

Public Document Pack



Northumberland County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: Monday, 7 March 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held in on **TUESDAY, 15 MARCH 2022** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Tynedale Local Area Council members as follows:-

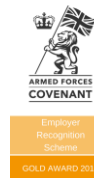
T Cessford (Chair), D Kennedy (Vice-Chair), A Scott (Vice-Chair (Planning)), A Dale, Fairless-Aitken, C Horncastle, JI Hutchinson, N Morphet, N Oliver, J Riddle, A Sharp, G Stewart and H Waddell

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
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AGENDA

PART I

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

1. MEMBERSHIP

To note that at the meeting of the County Council on 23 February 2022, Councillor Derek Kennedy was appointed as Vice-Chair.

2. PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

(Pages 1
- 2)

3. APOLOGIES FOR ABSENCE

4. MINUTES

(Pages 3
- 16)

Minutes of the meeting of the Tynedale Local Area Council, held on 15 February 2022, as circulated, to be confirmed as a true record, and signed by the Chair.

5. 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 at monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.

DEVELOPMENT CONTROL

6. DETERMINATION OF PLANNING APPLICATIONS

(Pages
17 - 20)

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

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

7. 21/03672/FUL

(Pages
21 - 36)

Part-retrospective: Change of use from Public House with staff

accommodation to mixed use including public house, bed and breakfast and podiatry. Internal and external works including various windows, french doors, shed and decking.

Crown Inn, Catton, Hexham, Northumberland, NE47 9QS

8. PLANNING APPEALS UPDATE

(Pages
37 - 50)

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.

LOCAL AREA COUNCIL BUSINESS

9. PUBLIC QUESTION TIME

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

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

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

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

And/or:

- is defamatory, frivolous or offensive;
- it is substantially the same as a question which has been put at a meeting of this or another County Council committee in the past six months;
- the request repeats an identical or very similar question from the same person;
- the cost of providing an answer is disproportionate;
- it is being separately addressed through the Council's complaints process;
- it is not about a matter for which the Council has a responsibility or which affects the county;

- it relates to planning, licensing and/or other regulatory applications;
- it is a question that town/parish councils would normally be expected to raise through other channels.

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

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

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

10. PETITIONS

(Pages
51 - 66)

This item is to:

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

- i) **Dangerous Road (Hexham)** E-petition opened for signatures on 22.02.22

“The road across the front of Peth Head is supposed to be 20 mph. It has no signage or speed bumps and is used as a shortcut for traffic trying to access the Corbridge Road. Traffic drives at speed from morning till night and crossing the road is incredibly dangerous. Many parents with young children attempting to cross in order to access schools, nurseries or the hospital are left standing in fear for their children. There needs to be at the least signage, and possibly a safe place to cross as this is no longer a small little back road, but is actually being used as an alternative to the main Corbridge Road.”

- b. **Consider reports on petitions previously received:**

- i) **Allendale Road, Hexham** (attached)

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

11. LOCAL SERVICES ISSUES

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

opportunity to raise issues with the Area Managers.

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

12. LOCAL CYCLING AND WALKING INFRASTRUCTURE PLANS

Sarah Rowell, Principal Transport Officer will give an update on the consultation on walking and cycling infrastructure plans.

13. OUTSIDE BODIES

To make appointments to the outside body organisations within the Local Area Council's remit. The following individuals have volunteered where there are vacancies:

Haltwhistle Partnership Limited – A Sharp
Queens Hall Arts Trust – SH Fairless-Aitken

14. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
67 - 74)

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

15. DATE OF NEXT MEETING

The next meeting will be held on Tuesday, 12 April 2022 at 4.00 p.m.

16. 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
- Amendments to Motions
- Approve/Refuse/Defer

Vote (by majority or Chair's casting vote)

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

Agenda Item 4

NORTHUMBERLAND COUNTY COUNCIL

TYNEDALE LOCAL AREA COUNCIL

At a meeting of the **Tynedale Local Area Council** held at County Hall, Morpeth on Tuesday, 15 February 2022 at 4.00 p.m.

PRESENT

Councillor T Cessford
(Chair, in the Chair for agenda items 82 – 83 and 89 - 91)

(Planning Vice-Chair Councillor A Scott in the chair for items 84 - 88)

MEMBERS

A Dale
SH Fairless-Aitken
C Horncastle (82-87)
I Hutchinson
D Kennedy

N Morphet
JR Riddle
A Sharp
G Stewart
HR Waddell

OFFICERS

N Armstrong
K Blyth

M Bulman
A Craig

J Hitching
P Jones
H Lancaster
N Leadbeattter
N Snowdon

N Turnbull

Principal Planning Officer
Development Management Area
Manager (West)
Solicitor
Programme Officer (Highways
Maintenance)
Senior Sustainable Drainage Officer
Service Director - Local Services
Senior Manager - Legal Services
Housing Enabling Officer
Principal Programme Officer
(Highways Improvement)
Democratic Services Officer

6 members of the public were present.

82. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Oliver.

83. MINUTES

Ch.'s Initials.....

The Chair reported that the minutes from the meeting on 11 January 2022 should be numbered from 73 to 81.

Minute No: 78

Northumberland Fire and Rescue Service: Community Risk Management Plan 2022-26 Consultation

The sixth bullet point should be amended to include the words 'on wet winter days' and read as follows:

'Information was to be checked from the Met Office in the Flooding and Water Rescue section on page 23. It was believed that more information should be included, as whilst there was expected to be fewer rainy days in summer, the amount of rain that fell **on wet winter days** would increase by approximately 14% under a 2oc warming scenario and 28% under a 4oc warming scenario.

Minute No. 79

Local Area Council Work Programme

It be minuted that a request for inclusion of an item in the work programme on the Borderlands development work in Hexham was declined.

RESOLVED that the minutes of the following meetings of Tynedale Local Area Council, as circulated, be confirmed as a true record and signed by the Chair, subject to the above amendments:

- a) 14 December 2021
- b) 11 January 2022

DEVELOPMENT CONTROL

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

84. PROCEDURE TO BE FOLLOWED AT A PLANNING MEETING

The Chair advised members of the procedure which would be followed at the meeting.

85. DETERMINATION OF PLANNING APPLICATIONS

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

applications.

RESOLVED that the information be noted.

86. 20/03425/FUL

**Development of 9 no. residential dwellings (100% affordable) including associated access, car parking, landscaping and all other ancillary works (amended layout and housing mix)
Land North of Piper Road, Piper Road, Ovingham, Northumberland**

The Principal Planning Officer introduced the application with the aid of a powerpoint presentation and reported that an additional objection had been received which strongly opposed the development on the grounds of:

- environmental destruction to a well-established old hedgerow, including impact on nesting birds.
- The impact of the noise, disruption and heavy goods relating to these works with such close proximity to local houses was dangerous and effected residents' health and was unacceptable.

Neville Gray spoke on behalf of Ovingham Parish Council and made the following comments:-

- House building in the Green belt was a contentious issue. References to it being a 'rural exception site' which at 9 dwellings was one dwelling less than the maximum allowed. There were already 22 dwelling to the west and other land was available to the east and that possible disaggregation of development to circumvent the NPPF could result in 40 dwellings being built in the Green Belt.
- Conditions 4 to 8 were welcomed but showed that further loss of existing habitat if approval was granted. New hedgerow would take a considerable time to develop and likely 'manicured' and inferior in ecological terms.
- It was recognised that there were fundamental drainage issues on the site and houses fronting Piper Road needed to be raised above the actual site level. The drainage statement from consultants CK21 stated that invert levels had been assumed and that the existing sewer would need to be exposed to confirm the invert level which would determine the finished floor levels. Invert levels had been assumed and the properties fronting Piper Road would be elevated.
- Conditions No. 2 and 28 confirmed that the final elevation of the houses was not currently known. The Parish Council were of the view that the work identified in the CK21 report, and any changes required to drawings and the site plan should have been undertaken in the 17-month period following submission of the application and prior to consideration by committee.
- Detailed technical survey information cast doubt on the JDDK architect's cross sections and showed that the new 2 storey dwellings fronting Piper Road would be significantly elevated and higher than existing houses opposite and to the west. For this reason, they had objected to the site

layout and had requested that only bungalows should front Piper Road on the south side.

- Mobility issues and access to properties raised above street level had not been addressed within the officer's report.
- The height of the 2-storey houses would be out of keeping with the street scene viewed from the road and footpaths.
- They did not agree with the comment in paragraph 7.47 of the report that heights would be satisfactory under policy GD2.
- These matters could only be properly addressed when the actual site and floor levels were known. Making condition no 28 retrospective removed the ability of the committee to properly scrutinise the application and should not be approved.
- Careful thought should be given to the location and access to the site compound as this was a concern to many residents of Piper Road and Cherry Burn Land.

Ms. S. Ferguson represented the applicant and spoke in support of the application. She wished to highlight the following key points to be taken into consideration in the determination of the application:-

- All of the dwellings were to be provided as affordable housing and would form an extension to the neighbouring affordable housing site. That scheme had successfully provided homes to 20 families who might otherwise have been forced to live outside the area in which they had grown up.
- The development addressed the identified affordable housing need within Ovingham and the adjoining parishes of Ovington and Horsley. This had been confirmed through a housing needs survey completed for Ovingham and the surrounding parishes, consultation with local registered providers to establish an evidenced demand and Northumberland Homefinder data. Extensive discussions had been held with the Housing Enabling Officer to ensure the housing mix and tenure met the need of the area and had resulted in amendments to the housing mix.
- The affordable housing would directly contribute to the sustainability of local services and facilities of the village. Supporting small scale developments in rural villages was important to ensure their services and communities were sustained in the long-term.
- Alternative sites had been examined through sequential analysis and a review of the 2019 Strategic Housing Land Availability Assessment (SHLAA). There were no other available or suitable sites to deliver the affordable housing. Also, there were no current alternative sites within Ovingham, Horsley or Ovington with planning permission providing any element of affordable housing to satisfy the identified need. This was confirmed within the officer's report at paragraph 7.29.
- The proposed development allowed for the provision of affordable housing in an acceptable location adjoining an existing affordable housing scheme with no visual harm. There should be assurance that the proposed affordable housing meets the tests and was acceptable within the Green Belt.

