constructed of stone with upvc openings to the northern, eastern and southern elevations, with a roof lantern to match the existing. To the east of the orangery at first floor level, a balcony is proposed which would measure 3.4m in length beyond the currently proposed first floor garden room, and 5.04m in width. The balcony would be accessed via a new external metal stairs to the south side of the balcony. The balcony would be enclosed with a glass balustrade that would sit flush with the proposed orangery and original building. The scheme includes the erection of a 1.9m privacy screen from the balcony to the east.

2.4 The current application is a resubmission of a similar previously refused application, reference 20/03550/FUL. This previous proposal was refused in February 2021 under delegated powers for the following reasons:

1. The proposed development, by virtue of its size, scale and massing in the context of previous additions to the property, would result in disproportionate cumulative additions over and above the size of the original building. The proposal is therefore inappropriate development within the Green Belt, and the very special circumstances necessary to outweigh this harm by reason of inappropriateness and by having a greater impact on openness do not exist. The principle of the proposal would therefore be contrary to Policies NE7, NE14 and H20 of the Tynedale Local Plan, and the National Planning Policy Framework.

2. The proposed development, by virtue of its scale, massing and design, would have an unacceptable adverse impact on the character and appearance of the property, the streetscene and on the amenity value of the wider area. The development would be contrary to Policies BE1 and NE1 of the Tynedale District Local Plan, Policies GD2, H20 and H33 of the Tynedale District Local Plan and Paragraph 127 of the National Planning Policy Framework.”

2.3 The application site is located within open countryside, situated within the Green Belt as identified in the Development Plan and is located within Flood Zone 3 as identified by the Environment Agency.

3. Planning History

Reference Number: 16/02360/FUL

Description: Proposed dwelling x 1

Status: Withdrawn

Reference Number: 20/03550/FUL

Description: Construction of a first floor rear orangery extension with bi folding doors to front onto a composite decking area with spiral staircase, glass ballustrades around perimeter, double glazed sky pod roof system and upvc double glazed windows

Status: Refused

Reference Number: T/20100143

Description: Replacement of flat roof with pitched roof and replacement of external wall leaf from rendered to natural stone finish

Status: Permitted

Reference Number: T/78/E/553

Description: Erection of one detached dwelling house.

Status: Permitted

Reference Number: T/960850

Description: Proposed construction of a two storey side extension (As amended by drawing 96/131 Revision A received 21/1/97)

Status: Permitted

Reference Number: T/20011025

Description: Construction of a conservatory to the rear of

Status: Permitted

4. Consultee Responses

Corbridge Parish Council	Corbridge Parish Council would support this application. Adaptation of existing houses vulnerable to flooding at The Stanners is very sensible.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	2
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice, displayed 19th August 2021
No Press Notice Required.

Summary of Responses:

None received.

6.Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy 2007

Policy GD1 – Locational policy setting out settlement hierarchy

Policy GD5 – Flood Risk

Policy NE1 – Principles for natural environment

Policy BE1 – Principles for the built environment

Tynedale District Local Plan 2000 (Saved Policies 2007)

Policy GD2 – Design Criteria for development

Policy H20 – Residential extensions in the open countryside

Policy H33 – Residential extensions

Policy NE7 – Green Belt

Policy NE14 – Extensions to buildings in the Green Belt

6.2 National Planning Policy

National Planning Policy Framework (July 2021)

6.3 Emerging Planning Policy

Northumberland Local Plan Publication Draft (Regulation 19) with Main Modifications (June 2021)

Policy STP 1 – Spatial Strategy (Strategic Policy)

Policy STP 2 – Presumption in favour of sustainable development

Policy STP 3 – Principles of sustainable development (Strategic Policy)

Policy STP 4 – Climate change mitigation and adaptation (Strategic Policy)

Policy STP 7 – Strategic approach to the Green Belt (Strategic Policy)

Policy QOP 1 - Design principles

Policy QOP 2 - Good design and amenity

Policy QOP 5 – Sustainable design and construction

Policy QOP 6 – Delivering well-designed places

Policy HOU 8 – Residential development in the open countryside

Policy HOU 9 - Residential development management

Policy ENV 1 – Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

Policy ENV 3 - Landscape

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development comprises policies in the Tynedale LDF Core Strategy 2007 and the Tynedale District Local Plan 2003 as identified above. The National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: 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 Northumberland Local Plan - Publication Draft Plan (Regulation 19) (NLP) was submitted to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019, and is currently going through the examination process.