- With regard to concerns regarding ground levels and proposed layout, the site had been designed to continue and reflect the form of development of the existing adjoining housing. The layout and scale had been found to be acceptable and the report confirmed that it would not result in significant or harmful impacts on existing residents. It was a good quality design with standards as high or better than private housing would be. An acceptable drainage strategy and ecological mitigation measures were provided and confirmed through consultation by the lead Local Flood Authority and county ecologist, contrary to the objections raised.
- The development complied with local and national planning policy and constituted a rural exception which was appropriate in the Green Belt. The development would bring no harm but deliver substantial benefits for local people in need of housing.

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

- Exceptions to inappropriate development in the Green Belt included limited affordable housing for local community need. This was in line with the development plan policy. As there was an identified need and it was deemed to be acceptable in terms of character, well related, immediately adjoining an existing settlement. It was therefore considered to be an acceptable site.
- As the Tynedale Local Plan Policy referred to alternative provision, the applicant had been asked to consider these. Ovingham was constrained by Green Belt and there were no alternative sites. There were no forthcoming allocations or sites available in the SHLAA. There was also a change in emphasis and assessment of alternative sites was no longer explicitly stated in the NPPF or the emerging policy.
- Current identified housing need was a key aspect in the definition of a rural exception site and advice had been sought from Housing Enabler Officers to confirm that there was an identified need and the adjoining affordable housing development had been taken into account. This would also need to be confirmed any other sites which would be assessed on their own merits.
- The adjacent affordable housing site had been considered in a similar manner against similar policies assessing the provision of limited affordable housing, which did not specify a set number of units.
- Officers had sought to retain as much of the hedge as possible along Piper Road and landscaping conditions sought replacement planting around the boundary of the site in mitigation for the hedging being removed. Officers would liaise with the Council's ecologists regarding the mix of plants and suitability of that proposed.
- Standard wording within Section 106 agreements regarding local connection criteria included a cascading system for local, next parish, Northumberland. This was regardless of whether it was a rural exception site.
- Condition no. 28 was normally included when further information was required on levels or where there was a sloping site. Information on indicative levels had been provided and were dependent on further

drainage works and investigations. Given the layout, relationship with adjoining properties, the separation distance between the properties on the opposite side of the road which were much greater than the minimum distance of 25 metres normally required between the rear elevations of 2-storey properties, officers were satisfied that the levels would be acceptable and would be reviewed by planning officers before being discharged.

- The results of the drainage investigation works and details submitted for any discharge of conditions would be uploaded to the Planning Public Access system following an assessment by officers and available to interested persons to view.
- Phase 1 had been built in 2016 and had coincided with the construction of a flood alleviation scheme which consisted of a large ditch and bund to the north of the development which conveyed water away to the east and the River Tyne. Those measures would remain for phase 2 and conditions were included in relation to that.
- The uncertainty regarding levels related to the proposal for a new foul water sewer which would be located under a water course and the surface water sewer from phase 1. They were therefore confident that a gravity fall system could be constructed from phase 1 to phase 2 in the east and were not concerned regarding raised ground levels at this stage.
- Local need had been identified via a housing needs assessment undertaken by the applicant which considered the general housing need for the area for affordable rented and forms of ownership which identified a need for Ovingham and surrounding parishes. The Housing Enabler Officer had also reviewed applicants on Northumberland Homefinder for Ovingham only and then Ovingham and surrounding parishes which influenced the change in tenure and house types. Other registered providers had also been contacted. Information from Karbon Homes, who operated phase 1, had been similar to the Council's Homefinder data. Housing need could change over time.
- The housing needs assessment had been similar to the exercise undertaken by the Council in Haltwhistle and Rothbury which had been carried out by specialist consultants. This considered house prices and income of residents in the area to assess what people could afford, current stock and tenure types before coming to a conclusion. This was reviewed by officers who also considered current building commitments within the SHLAA. They had concluded that there was a residual need for units in the Ovingham village and surrounding parishes.
- Prudhoe had been excluded from the housing needs survey in Ovingham. Units on the Prudhoe hospital site were to be affordable rented and discounted market value. However, officers had concluded there was a residual housing need for the area as a whole.
- 2 bedroom bungalows had been requested as above a certain age, the Universal Credit (UC) under occupation cap did not apply which would enable residents to receive full housing benefit element for UC. Applicants over the age of 55 were eligible for a bungalow under the Council's housing allocations policy. 2 bedroom bungalows were preferred by registered providers as they found them easier to let and could be rented by individuals who required live in support.

- The grade of agricultural land was unknown and had not been a material consideration for phase 1.
- Detailed plans had not been received regarding the cycle parking and was not understood to be a covered shed or storage area, although there would be sufficient space within the plots.

Councillor Stewart proposed acceptance of the recommendation to approve the application subject to the conditions contained in the officer's report and completion of a Section 106 agreement.

This was seconded by Councillor Dale who enquired about the addition of conditions regarding the cascading of local connection criteria and use of established plants of 2.5/3 feet in the replacement hedgerow.

The Solicitor reported that an additional condition regarding the cascading of local connection criteria was not required as it was included as standard wording within Section 106 agreements.

The Development Management Area Manager (West) reminded members that conditions needed to be reasonable and necessary and queried whether a specific condition was required with regard to the size of hedgerow plants to make the application acceptable? It was suggested that Condition No. 4 could be amended to include reference to the size of plants and read "...including a planting schedule setting out species, size, numbers, densities and locations,".

Councillors Dale and Stewart agreed with the suggested amendment to Condition no. 4.

It was noted that there was little climate change mitigation within the development and a suggestion that the applicant be required to install an EV charger at each unit and that the cycle parking be fully secure or covered was debated by Members. The Local Area Council was asked to consider whether the addition of condition requiring an EV charger, and secure or covered cycle parking were reasonable and necessary to make the application acceptable.

In answer to a question, it was confirmed that all applications were considered on their merits and the inclusion of a condition on this application would not set a precedent on other applications.

Both Councillors Stewart and Dale agreed to amend the proposal to include an EV charger for each dwelling.

Other members were of the view that although EC chargers were laudable, as it was not currently a policy requirement, queried whether it could be defended at appeal and should be included.

Alternatively, the Development Management Area Manager (West) suggested that the installation of EV chargers could be included as an informative.

Councillors Stewart and Dale agreed to the latter suggestion and that the inclusion of EV chargers be removed from the motion.

The Solicitor confirmed that as Councillors Faires-Aitken and Kennedy had not been present at the commencement of the item, they would not be able to participate in the vote.

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

RESOLVED that the application be **GRANTED** permission for the reasons and with the conditions as outlined in the report, amendment of condition no 4 as set out below and subject to completion of a Section 106 agreement to secure 100% affordable housing provision on the site and a financial contribution to sport and play provision:

“04. Notwithstanding the details submitted with the application, a detailed landscaping scheme showing both hard and soft landscaping proposals shall be submitted to and approved in writing by the Local Planning Authority. This shall include the planting of not less than 80 metres of locally native hedging of local provenance, including a planting schedule setting out species, **size**, numbers, densities and locations, the provision of all new boundary treatments, the creation of areas of hardstanding, pathways, etc., areas to be seeded with grass, and other works or proposals for improving the appearance of the development.

The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season (November – March inclusive) following commencement of the development, or as otherwise agreed in writing with the Local Planning Authority.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site, in accordance with the provisions of Policies GD2, NE37 and H32 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.”

87. 21/03104/FUL

Construction of a first floor rear garden room extension with balcony and external staircase

Saxby House, Station Road, Corbridge, NE45 5AY

The Development Management Area Manager (West) introduced the application with the aid of a powerpoint presentation and advised that there were no updates following publication of the report.

Mrs. M. Williams, the applicant, spoke in support of the application and made the following comments:-

- At the previous meeting Members had agreed that there were very special circumstances in relation to their situation. The house needed to be made more resilient to flooding to provide space upstairs for them to live and ensure that they were not displaced, as had happened in the last 2 floods.

- Officers were still recommending refusal. A request to meet and discuss proposals on site and explain why it could not be accommodated elsewhere had been refused.
- The reference in paragraph 7.14 which stated that an alternative location for the extension would not be considered by the applicant was untrue. The planner's suggestion that it would be better accommodated at the other side of the house, would be less visible from the approach and no problems with overlooking, if there were no windows. Photographs had been sent to show the impact on neighbours. This would have resulted in the access looking directly into the neighbour's kitchen windows and would have been a violation of their privacy. They had spoken to their neighbours who had confirmed that they would have objected. The neighbours had no objections to the current proposal, neither did the parish council.
- Two different designs had been sent to the officers, but they had not liked either. The design which matched the rest of the property's traditional stone exterior and character had been submitted.
- Conditions for one way glass and installation of blinds to reduce light pollution would be accepted.
- They disagreed with the content of the officer's email which suggested that from Members comments at the last meeting, they would not want to see any openings on the end elevation. This email had inferred that they could build along the lines proposed if the design was right i.e. no windows on the field side. Plans had been drawn but had looked ugly and closed in and had not been a good design.
- The committee were reminded of the reason for the extension, namely that the applicants wished to live in it if they flooded. Flooding had a profound effect on mental health, increased anxiety and clinical depression. Themselves and their neighbours had suffered from despair and misery with 30% of the community suffering from PTSD after the second flood in 2015. From experience they would need to live in the extension for a year at a time as it had taken that long to reinstate the house on the previous occasions.
- The back of our house faced east, and they lost the sun at midday. An extension on the north gable with no windows would be very dark, especially in winter when light was limited and would not be helpful to their stress and mental health trying to sort the house. Good daylight in housing had been shown to play a large part in overall attitude, satisfaction and the well-being of occupants.
- They did not understand why they were not allowed windows when the house across the field had an extension with two windows. It was also prominent on the approach to the village.
- Floor plans showed how the internal layout would work and brought their scheme in line with the nearby house which had been raised to protect the occupants against flooding. They were effectively doing the same thing to allow themselves enough room to remain living on the first floor with a temporary kitchen in a former bathroom which had the plumbing provision needed.