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

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

- Principle of the Development within the Green Belt
- Design and Visual Impact

- Impact on Residential Amenity
- Flood Risk

Principle of the Development and Green Belt

7.5 The building is set within a small group of buildings, located within the open countryside and Green Belt. Policy GD1 of the Tynedale Core Strategy states that in open countryside development will be limited to the re-use of existing buildings, unless the development is covered by other Development Plan policies. The principle of extending a property in the open countryside accords with Policy GD1 in this regard, though acceptability of the principle of the works should be in relation to compliance with other relevant development plan Policies. Policy H20 allows limited extension to existing dwellings in the open countryside.

7.6 The application site is located within the Green Belt. Paragraph 137 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 138 of the NPPF states that the Green Belt serves the following five purposes:

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

7.7 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this is *'extensions to existing buildings, provided that the proposal does not result in disproportionate additions over and above the size of the original building'*

7.8 The property has previously been subject to numerous extensions. Consent reference T/960850 granted permission for a two storey extension to the south facing gable elevation; this application was taken before Members of the former Tynedale District Planning Committee in January 1997 as officers had recommended refusal on the grounds that the proposal would result in an unsympathetic addition in regard to scale and design. Members of that Committee subsequently granted consent. This addition led to a 44% increase in the overall volume of the original building.

7.7 From here, permission was granted for a minor increase in volume of the roof and replacement of render elevation with a stone clad elevation in order to improve the appearance of the building under decision T/20100143 in April 2010. The officer report describes a previous two storey extension to the northeast corner of the property and goes on to state that the previous additions to the property at the time amounted to a 121% cumulative increase in scale over and above the size of the original building. The approved minor works under T/20100143 amounted to a 125% cumulative increase.

7.8 As set out earlier in this report, the previous additions to the property have already led to additions which amount to a cumulative increase in scale by 125%. This is disputed by the applicant who consider that the figure lies at around 80%. In either case, the extensions to the original property are already significant and could not be

considered as limited. Officers consider that the previous additions to the property are already a substantial and clearly disproportionate increase over and above the scale of the original building. The addition of a further extension as proposed under the current application would lead to a significantly extended building in this open countryside and Green Belt location contrary to the NPPF, Tynedale Core Strategy Policy GD1 and policies H20, NE7 and NE14 of the Tynedale District Local Plan.

7.9 For the reasons set out above, the proposed development is considered to be inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances. Paragraph 148 of the NPPF then states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Paragraph 148 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.

7.10 The applicant has submitted a supporting statement that sets out that they consider that the proposed extensions are necessary to allow them to live on the first floor of the property in the event of flooding and that this amounts to Very Special Circumstances. The site lies partly within Flood Zone 3 and the property was last significantly affected by flooding after storm Desmond in 2015 when the property had to be evacuated.

7.11 Officers entirely sympathise with the applicant's desire to make their property more resilient to flooding, and hope that following significant prevention works having been undertaken in the area, that the property would not be affected in the same way again. However, whilst operational works to provide external first floor access could be acceptable in principle, the addition of the sun room extension to this already large property is not considered necessary to enable the applicants to continue to live above the ground floor. Consequently, it is not considered that Very Special Circumstances exist that would outweigh the harm to the Green Belt caused by inappropriate development.

Design and Visual Impact

7.12 Policies GD2, H20 and H33 of the Tynedale District Local Plan require extensions to residential properties to respect the character of the building, whilst Policy H20 also requires extensions in the open countryside to not substantially increase the size of the property.

7.13 Set out Policy BE1 of the Tynedale Core Strategy, development must enhance the quality and integrity of Tynedale's built environment. The first sentence of Paragraph 126 of NPPF sets out that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'. Paragraph 130 of the NPPF states planning policy and decision should ensure that 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;'. Likewise Paragraph 134 maintains that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.

7.14 It is proposed to construct a first floor garden room extension with a balcony and associated privacy screen, glass balustrade and metal staircase. The northern elevation of the property forms the boundary with the open field adjacent to it and is

highly prominent on approach from Corbridge village. The location of sun room at the first floor is out of keeping with the character of the existing property and would be highly visually intrusive from the wider area, particularly when lit in the dark. The proposed privacy screen at this height and in this position would also detract from the appearance of the property and the street scene. Consequently, the proposed development would not respect the character of the building or the character or appearance of the surrounding area. It is considered that the inappropriate design and the subsequent visual impact of the proposal would conflict with Policy BE 1 of the Tynedale Core Strategy, Policies GD2, H20 and H33 of the Tynedale District Local Plan and the NPPF.