- The proposed building would only require small changes to remain living in the house with a small living area (the extension) and some outdoor space and access.
- They had attempted to provide a compromise that would also work for them; however, it was clear that it would not be supported by officers. Members were asked if they could support the application given the circumstances and that they had previously agreed there were very special circumstances.

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

- Officers had not felt it necessary to hold a meeting on site as they had visited the site previously and had sufficient information. They had offered to meet virtually using Teams.
- Officers had suggested that removal of the windows from the most prominent side elevation might help Members make a decision, not that officers would support the application if the windows had been removed. This was due to the impact of the windows both looking out and inwards.
- The Development Management Area Manager (West) was not familiar with the property on the other side of the field and did not have the details with her as it had only been raised at the meeting. The impact of the windows on this application needed to be assessed.
- Officers had recommended that the application be refused due to the forms, scale and massing of the proposed extension, and not specifically the inclusion of windows. Out of the alternative designs put forward by the applicant, officers had suggested that the smaller more traditional windows would be better in this more traditional property. Members had discussed at the previous meeting the impact of large openings and the impact of light in the evening which would make the extension more prominent and intrusive.
- Whilst there had been considerable debate as to whether there were very special circumstances when this application had been considered in December, the application had been deferred and the matter had to be considered afresh. As the property had been significantly extended previously, the proposals could not be classed as a limited extension in the Green Belt and therefore the development would be inappropriate. A second reason for refusal related to the design. Anything could warrant very special circumstances if the information provided was sufficient to outweigh the harm to the Green Belt. Although there had been no vote, from the discussion at the last meeting, Members appeared to support there being very special circumstances if other matters were resolved satisfactorily. A decision on this application that there were very special circumstances would not set a precedent on other applications as each was considered on its own merits. Officers had concluded that the information did not constitute very special circumstances which outweighed the harm to the Green Belt, although Members could arrive at a different conclusion.

Councillor Horncastle proposed that the application be granted, contrary to the officer's recommendation that the application be refused, and that the wording of conditions be delegated authority to the Director of Planning with the agreement of the Chair. This was seconded by Councillor Riddle. The reasons for this were that the very special circumstances put forward by the applicant in terms of the impact to them from earlier flooding and the extension would enable the applicants to live in the property would constitute very special circumstances which outweighed the harm to the Green Belt.

Councillor Dale stated that she had not been at the meeting when this application had been discussed previously and did not feel that she could participate in the decision. The Solicitor stated that she had been provided with a copy of the report, had the opportunity to listen to the presentation and ask questions and could vote. However, if she was uncomfortable then she would be able to abstain.

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

FOR: 7; AGAINST: 4; ABSTENTION: 1.

RESOLVED that the application be **GRANTED** permission for the reason and that the wording of conditions to be delegated authority to the Director of Planning with the agreement of the Chair.

Councillor Horncastle left the meeting at 5.50 p.m.

88. PLANNING APPEALS UPDATE

The report provided information on the progress of planning appeals.

In answer to a question, the Development Management Area Manager (West) agreed to obtain an update on the enforcement appeals at Whittonstall.

RESOLVED that the information be noted.

On the conclusion of the above items, Councillor Scott vacated the Chair. Councillor Cessford returned to the Chair and continued the meeting.

The meeting adjourned at 5.50 p.m. until 6.00 p.m.

89. LOCAL TRANSPORT PLAN PROGRAMME 2022-23

The Local Area Council received a report which set out the draft Local Transport Plan (LTP) programme for 2022-23 for consideration and comment prior to final approval of the programme by the Interim Executive Director of Planning and Local Services in consultation with the Cabinet Members for

Environment and Local Services. (A copy of the report is enclosed with the signed minutes).

The Service Director – Local Services reported that final confirmation from Department for Transport funding was awaited; but a programme totalling nearly £23.5 million had been assumed, based on the allocation received the previous year and an informal indication.

The programme was split across four keys areas and had been devised following a review of the maintenance needs of the highways asset, identified road safety issues, potential improvements to the highway and transport network, and following consultation with Town and Parish Councils along with Local Ward Members, to identify local priorities. Appendices A – D set out the details of the programme. This included:

£1.3 million Walking and Cycling
£2.1 million Safety Improvements
£15.275 million Road Maintenance
£4.7 million Bridges, Structures and Landslips

He highlighted the following:

- The walking and cycling allocation was split between improvements for crossings, footways, bus stop waiting areas and maintenance of footways, cycleways and the rights of way network. An additional £1.5 million was proposed within the capital programme for the development and delivery of cycling and walking schemes within the Local Cycling and Walking Infrastructure Plans which covered the main towns. Suggestions which were beyond the LTP programme had been captured separately and would be considered in the future if sources of funding became available.
- The Integrated Transport Improvement Funding concentrated on safety at high-risk sites and included traffic management activity, speed reduction schemes and completion of the 20mph school programme. 107 out of 161 of the 20mph schemes had been implemented to date, 10 issued for construction and 44 at the design stage. Other works included replacement of signs and road markings, road maintenance and capital repairs to the infrastructure. An additional £2million had been proposed within the capital programme for investment in U and C roads and footways.
- Strengthening bridges in Tynedale included C279 at Blue Gables, C205 at Middleburn and U8177 at Garden House and 2 landslips schemes at U5034 Blindburn and A686 north of Lightburks. A major scheme of £9.3 million over the next 2 financial years was proposed to resolve the longstanding landslip at Todstead.

The following information was provided in response to questions:

- It was confirmed that the £1.5 million proposed in the capital programme for the delivery of cycling and walking schemes was in addition to the £1.3 million LTP allocation.

- 20 mph flashing signs were advisory where implemented for 1-hour periods for school opening and closures and could not be enforced by the police. Permanent limits were enforceable.

Members made the following comments:

- It was important that cycling and walking infrastructure was improved across the county, not just the main towns.
- There was disappointment that recently renewed road markings, paid for from Members Local Improvement Schemes had worn away quickly; these should be renewed regularly.
- More funding was required to address rural road safety issues than the £175,000 allocation.
- Hexham Town Council were keen to pilot a scheme which implemented a uniform 20mph across the whole town. The Services Director – Local Services explained that there were safety concerns regarding a blanket approach across an entire area as the speed limit needed to be commensurate with the road conditions as it could be ignored unless there were engineering solutions or control measures. The viability of this was being considered.

The Chair thanked officers involved in the preparation and delivery of the LTP programme.

RESOLVED that:

- a) The report be received and noted.
- b) Members' comments be considered in the finalisation of the LTP Programme for 2022-23.

90. LAND AT MICKLEY SQUARE: APPLICATION FOR LAND TO BE REGISTERED AS TOWN OR VILLAGE GREEN

The report informed the Committee of the Inspector's recommendations as to whether the application to register land at Bewick Green, Mickley Square should be granted and confirmed that it was for Members to determine if the application to register the land should be rejected, as was recommended by the Inspector.

The Senior Manager - Legal Services explained the Council's obligations as a Commons Registration Authority which had been required to process an application received from Mr George Hepburn OBE on 7 January 2019 for the registration of land and Bewick Green, Mickley Square Stocksfield as Village Green.

She reported that a single representation from the Highways Authority had been received and withdrawn when the applicant had agreed to exclude the highway from the application land.

A virtual non statutory Public Inquiry had been held on 3 March 2021 to examine the issues. The burden of proof lay with the applicant and the standard was on the balance of probabilities.

The applicant had not demonstrated sufficient quality of user as the main users were:

- Children playing in the immediate vicinity constituted a limited pool and the use had not been heavy as there were other larger spaces available within the village.
- Dog walkers used the land as a stop off area not as a destination.
- An annual barbeque did not add weight to the sufficiency of user.

The Inspector had concluded that the application must fail because the criteria within Section 15 of the Commons Act 2006 had not been met in that a significant number of local inhabitants had not indulged in lawful sports and pastimes on the land during the relevant 20-year period.

Members supported the recommendation of the Inspector and the intensity of use required to assign Village Green status. It was noted that the area was relatively small.

In answer to a question on the length of the report and duplication, the Senior Manager - Legal Services reported that the Inspector had recommended that the Inquiry bundle be attached to the report. The Democratic Services Officer also confirmed that only participants present at the meeting had been provided with the full set of agenda papers.

Councillor Kennedy moved acceptance of the Inspector's recommendation that the application to register land at Bewick Green, Mickley Square, Stocksfield as Town or Village Green, be rejected. This was seconded by Councillor Stewart and unanimously agreed.

RESOLVED that the recommendations of the Inspector, Mr James Marwick, be accepted; namely that the application to register land at Bewick Green, Mickley Square, Stocksfield as Town or Village Green, be rejected.

91. DATE OF NEXT MEETING

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

CHAIR _____

DATE _____



Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL

15 MARCH 2022

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.

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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
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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 6 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.

1. Introduction

- 1.1 A significant number of representations have been received from local residents in relation to this application. Therefore, under the provisions of the Council's current Scheme of Delegation, the application has been referred to the Director of Planning and the Chair and Vice Chair of the Tynedale Local Area Council Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

- 2.1 Part-retrospective planning permission is sought for the change of use of The Crown Inn at Catton from a public house with staff accommodation to a mixed use of a public house with staff accommodation, bed and breakfast (B&B) and podiatry clinic. The part-retrospective change of use includes internal and external alterations to the building, as described below:

Internal – Ground Floor

- Create a bedroom associated with the B&B within the existing kitchen.
- Create a bathroom for the bedroom associated with the B&B within the existing rear lobby area through the insertion of a new partition wall.
- Reconfigure the layout of part of the existing bar area through the insertion of a partition wall to create a new kitchen area.
- Reconfigure the layout of the male and female toilets to create a podiatry room, 1no. toilet and 1no. disabled toilet.
- Redecoration throughout.

Internal – First Floor

- Reconfigure the layout of the first floor level, which is the private living accommodation of the applicant, from 4no. bedrooms, 1no. bathroom and a linen cupboard to 3no. en-suite bedrooms and a linen cupboard.
- Redecoration throughout.

External

- Installation of 1no. new rooflight window to north elevation.
- Alteration and enlargement of 1no. existing dormer window to north elevation.
- Replacement of 1no. existing dormer window with 1no. new dormer window to north elevation.
- Installation of 1no. new window opening to west elevation at ground floor level to serve the kitchen.
- Replacement of 1no. existing window with 1no. set of French doors to the south elevation and to serve the bedroom associated with the B&B.

- 2.2 The application includes the construction of a timber shed within the grounds of The Crown Inn and the installation of an area of external decking with

associated handrail to the west elevation of the building to serve the ground floor bedroom associated with the B&B.

- 2.3 During the course of the application, the applicant has confirmed that the public house is not currently operational but that they propose to open the public house on the 1st May 2022 with the following opening hours:

Monday to Thursday 12:00pm – 22:00pm

Friday and Saturday 12:00pm – 23:00pm

Sunday 12:00pm – 22:00pm

- 2.4 The applicant has submitted a premises licence application with the above details which is currently under consideration by the Council's licencing department. The planning department has been consulted on the premises licence application and has raised no objection (planning reference: 22/00008/LIC).

- 2.5 The Crown Inn is located within the small village of Catton and is adjacent to the B6295 which is the main road that runs through the village, connecting Hexham to Allendale. The application site is located within the North Pennines Area of Outstanding Natural Beauty (AONB) and is within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI).

- 2.6 Following a site visit, it was evident that the internal and external alteration works had begun but had not been completed and that the shed and decking had been constructed; hence, why this application is seeking part-retrospective planning permission.

3. Planning History

Reference Number: 22/00008/LIC

Description: Closing date for representations is the 22nd February 2022, new premises licence, service request 154441 has been created on Civica

Status: No Objection

Reference Number: 14/00992/FUL

Description: Proposed installation of bifold doors to south elevation, installation of pyramid roof light to existing flat roof, replacement of external doors with upvc doors

Status: Permitted

Reference Number: T/20060275

Description: Certificate of lawfulness for an existing use for the use as a domestic residential dwelling house (use class C3)

Status: Refused

Reference Number: T/20010815

Description: Change of use of public house to dwelling

Status: Refused

Reference Number: T/20000821

Description: Change of use of public house to residential dwelling

Status: Withdrawn

Reference Number: T/80/E/939

Description: Extension to provide lounge/function room and porch.

Status: Permitted

Reference Number: T/80/E/527

Description: Alterations and extension to provide spirit store, cellar, ladies toilets and front and rear porches.

Status: Permitted

Reference Number: T/77/E/121

Description: Extension to provide games room (as amended by letter dated 13th April, 1977 and attached plan).

Status: Permitted

4. Consultee Responses

| | |
|--|---|
| Public Protection | No comment to make on this application. |
| Highways | No objection subject to informatives. |
| Architectural Liaison Officer - Police | No comments or objection from a crime prevention viewpoint. |
| North Pennines AONB | No response received. |
| County Ecologist | No comment to make on this application. |
| Natural England | No objection. |
| Allendale Parish Council | Support the application as it is in keeping with Policies ANDP1 (General Development Principles) and ANDP5 (New Build Tourism Accommodation) of the Allendale Neighbourhood Development Plan. |

5. Public Responses

Neighbour Notification

| | |
|-------------------------------|----|
| Number of Neighbours Notified | 10 |
| Number of Objections | 65 |
| Number of Support | 7 |
| Number of General Comments | 2 |

Notices

General site notice – Displayed on 15th October 2021

No press notice required.

Summary of Responses:

65 representations of objection have been received which have raised the following concerns:

- Concerns that the majority of the works have already been undertaken without planning permission.
- It is understandable that diversification is necessary to create a sustainable, viable business; however, more appropriate proposals should be put forward which do not involve as much of a reduction in

the size of the public house, as is currently proposed in this application.

- The proposals would significantly reduce the size and facilities of the public house, providing a small bar and seating area, which cannot be fit for purpose/is unviable/unsustainable.
- The proposals threaten the viability of the public house.
- Disproportionate size of the pub, when compared to the size of the B&B and podiatry uses.
- The proposals are not in accordance with local and national planning policy.
- The proposals would negatively impact upon the local community, who consider The Crown Inn to be an asset of community value and a focal point/hub for the village.
- The proposal would result in the loss of a community facility, which are already limited in the village.
- The proposed changes mean that Catton will no longer have a community hub/focal point.
- There is an existing podiatry business within Allendale, whose business would be affected by such close competition.
- The B&B element of the proposal would adversely affect other B&Bs in the local area.
- The retention of The Crown Inn as a public house would allow villagers to walk to a local pub rather than drive to the pubs in nearby villages.
- The long planning history of the site should be considered.
- The removal of toilets is inappropriate and would not meet health and safety requirements.
- The application should be refused, and the Crown Inn should be restored back to its original layout.
- This Asset of Community Value needs to be protected.
- Catton will become a less attractive place for visitors and for locals to reside.
- The Crown Inn should be retained as a public house to serve the community, which is increasing in size, with new housing developments recently having been permitted in the village.
- The internal alterations which have already been undertaken have adversely impacted on the character of the building.
- The site appears more akin to a private, residential dwelling than a public house, due to the changes.
- There is no staff accommodation associated with the B&B.
- With the right management, the public house can be viable.
- A full appraisal of the viability of the public house has not been undertaken.

7 representations of support have been received and are summarised below:

- It is a shame that the area of the building proposed to be retained as a public house has been reduced, however, a smaller public house is better than no public house.
- The proposed changes give The Crown a better chance of survival.
- This new plan for the Crown Inn offers diversity.
- It makes sense to diversify to create a sustainable, viable business.

- Beneficial to see the public house open again, even if its smaller.
- The proposal would assist local tourism.
- The Crown Inn can still be a community hub.
- The proposals would benefit the local community.

2 neutral representations have been received and are summarised below:

- Reduced seating in the bar area would restrict footfall.
- Although the public house was not previously viable, the proposed uses within this application may also struggle.
- B&B would be highly advantageous to the area.
- There is an existing podiatry business within Allendale, and it is doubtful there is enough podiatry work within the local area to warrant two podiatry businesses.
- Of the three uses proposed, the B&B and public house elements would be the most appropriate.
- The changes seem unlikely to fully integrate The Crown as a public house.
- The submitted plans do not show any private accommodation for the B&B hosts.
- Concerns regarding noise from visitors using the B&B.
- The proposals would reduce the size of the public house and would provide a very small bar area.
- Surprise at the extent of works undertaken without planning permission.

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=QZJ0O2QSJ9700>

6. Planning Policy

6.1 Development Plan Policy

Allendale Neighbourhood Development Plan (2015)

Policy ANDP1 – General Development Principles

Tynedale LDF Core Strategy (2007)

Policy GD1 – The General Location of Development

Policy GD4 – Principles for Transport and Accessibility

Policy BE1 – Principles for the Built Environment

Policy EDT1 – Principles for Economic Development and Tourism

Policy CS1 - Principles for Community Services and Facilities

Policy NE1 – Principles for the Natural Environment

Tynedale District Local Plan (2000)

Policy ED11 – Small Scale Opportunities from New Sites, Redevelopment or Conversions

Policy GD2 – Design Criteria for Development

Policy GD4 – Range of Transport Provision for all Development
Policy GD6 – Car Parking Standards outside the built-up areas
Policy NE15 – Development in the North Pennines AONB
Policy NE27 – Protection of Protected Species
Policy TM6 – Tourism Development in the North Pennines AONB
Policy TM7 – Tourist Accommodation in Existing Settlements

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021, as updated)
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 Main Modifications recommended in the Inspectors' Report (January 2022)

Policy ECN 1 – Planning Strategy for the Economy (Strategic Policy)
Policy ECN 15 – Tourism and Visitor Development
Policy ENV 2 – Biodiversity and Geodiversity
Policy ENV 6 – North Pennines Area of Outstanding Natural Beauty
Policy INF 2 – Community Services and Facilities
Policy INF 3 – Local Village Convenience Shops and Public Houses
Policy INF 4 – Assets of Community Value
Policy QOP 1 – Design Principles (Strategic Policy)
Policy QOP 2 – Good Design and Amenity
Policy STP 1 – Spatial Strategy (Strategic Policy)
Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)
Policy STP 3 – Principles of Sustainable Development (Strategic Policy)
Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)
Policy TRA 2 – The Effects of Development on the Transport Network
Policy TRA 4 – Parking Provision in New Development

6.4 Other Documents/Strategies

North Pennines AONB Building Design Guide (2011)
North Pennines AONB Planning Guidance (2011)

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 plan comprises of the Allendale Neighbourhood Plan, the Tynedale LDF Core Strategy and the Tynedale District Local Plan. The National Planning Policy Framework (NPPF) (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 independent examination of the Northumberland Local Plan (NLP) has concluded, and the Inspectors' report is published on the Council's website. The Inspectors consider that subject to a number of recommended Main Modifications, the NLP is 'sound' and provides an appropriate basis for the planning of the County. The Plan is in the final stage of preparation, there are no unresolved objections, and the Plan is consistent with national policy, and therefore significant weight can be given to the policies in the NLP.