Impact on Residential Amenity

7.15 The proposed is set within a large curtilage, therefore the nearest neighbouring property is approximately 30m to the east of the proposed balcony. Any impact on the amenity of these neighbours as a result of this development would be mitigated through the use of a fixed screen, that could be secured through a planning condition.

7.16 The proposed green room extension has been assessed and this part of the scheme would not result in any overbearing impact, loss of light or loss of privacy. The proposal can therefore be considered in accordance with Policies GD2 and H33 of the Tynedale District Plan and the NPPF.

Flood Risk

7.17 The proposal for the raised garden room and balcony within the residential curtilage of a property within Flood Zone 3 would not lead to an increased flood risk within the site or elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy and the NPPF.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

8. Recommendation

That this application be REFUSED planning permission for the following reasons:

Reasons

1. The proposed development, by virtue of its size, scale and massing together with previous extensions to the property, would result in disproportionate cumulative additions over and above the size of the original building. The proposal is therefore inappropriate development within the Green Belt, and the very special circumstances necessary to outweigh this harm have not been demonstrated. The principle of the proposal would therefore be contrary to Policies NE7, NE14 and H20 of the Tynedale Local Plan, and the National Planning Policy Framework.
2. The proposed development, by virtue of its scale, massing and design, would be highly prominent and would have a significantly detrimental impact on the character and appearance of the property and the wider area. The development would be contrary to Policy BE1 of the Tynedale District Local Plan, Policies GD2, H20 and H33 of the Tynedale District Local Plan, and the National Planning Policy Framework.

Background Papers: Planning application file(s) 21/03104/FUL, 20/03550/FUL, 19/00750/FUL, 19/00151/FUL, 20/04134/FUL, 19/00750/FUL, 19/01422/FUL, 18/04028/FUL, 20/04134/FUL, 19/01031/OUT, 16/04673/OUT, 19/01251/FUL, 20/00825/FUL.

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Northumberland County Council

Appeal Update Report

Date: December 2021

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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

Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
19/00247/FUL	<p>Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington</p> <p>Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.</p> <p>Committee Decision – Officer Recommendation: Approve</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?
21/00543/ADE	<p>Display of 1 no. 'Development Opportunity For Sale' board for 6 months (Retrospective) - land north of Shaw House Farm, Newton</p> <p>Main issues: the signage would cause harm to public and highway safety.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/00834/FUL	<p>Stone clad side extension with pitched roof to form new open plan kitchen, dining and master with part mezzanine above kitchen – The Gin Gan, Whalton</p> <p>Main issues: poor design that would have a significant detrimental impact on the character of the property and inappropriate development in the Green Belt.</p>	No

	Appeal against non-determination	
20/00925/OUT	<p>Outline permission for the construction of up to 9 no dwellings including access, appearance, layout and scale – land north-west of Blue House Farm, Blue House Farm Road, Netherton Colliery</p> <p>Main issues: harm to setting of a designated heritage asset; insufficient information in respect of potential risk from ground gas; and a section 106 agreement has not been completed in respect of a contribution to the ecology coastal mitigation scheme or off-site sport and play provision.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
21/00496/FUL	<p>Construction of a bungalow – land east of Dukewilley, Lowgate</p> <p>Main issues: inappropriate development in the Green Belt; unsustainable development in open countryside; unacceptable impacts on residential amenity; and no Section 106 agreement has been completed in relation to sport and play provision.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/03451/FUL	<p>Erection of five camping pods and associated clubhouse – land south-west of Catton Pumping Station, Catton</p> <p>Main issues: isolated from and not well related to existing development as well as being visually intrusive in the countryside; detrimental impact on residential amenity; adverse impact on the North Pennines AONB; and inadequate information regarding ecology of the site and surrounding area and inadequate mitigation.</p> <p>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
20/03861/VARYCO	<p>Variation of condition 2 (approved plans) pursuant to planning permission 20/00297/FUL in order to allow new wall to be moved closer to boundary wall to underpin and give support. Also French doors have 3/4 height windows on either side and single window in extension will be replaced using existing 2no. sash windows and mullions – Ashleigh, 26 Cade Hill Road, Stocksfield</p> <p>Main issues: extension would be out of scale and character with the existing property and would have a harmful impact on the character and appearance of the site and surrounding area; and detrimental impact upon the residential amenity of the neighbouring property.</p>	<p>26 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01205/AGTRES	<p>Prior notification for change of use of an existing agricultural building and conversion to 1no. Dwelling - land to east of Edgewell House Farm House, Edgewell House Road, Prudhoe</p> <p>Main issues: insufficient information to establish if the proposal complies with relevant requirements regarding the last use of the building.</p>	<p>16 July 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04660/FUL	<p>New external plant – Asda, Main Street, Tweedmouth</p> <p>Main issues: insufficient information in relation to noise and potential impacts on residential amenity.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00128/FUL	<p>Change of use from public house at ground floor (Sui Generis) to 1no. self contained two bedroom apartment at ground floor (C3 Use). Retention of existing 7no. existing holiday let rooms at first floor (C1 use); 1no. existing self contained apartment at first floor (C3 Use); and 1no. existing self contained apartment at second floor (C3 use) (Amended description 06/04/2021).</p> <p>Main issues: proposal is unable to provide</p>	<p>20 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	sufficient on-site car parking with unacceptable adverse impact on highway safety; and no completed Section 106 Agreement to secure sport and play contributions.	
21/00844/FUL	Adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.	25 August 2021 Appeal against non-determination
21/00845/LBC	Listed Building Consent for adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.	25 August 2021 Appeal against non-determination
20/02536/FUL	Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west of North Farm Cottages, Embleton Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.	26 August 2021 Delegated Decision - Officer Recommendation: Refuse
20/03231/OUT	Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.	10 September 2021 Delegated Decision - Officer Recommendation: Refuse
20/03542/FUL	Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham Main issues: inappropriate development in the Green Belt; inadequate flood risk	13 September 2021 Delegated Decision - Officer