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

- Principle of the development.
- Design and impact on the North Pennines AONB.
- Amenity.
- Highway safety.
- Ecology

Principle of the Development

7.4 The application site is located within the settlement of Catton, which is identified as a smaller village under Policy GD1 of the Tynedale LDF Core Strategy. This policy states that only small scale development is allowed within the smaller villages of the former Tynedale District. It follows on to state that *"in all cases the scale and nature of development should respect the character of the town or village concerned"*.

7.5 Catton is also identified as a small village under Policy STP 1 of the emerging Northumberland Local Plan which relates to spatial strategy. Policy STP 1 states that *"in order to support the social and economic viability of rural areas, and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of small scale sustainable development"*. Due to its small scale and nature, the part-retrospective development is considered to be acceptable in the small village of Catton in relation to the above locational planning policies.

7.6 Policy EDT1 of the Tynedale LDF Core Strategy sets out the principles for economic development and tourism, one of which is to support a buoyant and diverse local economy. Another principle of Policy EDT1 is to protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists. Policy ECN 1 of the emerging Northumberland Local Plan sets out the planning strategy for Northumberland's economy. This policy states *"the Plan will deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy"*. The strategies set out within Policy ECN 1 include to *"support both existing and new businesses"* and to *"to support and promote tourism and the visitor economy"*.

7.7 Policy TM6 of the Tynedale District Local Plan relates specifically to tourism development within the North Pennines AONB. This policy states

“development proposals within the AONB will be allowed only if they fulfil the following criteria:

- (a) they do not detract from the landscape quality and wildlife value of the AONB and are in keeping with the upland rural character of the area; and*
- (b) due to the tranquil nature of the AONB, they do not conflict with the quiet enjoyment of the countryside”.*

7.8 Policy TM7 of the Tynedale District Local Plan relates specifically to tourist accommodation within existing settlements. Policy TM7 is supportive of new visitor accommodation within the built-up areas of existing towns and villages.

7.9 Policy ECN 15 of the emerging Northumberland Local Plan relates to tourism and visitor development. This policy seeks to promote and develop Northumberland as a destination for tourists and visitors.

7.10 The application proposes to change the use of The Crown Inn from a public house with staff accommodation to a mixed use of a public house with staff accommodation, B&B and podiatry. The proposed change of use would reduce the size of the bar area associated with the public house to allow for the existing kitchen to be relocated and to allow for the creation of one bedroom at ground floor level, which is to be run as B&B accommodation. The proposed change of use would also include the reconfiguration of the toilets associated with the public house to allow for a podiatry room to be created. The applicant wishes to diversify the current business by introducing B&B accommodation and a podiatry clinic to make running the public house viable. The proposed B&B accommodation would contribute towards increasing the range, quality and type of facilities available to tourists within Northumberland and both the B&B accommodation and the podiatry clinic would support the local, rural economy. The Crown Inn would continue to operate as a public house, albeit in a reduced bar area. The proposed change of use is considered to be acceptable as a matter of principle in relation to the abovementioned economic and tourism related policies.

7.11 Policy CS1 of the Tynedale LDF Core Strategy sets out the principles for community services and facilities, which includes public houses. The principles of Policy CS1 are to *“address deficiencies in services and facilities and facilitate improvements in their level of provision, quality and accessibility”* and to *“retain local shops and other community services and facilities, especially where there are no accessible alternatives”*. Policy INF 2 of the emerging Northumberland Local Plan also relates to community services and facilities and similarly to Policy CS1 is supportive of improvements in the quantity, quality, accessibility and range of community services and facilities. Policy INF 2 is also not supportive of the loss of community services and facilities unless specific criteria are met.

7.12 Policy INF 3 of the emerging Northumberland Local Plan relates specifically to local village convenience shops and public houses. This policy is not supportive of the loss of convenience shops and public houses within local villages unless certain circumstances apply, including if the business is no longer economically viable. Policy INF 3 refers specifically to the loss of convenience shops and public houses. Therefore, Policy INF 3 is not

relevant in the assessment of this application, as the proposal solely seeks to reduce the size of the existing public house but does not seek to fully remove this facility from the community. Policy INF 4 of the emerging Northumberland Local Plan relates to Assets of Community Value. It is acknowledged that The Crown Inn at Catton has recently been identified as an Asset of Community Value. Policy INF 4 states *“proposals that involve the loss, redevelopment or change of use of any registered Assets of Community Value, or any part of that asset, will not be supported unless:*

- (a) alternative equivalent provision of the services and facilities provided by the asset is secured to meet community needs; or*
- (b) it can be demonstrated that the continued use of the asset for its current use is no longer needed to meet community needs; or*
- (c) it can be demonstrated that the continued use of the asset for its current use is no longer viable”.*

7.13 Policy INF 4 of the emerging Northumberland Local Plan is relevant in the assessment of this application as the proposal seeks to reduce the size of the bar area of the existing public house, which is an Asset of Community Value, to allow the business to diversify to include tourism accommodation and a podiatry clinic. It is recognised that whilst the proposal would involve the change of use of part of the identified Asset of Community Value (public house), it would continue to provide a bar area for the public house but on a reduced scale which is considered to still meet the needs of the local community and is considered to be a proportionate size for the size of the small village its located within. The part-retrospective development is therefore considered to be acceptable in accordance with Policy INF 4 of the emerging Northumberland Local Plan.

7.14 The Planning Statement indicates that based on past financial performances of businesses at The Crown Inn, it is considered that alternative revenue streams, such as B&B accommodation and podiatry, are essential for the overall viability of the business and that operating solely as a public house is not a sustainable option. It is recognised that over the past 20 years, The Crown Inn has been operated by several different businesses and has been closed for several years over that period. The part-retrospective development would diversify the current business by introducing B&B accommodation and a podiatry clinic, whilst continuing to run the public house. The supporting information indicates that this is considered a necessary step to make running the public house viable. The part-retrospective application would retain the public house and would allow it to re-open whilst also increasing the facilities and services in the village and in the wider rural area through the introduction of the new uses. The application is therefore also considered to be acceptable as a matter of principle in accordance with the abovementioned community services and facilities related planning policies.

7.15 Overall, the application is considered to be acceptable as a matter of principle in accordance with Policy GD1, CS1 and EDT1 of the Tynedale LDF Core Strategy, Policies TM6 and TM7 of the Tynedale District Local Plan, Policies STP 1, ECN 1, ECN 15, INF 2 and INF 4 of the emerging Northumberland Local Plan and the principles of the NPPF.

7.16 Several of the representations of objection have raised concerns regarding the change of use proposals and the acceptability of these. The part-retrospective application has been thoroughly assessed against local and national planning policies and the principle of the development is considered to be acceptable for the reasons stated within the above paragraphs of this report. Several of the representations of objection have also raised concerns that the proposals would result in the loss of the public house. The proposal seeks to reduce the bar area of the existing public house and does not seek to remove this important community facility, which is an Asset of Community Value.

Design and Impact on the North Pennines AONB

7.17 The application site is located within the village of Catton and is wholly within the North Pennines AONB. The proposal seeks to undertake a straightforward change of use of the existing building. The footprint of the building would remain as existing and would not increase in size. The proposal would involve internal alterations to the layout of the building and some external alterations to the fenestrations. The majority of the works would be internal and therefore the external appearance of the building would remain largely as existing, except for a few, minor changes to the fenestration which are shown on the plans submitted to the local planning authority and as described in Section 2 of this report. The proposal also includes the construction of a timber shed of a domestic size within the grounds of The Crown Inn and the construction of a small area of decking to the west elevation. The North Pennines AONB Partnership has been consulted on this application; however, no response has been received.

7.18 Taking the above into account, it is considered that the proposal would not adversely impact upon the special scenic qualities of the North Pennines AONB and would preserve the character of the area and the surrounding landscape. The proposed development is in accordance with Policy ANDP1 of the Allendale Neighbourhood Plan, Policies BE1 and NE1 of the Tynedale LDF Core Strategy, Policies GD2 and NE15 of the Tynedale District Local Plan, Policies ENV 6, QOP 1, STP 2 and STP 3 of the emerging Northumberland Local Plan and the principles of the North Pennines AONB Building Design Guide.

7.19 Some of the representations have raised concerns regarding the impact of the proposal upon the character of the building and the wider area. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment, it is considered that the proposal as submitted, is acceptable in this respect in planning terms.

Amenity

7.20 The Crown Inn is located within the small village of Catton and is adjacent to the B6295 which is the main road that runs through the village, connecting Hexham to Allendale. The Crown Inn is located directly to the north of the road junction between the B6295 and the C289 and is located within a predominantly residential area within the village. The proposal seeks to change the use of The Crown Inn from a public house with staff accommodation to a mixed use of a public house with staff accommodation,

B&B accommodation and podiatry. The first floor of the building will remain as private living accommodation for the staff (the applicant in this case) and the ground floor would be reconfigured to reduce the size of the bar area of the public house to incorporate one bedroom to be associated with the B&B business and to incorporate a podiatry room. The majority of the building will therefore remain within the same use class as existing. It is considered that the part-retrospective change of use would have a negligible impact upon the residential amenity of neighbouring properties, when compared to its former use. The Council's Public Health Protection team, who consider issues such as noise and impact upon amenity, have been consulted on this application; however, they have no comment to make.

7.21 The part-retrospective change of use includes internal and external alterations to the building, as described in Section 2 of this report. The application also includes the construction of a timber shed within the grounds of The Crown Inn and the installation of an area of external decking with associated handrail to the west elevation of the building to serve the ground floor bedroom associated with the B&B. Given the separation distances between The Crown Inn and neighbouring residential properties, the part-retrospective external alteration works to the building and the construction of the decking and timber shed would be considered limited works and are acceptable in this location and would not adversely affect the residential amenity of the immediate neighbouring properties. It is recognised that some of the representations raise concerns regarding noise and impact upon residential amenity and these concerns have been taken into account when assessing the proposal in this respect. The application would accord with Policy ANDP1 of the Allendale Neighbourhood Plan, Policy GD2 of the Tynedale District Local Plan and Policy QOP 2 of the emerging Northumberland Local Plan in this respect.

Highway Safety

7.22 The Council's Highway Development Management (HDM) team has been consulted on this application and raises no objection subject to informatives. The Council's HDM team concludes that the development would not have a severe impact on highway safety. The Council's HDM team note that there are 22 car parking spaces within the car parking area to the rear of the building and consider that there would be no material change in the car parking demand for the development and as such car parking demand can still be accommodated within the existing car parking area. Therefore, this change of use application would not result in additional parking demand which would otherwise create a road safety issue. The Council's HDM team also advise that the existing refuse storage and collection can be extended to incorporate the different uses proposed. The application is therefore considered to be acceptable in highway safety terms in accordance with Policy ANDP1 of the Allendale Neighbourhood Plan, Policy GD4 of the Tynedale LDF Core Strategy, Policies GD4 and GD6 of the Tynedale District Local Plan, Policies TRA 1, 2 and 4 of the emerging Northumberland Local Plan and the principles of the NPPF.

Ecology

7.23 Due to the nature of the external alteration works, which include works to the roof of The Crown Inn, the Council's Ecologist has been consulted on this application to assess the impact of the proposal upon protected species. The Council's Ecologist has concluded that they have no comment to make on this application. Therefore, the part-retrospective application is considered to be acceptable in accordance with Policy ANDP1 of the Allendale Neighbourhood Plan, Policy NE1 of the Tynedale LDF Core Strategy, Policy NE27 of the Tynedale District Local Plan, Policy ENV 2 of the emerging Northumberland Local Plan and the principles of the NPPF in this respect.

Other Matters

7.24 Several of the representations raise concerns that the proposal includes no staff accommodation. During the course of the application, the applicant has confirmed that the first floor level of the building will be retained as staff accommodation and will be the private living space of the applicant, who's intention it is to run the businesses. Several of the representations have raised concerns regarding the number of public toilets that would be provided to serve the businesses and raise concerns in relation to health and safety requirements. The Council's PHP team, who consider issues such as health and safety, have no comment to make on this planning application. It is also acknowledged that the matter of health and safety would be considered under Building Regulations.

Equality Duty

7.25 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

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

Human Rights Act Implications

7.27 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.

7.28 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.

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above indicating accordance with the relevant national planning policies and the local development plan policies. The proposal is therefore supported and approval subject to conditions is recommended.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

2. The development shall be carried out in complete accordance with the details shown on the following plans:

- Location Plan – The Crown Inn, Catton, November 2014
- Proposed Elevations, Drawing No: 21-84-05
- Proposed Floor Plans, Drawing No: 21-84-04
- Proposed Shed, Drawing No: 21-84-07
- Proposed Site Block Plan, Drawing No: 21-84-06
- Site Plans, Drawing No: 21-84-01

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

3. The bed and breakfast accommodation hereby permitted shall be implemented and occupied in accordance with the following:
 - The accommodation shall be occupied for holiday purposes only;
 - The accommodation shall not be occupied as a person's sole, or main place of residence;
 - The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the accommodation, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

For the avoidance of doubt the bed and breakfast accommodation being restricted to holiday use only is the bedroom at ground floor level as identified on drawing no: 21-084-04 (Proposed Floor Plans).

Reason: To ensure the tourist accommodation is limited and to ensure the public house remains the principal use of the building, in accordance with the provisions of the NPPF.

Informatives

1. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
2. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Date of Report: 01.03.2022

Background Papers: Planning application file(s) 21/03672/FUL

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Northumberland County Council

Appeal Update Report

Date: March 2022

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? |
|--------------|---|-----------------|
| 20/03777/FUL | <p>Change of use to dwelling with single storey extension and internal/external alterations – The Water House, Redesmouth, Hexham</p> <p>Main issues: no completed Section 106 Agreement to secure planning obligation of financial contribution for sport and play provision.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 21/03059/FUL | <p>Erection of garage – The Red House, Fairmoor, Morpeth</p> <p>Main issues: inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 21/03062/FUL | <p>Proposed alterations and rear extension to dwelling house (retrospective) - 23 Shoresdean, Berwick-upon-Tweed</p> <p>Main issues: poor quality flat roof design with detrimental impact on the property and the character of the environment.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

| Reference No | Proposal and main planning considerations | Award of costs? |
|--------------|---|--------------------|
| 21/01660/FUL | <p>Proposed erection of perimeter fencing and gates – site of former The Bungalow, High Pit Road, Cramlington</p> | No – claim refused |

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| | <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | |
| 20/03231/OUT | <p>Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury</p> <p>Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/01918/FUL | <p>Demolition of modern agricultural sheds and development of six new residential dwellings, including gardens, car parking, and all ancillary works – Longbank Farm, Longhoughton</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/04343/LBC | <p>Listed building consent for metal railings to balcony – 8 Prospect Place, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/02282/LBC | <p>Listed building consent for replacement of all single glazed windows with double glazed units matching the current design – West House, Chillingham Castle, Chillingham</p> <p>Main issues: insufficient information to demonstrate that the proposed works are necessary or justified and the existing windows are beyond reasonable repair.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |

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| 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>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 21/01697/FUL | <p>Single-storey dual pitched extension to rear – 11 Quatre Bras, Hexham</p> <p>Main issues: the extension would not be in keeping with the traditional character of the building or the Hexham Conservation Area; and detrimental impact on residential amenity of neighbouring properties.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/00705/FUL | <p>Proposal for the erection of a dwelling and garage with associated landscaping – Plot 28, Grange Road, Berwick</p> <p>Main issues: scale and visual impact would be detrimental to and out of character with the immediate surroundings.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/02536/FUL | <p>Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west of North Farm Cottages, Embleton</p> <p>Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/04369/REM | <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>Delegated Decision - Officer Recommendation: Refuse</p> | No |

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| 21/00656/FUL | <p>Retrospective: replacement of all windows and doors – 67 Main Street, North Sunderland, Seahouses</p> <p>Main issues: proposal does not preserve or enhance the character and appearance of the Conservation Area and results in less than substantial harm with no public benefits.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 21/02916/FUL | <p>Addition of a balcony to the first floor east facing gable elevation accessed by new door – 1 Elfin Way, South Shore, Blyth</p> <p>Main issues: incongruous feature on the property that fails to respect or enhance the character of the area; and harm to amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 20/04348/FUL | <p>Former Veterinary Clinic Converted to 4 x Residential Apartments – 37-39 Croft Road, Blyth</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |
| 21/00667/FUL | <p>Conversion of agricultural buildings into 4no. residential units – High Baulk Farm, Great Whittington</p> <p>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.</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> |
| 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> |
| 20/03542/FUL | <p>Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; inadequate flood risk assessment; and insufficient information regarding foul water treatment.</p> | <p>13 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 19/01008/FUL | <p>Construction of 58no. dwellings with associated landscaping, access and infrastructure works – land to north of Fairmoor Centre, Morpeth</p> <p>Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education, primary healthcare and affordable housing</p> | <p>16 September 2021</p> <p>Appeal against non-determination</p> |

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| | have not been secured. | |
| 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 countryside and would not respond to the character of the area.</p> | <p>19 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 20/01600/FUL | <p>Development of 9no. affordable houses, including access road, gardens, car parking and other ancillary works - land north of B6350, Corbridge</p> <p>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.</p> | <p>27 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/03224/FUL | <p>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</p> <p>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 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.</p> | <p>27 October 2021</p> <p>Appeal against non-determination</p> |
| 21/02878/FUL | <p>Change of use of land for siting of shepherd's huts and associated development – land north of White House Farm, Slaley</p> <p>Main issues: inappropriate development in the Green Belt.</p> | <p>4 November 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |

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| 21/00465/FUL | <p>Resubmission: alterations to existing window opening on front elevation and installation of replacement balcony – Riverview, Shepherds Hill, Alnmouth</p> <p>Main issues: unacceptable impact on amenity of neighbouring properties; and detrimental impact on the AONB.</p> | <p>1 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/02734/FUL | <p>Demolish garage and erect two storey side extension and single storey flat roof rear extension – 23 The Beeches, Ponteland</p> <p>Main issues: disproportionate addition to the property resulting in negative impact to the character of the area and inappropriate design.</p> | <p>7 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/01136/FUL | <p>Construction of 1 no detached dwelling (as amended) - land south of Embleton Hall and behind Front Street, Longframlington</p> <p>Main issues: fails to protect and enhance the landscape character of the village; and forms an incursion into the open countryside, is not essential and fails to support the conservation and enhancement of the countryside.</p> | <p>13 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/01882/FUL | <p>Change of use of agricultural buildings to residential use and incorporation into existing dwelling; creation of one new dwelling - Stublic Hill, Langley-on-Tyne, Hexham</p> <p>Main issues: the site is located in open countryside, the building is of no historic merit and the conversion proposes a large extension; inappropriate design resulting in harm to the building and the North Pennines AONB; and no contribution to sports and play provision has been provided.</p> | <p>4 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 20/02979/DISCON | <p>Discharge of conditions: 3 (materials - chimney), 4 (schedule of plaster work), 5 (installation services) and 6 roof/rainwater goods) pursuant to planning approval 17/02196/LBC - Felton Park Lodge, Felton Park, Felton</p> <p>Main issues: lack of information provided to approve and discharge the conditions.</p> | <p>19 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/01840/FUL | <p>Replacement of timber cladding with new natural cedar boarding. Change of balustrade to glazed and patio size as built. (retrospective) - The Signal Box, Farley Cottage, Ellingham</p> <p>Main issues: design would have a harmful effect on the character and appearance of the existing property and surrounding area.</p> | <p>21 January 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p> |