	assessment; and insufficient information regarding foul water treatment.	Recommendation: Refuse
19/01008/FUL	<p>Construction of 58no. dwellings with associated landscaping, access and infrastructure works – land to north of Fairmoor Centre, Morpeth</p> <p>Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education, primary healthcare and affordable housing have not been secured.</p>	<p>16 September 2021</p> <p>Appeal against non-determination</p>
21/01393/FUL	<p>Single-storey flat-roofed garage to rear of back garden – 7 First Avenue, Blyth</p> <p>Main issues: design, scale and massing would result in an incongruous addition with a negative visual impact on the property and surrounding area.</p>	<p>30 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01085/FUL	<p>Single storey front extension – 2 The Limes, Morpeth</p> <p>Main issues: the proposals would result in an incongruous and overbearing addition with visual harm to the property and wider street scene.</p>	<p>12 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/04369/FUL	<p>Reserved Matters application in accordance with condition 1, 2 and 5 - seeking approval of layout, scale, appearance and landscaping, including details of materials/finishes (residential development of up to 6 dwellings) pursuant to planning permission 13/00802/OUT - land north of High Fair, Wooler</p> <p>Main issues: layout, scale and massing would be out of character with surrounding area.</p>	<p>18 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01578/OUT	<p>Outline permission with all matters reserved - demolition of existing garage, stable block and tennis court and erection of 1 dwelling with associated driveway and landscaping (Self Build) - land west of Roecliffe, Ladycutter Lane, Corbridge</p> <p>Main issues: inappropriate development in the Green Belt; and encroachment into the</p>	<p>19 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	countryside and would not respond to the character of the area.	
20/04343/LBC	Listed building consent for metal railings to balcony – 8 Prospect Place, Alnmouth Main issues: less than substantial harm caused to the listed building.	19 October 2021 Delegated Decision - Officer Recommendation: Refuse
20/01918/FUL	Demolition of modern agricultural sheds and development of six new residential dwellings, including gardens, car parking, and all ancillary works – Longbank Farm, Longhoughton Main issues: principle of housing in an isolated location in the open countryside is unacceptable; significant urbanising effects in the open countryside eroding the local landscape and not enhancing the Northumberland Coast AONB; insufficient information to assess off-site highway works; and no Section 106 Agreement completed to secure affordable housing.	26 October 2021 Delegated Decision - Officer Recommendation: Refuse
20/01600/FUL	Development of 9no. affordable houses, including access road, gardens, car parking and other ancillary works - land north of B6350, Corbridge Main issues: inappropriate development in the Green Belt; development in an unsustainable location in the open countryside; results in encroachment into the countryside, loss of mature trees and visually intrusive and harmful impact on rural and open character of the site and setting of Corbridge; and loss of Grade 2 agricultural land.	27 October 2021 Delegated Decision - Officer Recommendation: Refuse
21/03224/FUL	Change of use of private dwelling into 4no. holiday lets and separate holiday home to rent and erection of 4no. holiday homes to rent with associated car parking – Bayview, Beachway, Blyth Main issues: inadequate off-road car parking provision and resultant off-site impacts; increased noise and light pollution to the shoreline of the Northumberland Shore SSSI and harmful to bird species in that area; inadequate provision to mitigate the impact of increased recreational disturbance to designated sites of ecological importance; insufficient information to demonstrate that the proposals are acceptable in terms of	27 October 2021 Appeal against non-determination