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| 21/02984/FUL | <p>Erection of 4 bedroom dormer bungalow - land south of The Old Farmhouse, Ulgham</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; fails to demonstrate that safe ingress and access can be achieved from the proposed access; and no completed legal agreement to secure a contribution to the coastal mitigation service.</p> | <p>24 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 20/03160/LBC | <p>Listed Building Consent: Replace 3 existing sash windows and associated secondary glazing at front of property in original style with grade 1 Redwood sashes and duplicating original pattern. The work will include slim line double glazed units – The Manor House, 55 Northumberland Street, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building and Conservation Area and no public benefits identified.</p> | <p>25 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/02824/FUL | <p>Retrospective: Installation of raised decking to part of side garden – 7 East Burton Cottage, Bamburgh</p> <p>Main issues: detrimental impact on residential amenity.</p> | <p>2 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/03892/FUL | <p>Demolition of outbuilding and rear bay window. Proposed rear single storey extension with roof terrace – 8 Woodlands, Warkworth</p> <p>Main issues: unacceptable impact on residential amenity.</p> | <p>3 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/03042/FUL | <p>Change of use from landscape contractors yard to residential, removal of existing buildings and erection of one no. dwellinghouse (C3 use) - Warkworth Landscaping Services, land north of Old Helsay, Warkworth</p> <p>Main issues: development in the open countryside; fails to support the conservation and enhancement of the countryside; fails to protect and enhance landscape character; and no suitable mitigation secured to address recreational disturbance to designated sites.</p> | <p>14 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

| Reference No | Description and address | Award of costs? |
|--------------|-------------------------|-----------------|
| None | | |

Enforcement Appeals Dismissed

| Reference No | Description and address | Award of costs? |
|-----------------|--|-----------------|
| 18/00223/ENDEVT | <p>Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB</p> <p>Main issues: material change of use of the land from agricultural for the siting of 4 caravans</p> <p>N.B. The Inspector directed that the enforcement notice be amended by: a) the deletion of all the text in the allegation and the substitution of it by the following text: 'Without planning permission; the material change of use of the land from agricultural to the stationing of caravans for storage purposes, as shown in the approximate position and outlined in blue on the plan attached to the enforcement notice.' b) the deletion of all the text from requirement (i) and the substitution of it by the following text: 'Cease the use of the land for storage purposes and remove all the caravans from the land.'</p> | No |
| 18/00223/ENDEVT | <p>Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB</p> <p>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</p> <p>N.B. The Inspector directed that the enforcement notice be amended by the deletion of the text '(i) Remove the caravan (outlined in black on the plan attached to the enforcement notice) from the land' and the substitution of it by the text '(i) Cease the use of the land for residential purposes and remove the</p> | No |

| | | |
|--|--|--|
| | caravan (outlined in black on the plan attached to the enforcement notice) from the land'. | |
|--|--|--|

Enforcement Appeals Received

Appeals Received

| Reference No | Description and address | Appeal start date |
|--------------|-------------------------|-------------------|
| None | | |

Inquiry and Hearing Dates

| Reference No | Description and address | Inquiry/hearing date and decision level |
|--------------|--|--|
| 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) - 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>Hearing date: 18 January 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p> |
| 21/01584/FUL | <p>Demolition of agricultural buildings. Replace and build on footprint 4 workers cottages and install solar panels – South Dissington Farm, Eachwick</p> <p>Main issues: development in the open countryside and no demonstrated need for new rural worker's dwellings; and inappropriate development in the Green Belt</p> | <p>Hearing date: 22 February 2022 (virtual hearing)</p> <p>Committee Decision - Officer Recommendation: Refuse</p> |

| | | |
|--------------|--|---|
| | with no very special circumstances demonstrated. | |
| 20/03389/FUL | <p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: the proposal would appear as an incongruous and over-dominant addition to the street scene, would not be sympathetic to the built environment or local character, and would fail to add to the overall quality of the area and undermine community cohesion.</p> | <p>Hearing date: to be confirmed.</p> <p>Committee Decision - Officer Recommendation: Approve</p> |

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL
DATE: 15TH MARCH 2022

PETITION – B6305 ALLENDALE ROAD, HEXHAM

Report of: **Service Director - Local Services, Paul Jones**

Cabinet Member: **John Riddle**

Purpose of report

To respond to the petition which was presented to Tynedale Local Area Council on 9th November 2022, regarding road safety on B6305 Allendale Road, Hexham

Recommendations

It is recommended that the Local Area Council note the content of this report and support the actions proposed.

Link to Corporate Plan

How - “We want to be efficient, open and work for everyone”

Enjoying - “We want you to love where you live”

Connecting - “We want you to have access to the things you need”

Key Issues

1. A petition has been received raising concerns that Allendale Road “is unsafe and a death trap waiting to happen”.
2. This online petition has been signed by 689 signatories.
3. The petition states that “Allendale Road has a serious issue with speeding drivers, poor road conditions, poor footpath conditions and a new footfall of 1800 children now needing to use these paths to access the new Hexham Middle School and Queen Elizabeth High School site which has just been built”.
4. The petition requested that speed surveys be undertaken. A total of eight speed surveys have since been carried out at regular intervals along Allendale Road, between Southlands and the Fox Public House. The surveys were in place from 23rd November to 1st December 2021 and recorded vehicle numbers and speeds at all times during this period.

5. According to accident data from Northumbria Police there have been no personal injury collisions associated with the journey to and from school throughout the area highlighted in the previous five years. This does not include any damage only incidents or near misses which may have occurred.
6. The existing "Variable 20mph Speed Limit" was enhanced prior to the new school site opening in September 2021 as part of its planning conditions and "Advisory 20 when lights flash" signage has also been introduced. We do however recognise that road safety is a concern at all times of the day and not solely focussed on the school run.
7. We note the issues raised in the Petition. We will be undertaking some preliminary design work to look at potential solutions which could be considered for inclusion in a future Local Transport Plan (LTP) Programme. This may include consideration of physical traffic calming measures which were requested through the petition.
8. Concerns regarding the clearing of the footpath, and the cutting back of overhanging vegetation and thorns have already been addressed. We will also request to Neighbourhood Services that Allendale Road is regularly inspected, to ensure the maximum footpath width continues to be available for use.
9. We will continue to work with the school to ensure that the preferred pedestrian route as identified in the School Travel plan continues to be encouraged and promoted.

Background

The Petition

The County Council has received a 689 name petition stating that :-

"We want Northumberland County Council to stand up and listen to us residents once and for all.

"Allendale Road is unsafe and is a death trap waiting to happen. We have a serious issue with speeding drivers, poor road conditions, poor path conditions and a new footfall of 1800 children now needing to use these paths to access the new Hexham Middle School and Queen Elizabeth High School site that you have just built. The safety aspect of the road has been ignored for many years".

"We feel let down that the safety on this road has been overlooked for many years and residents' concerns have been pushed aside. We do not want to wait to see a child or adult killed on this road. We want something to be done now.

"We request in the first instance speed monitoring be put on intervals along Allendale Road from above Southlands down to the Fox Pub. In light of the findings which I'm sure will prove astounding to see what an issue there is. We ask for traffic calming measures put in place including some form of path barrier to safeguard children, regular path clearing and thorn trimming to stop pedestrians having to step on the road to avoid these.

“You have built an amazing school, now safeguard the children that are going there and make the pathways and roads around the school a safe place for them to walk whether it is day or night.

“It is not just children that use the road and we also have to take into account dog walkers and pedestrians that use the paths regularly during the dark. Wide vehicles passing swerve towards the path and could easily clip someone on the path. This just is not safe. We are petrified.”

Initial Comments

Northumberland County Council would like to thank the lead petitioner for their work in putting the petition together. We note the issues raised. We will be undertaking some preliminary design work to look at potential solutions which could be considered for inclusion in a future Local Transport Plan (LTP) Programme. This may include consideration of physical traffic calming measures which have been requested.

From a Highways perspective, Allendale Road is identified as a part of the Resilient Road Network that maintain economic activity and will be prioritised to be kept open in times of severe weather. As such it is expected that this route would be able to take HGV traffic. Both the carriageway and the footway are relatively narrow and the overall width of highway is constrained by properties to either side.

However, we do appreciate that Allendale Road is also a residential street meaning access to and from individual properties is required at all times, as well as it being a busy pedestrian route. We also recognise that the footpath is generally narrower than current standards, which undoubtedly leads to pedestrians feeling intimidated when HGVs travel past them.

Unfortunately, it is likely to be difficult to improve the width of the existing footways due to physical and land constraints. This also means that the provision of a pedestrian barrier is unlikely to be a practical solution. Already pedestrians travelling in opposite directions on Allendale Road often need to move into the road to pass each other. Should a barrier be in place this manoeuvre would be impossible.

Accident Data

According to accident data from Northumbria Police, there have been no personal injury collisions associated with the journey to and from school throughout the section of Allendale Road between Southlands and the Fox Public House in the previous five years.