	coastal erosion vulnerability and surface water drainage; and insufficient information to demonstrate the proposals are acceptable in terms of impacts on the World War II pill box and setting of Blyth Battery.	
21/03224/FUL	Former Veterinary Clinic Converted to 4 x Residential Apartments – 37-39 Croft Road, Blyth Main issues: harmful impact on residential amenity; fails to address highway safety matters in relation to parking provision; and lack of completed planning obligation in respect of a contribution to the Coastal Mitigation Service.	27 October 2021 Delegated Decision - Officer Recommendation: Refuse
20/03777/FUL	Change of use to dwelling with single storey extension and internal/external alterations – The Water House, Redesmouth, Hexham Main issues: no completed Section 106 Agreement to secure planning obligation of financial contribution for sport and play provision.	28 October 2021 Delegated Decision - Officer Recommendation: Refuse
20/02282/LBC	Listed building consent for replacement of all single glazed windows with double glazed units matching the current design – West House, Chillingham Castle, Chillingham Main issues: insufficient information to demonstrate that the proposed works are necessary or justified and the existing windows are beyond reasonable repair.	2 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/00667/FUL	Conversion of agricultural buildings into 4no. residential units – High Baulk Farm, Great Whittington Main issues: retention and alteration of modern hay barn as part of conversion works is unacceptable in principle; and harmful design that would not be in keeping with the curtilage listed buildings.	2 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/01660/FUL	Proposed erection of perimeter fencing and gates – site of former The Bungalow, High Pit Road, Cramlington Main issues: by virtue of siting, height and design the proposal constitutes an incongruous feature that fails to respect or enhance the character of the area.	3 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/02878/FUL	Change of use of land for siting of shepherd's huts and associated development – land north of White House Farm, Slaley Main issues: inappropriate development in	4 November 2021 Delegated Decision - Officer

	the Green Belt.	Recommendation: Refuse
21/03062/FUL	Proposed alterations and rear extension to dwelling house (retrospective) - 23 Shoresdean, Berwick-upon-Tweed Main issues: poor quality flat roof design with detrimental impact on the property and the character of the environment.	10 November 2021 Delegated Decision - Officer Recommendation: Refuse

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

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

	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	
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Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
20/02247/FUL	<p>Erection of a rural worker's dwelling – land south of Middle Coldcoats Equestrian Centre, Milbourne</p> <p>Main issues: fails to demonstrate the need for a rural worker's dwelling in the open countryside; inappropriate development in the Green Belt and there are no very special circumstances to outweigh harm; and fails to address pollution concerns with potential to affect protected species and failure to demonstrate ecological enhancement.</p>	<p>Virtual hearing date: 28 July 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02488/FUL	<p>Siting of upcycled shipping containers to provide retail and leisure facilities (use class A1, A3, and A4) and tented permanent roof covering as supplemented by note from agent received 07/09/20, additional details received 23/09/20, acoustic report received 25/09/20, and supplementary information received 20/10/20 - JH Laidler Storage Yard, Double Row, Seaton Delaval</p> <p>Main issues: loss of employment land; not demonstrated that the proposal satisfies the sequential test for main town centre uses in an out of centre location; and lack of information to be able to assess impacts on highway safety.</p>	<p>Hearing date: 27 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01932/FUL	<p>Construction of single dwelling with annex and ancillary accommodation, c.6.5 metre high wind turbine, associated landscaping and highway works (amended description) -</p>	<p>Hearing date: 18 January 2022</p> <p>Committee Decision - Officer</p>

	<p>land south of Church Lane, Riding Mill</p> <p>Main issues: isolated dwelling in the open countryside; inappropriate development in the Green Belt; insufficient information to fully assess ecological impacts; harmful impacts on the character of the site, wider area and countryside; lack of completed Section 106 Agreement to secure planning obligations for contributions to sport and play provision; and insufficient information to assess noise from wind turbine and impacts in residents and local area.</p>	<p>Recommendation: Refuse</p>
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Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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