We are aware a serious personal injury collision did occur on the B6305 to the west of Southlands (to the west of the area being highlighted in the petition), in September 2021 during the school end of day journey period. This occurred at 16:20 on a Monday afternoon. The police description of the accident indicates that a car travelling west has been blinded by the low sun causing the driver to collide with two cars which were travelling east.

A further slight personal injury collision also occurred at the Allendale Road / B6531 junction in June 2021. This occurred at 22:15 on a Wednesday night and involved a

collision with a cyclist and car, resulting in the cyclist falling from their bike, sustaining a slight injury to their arm.

It should be noted that Northumbria Police only record details of injury accidents and we are unable to provide any information on any damage only incidents, or any near misses which may have occurred.

Speed Surveys

As requested, we have carried out speed surveys at regular intervals on Allendale Road. A total of eight surveys were set up to record vehicles numbers and speed of traffic from 23rd November to 1st December 2021. Data was recorded at all times during this period.

A summary of the data obtained is attached as Appendix A, together with a map showing the approximate location of each of these surveys. Included in the summary is data on school run times only, as well as the overall 24 hour data.

Based on the results obtained, overall, it would appear that there is some speeding concern within the more rural 30mph limit to the west of the school (between Southlands and the property known as Woodley Field - surveys 1-3). Data obtained nearer the school (within the variable 20mph and advisory 20 when lights flash extents – surveys 4-8) suggests that traffic is moving at an acceptable speed when considering 24 hour data only. However, traffic in general does appear to be travelling at slightly excessive speed during the school run considering a variable 20mph speed limit is in place, as well as advisory 20 when lights flash signage, with a small number of vehicles travelling at higher speeds.

It should be noted that the variable 20mph speed limit does have a Traffic Regulation Order, and as such can be enforced by the police. We will forward a copy of the survey data onto the Road Safety Unit at Northumbria Police, and they may decide to investigate further, and consider any appropriate enforcement measures.

Camera Surveys

Three camera surveys have also been carried out following receipt of the petition. The images below do highlight the narrow footpath and the volume of large vehicles using the route during the school run could be concerning to pedestrians. In addition, when two HGVs are travelling in opposite directions this is extremely tight, increasing the levels of concern to pedestrians.

The data obtained clearly highlights the problem residents and all users face on a daily basis, and why they are naturally concerned. Given the narrow widths and the needs for traffic including HGVs to use this route it is felt that the key measure to improve road safety would be to reduce traffic speeds.



Observations made during Site Visits

Many site visits have been undertaken before and since receipt of the petition, and it is clear that the narrow footpath width is of concern at some points. Officers have witnessed pedestrians travelling in opposite directions often needing to move into the road to pass each other, often without looking or being distracted by their mobile phones. This supports our decision to allocate funding for some preliminary design work to identify potential solutions to improve road safety on Allendale Road.

Congestion caused by eastbound traffic queuing at the Allendale Road junction when lights are on red has also been highlighted as another potential issue.

School Travel Plan

The School Travel Plan for the new school site, dated September 2019, acknowledges that although there is an extensive network of footways in the vicinity of the site and within Hexham, many of these are generally narrower than current standards. Because it was not considered possible to improve the width of existing footways due to physical and land constraints, one of the conditions of the new school planning application was to extend the length of the 20mph speed limit which already operated at school start and finish time. The agreed scheme to extend the length of the 20mph speed limit was introduced prior to the school opening in September 2021.

With regard to walking routes, the School Travel Plan associated with the planning permission acknowledged that, as the pedestrian access to the school was moved further north along Whetstone Bridge Road, the quickest pedestrian route from the Temperley Place / Allendale Road signal junction would be via Alexandra Terrace / Tynedale Terrace. Therefore the School Travel Plan states that *“As Allendale Road, from the signal control junction with Temperley Place, has a narrow footway, use of Burnland Terrace and Leazes Terrace will be promoted as the preferred pedestrian route”*

This is seen as a key measure, as reducing the number of pedestrians using the footway along Allendale Road will significantly reduce risks. We will be raising this issue with the school to ensure that the preferred walking route is being promoted and encouraged regularly.

Proposed Actions

- A) Funding has already been allocated to carrying out some preliminary design work which would consider potential options to improve road safety on Allendale Road. These could then be considered for inclusion in a future Local Transport Plan (LTP) Programme. This may include appropriate physical traffic calming measures as requested through the petition.
- B) Remind the school they need to publicise and encourage the use of the preferred walking route.
- C) A copy of the petition and report to be forwarded to the Road Safety Unit at Northumbria Police for further investigation and any appropriate enforcement action deemed necessary.
- D) Concerns regarding the clearing of the footpath, and the cutting back of overhanging vegetation and thorns have already been addressed. We will request Neighbourhood Services to ensure that Allendale Road is regularly inspected, to ensure the maximum footway width is available for use.

Implications

| | |
|---------------|---|
| Policy | The response to the issues raised in this petition is consistent with LTP Policies. |
|---------------|---|

| | |
|--|---|
| Finance and value for money | Preliminary design to be funded through 2021/22 Local Transport Plan. |
| Legal | None |
| Procurement | None |
| Human Resources | None |
| Property | None |
| Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | None |
| Risk Assessment | n/a |
| Crime Disorder & | Driving at excessive speed is an offence which is only enforceable by the police. |
| Customer Consideration | Petition identifies various road safety issues along this route, notably during school run times which puts school children of all ages at potential risk |
| Carbon reduction | n/a |
| Wards | Hexham West |

Appendix Index

Appendix A – Summary of speed survey data and plan of locations

Background papers:

Link to petition:-

<https://www.change.org/p/leader-of-northumberland-county-council-councillor-glen-sanderson-allendale-road-is-unsafe-and-needs-changes-now>

Link to School Travel Plan:-

https://publicaccess.northumberland.gov.uk/online-applications/files/B10F1B985351D7FE25B3CA13B9589766/pdf/19_03998_CCD-TRAVEL_PLAN-1496058.pdf

Report sign off

| | Full Name of Officer |
|--|----------------------|
| Monitoring Officer/Legal | N/A |
| Executive Director of Finance & S151 Officer | N/A |
| Relevant Executive Director | Rob Murfin |
| Chief Executive | N/A |
| Portfolio Holder(s) | John Riddle |

Author and Contact Details

Neil Snowdon – Principal Programme Officer (Highways Improvement Team)

Appendix A – Speed Survey Results

Site 1 – Shaws Lane (30mph limit only)

| Eastbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
|----------------|--------|-----------------------------|---------------|--------------------------|
| 08:00 – 09:00 | 171 | 35.5mph | 30.8mph | 46 – 51mph (1 vehicle) |
| 09:00 – 10:00 | 125 | 36.7mph | 31.7mph | 46 – 51mph (1 vehicle) |
| 14:00 – 15:00 | 117 | 36.9mph | 31.5mph | 46 – 51mph (1 vehicle) |
| 15:00 – 16:00 | 112 | 37.2mph | 31.8mph | 46 – 51mph (1 vehicle) |
| 16:00 – 17:00 | 106 | 36.2mph | 31.3mph | 46 – 51mph (1 vehicle) |
| 24 Hour Period | 1467 | 36.8 | 31.6mph | 46 – 51mph (16 vehicles) |
| Westbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 180 | 25.9mph | 21.7mph | 46 – 51mph (1 vehicle) |
| 09:00 – 10:00 | 162 | 27.8mph | 24.5mph | 46 – 51mph (1 vehicle) |
| 14:00 – 15:00 | 191 | 27.8mph | 24.3mph | 46 – 51mph (1 vehicle) |
| 15:00 – 16:00 | 248 | 26.6mph | 23mph | 46 – 51mph (1 vehicle) |
| 16:00 – 17:00 | 237 | 26.8mph | 23.7mph | 46 – 51mph (1 vehicle) |
| 24 Hour Period | 1426 | 36.8mph | 31.4mph | 51 – 56mph (1 vehicle) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 2 – Interactive Sign (30mph limit only)

| Eastbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
|----------------|--------|-----------------------------|---------------|-------------------------|
| 08:00 – 09:00 | 185 | 31.1mph | 28.1mph | 46 – 51mph (1 vehicle) |
| 09:00 – 10:00 | 142 | 30.9mph | 28.2mph | 46 – 51mph (1 vehicle) |
| 14:00 – 15:00 | 128 | 31.5mph | 28.5mph | 46 – 51mph (1 vehicle) |
| 15:00 – 16:00 | 117 | 32mph | 28.4mph | 36 – 41mph (4 vehicles) |
| 16:00 – 17:00 | 124 | 31.9mph | 28.2mph | 41 – 46mph (1 vehicle) |
| 24 Hour Period | 1636 | 31.7mph | 28.5mph | 46 – 51mph (3 vehicles) |
| Westbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 92 | 35.8mph | 30.6mph | 41 – 46mph (2 vehicles) |
| 09:00 – 10:00 | 102 | 35.8mph | 30.1mph | 41 – 46mph (3 vehicles) |
| 14:00 – 15:00 | 119 | 35.1mph | 30.2mph | 46 – 51mph (1 vehicle) |
| 15:00 – 16:00 | 150 | 34.3mph | 29.2mph | 41 – 46mph (3 vehicles) |
| 16:00 – 17:00 | 138 | 35mph | 30.1mph | 46 – 51mph (1 vehicle) |
| 24 Hour Period | 1551 | 35.7mph | 30.4mph | 51 – 56mph (2 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 3 – Woodley Field (30mph limit only)

| Eastbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
|----------------|--------|-----------------------------|---------------|--------------------------|
| 08:00 – 09:00 | 183 | 33.7mph | 30.3mph | 41 – 46mph (2 vehicles) |
| 09:00 – 10:00 | 138 | 34.1mph | 30.4mph | 41 – 46mph (2 vehicles) |
| 14:00 – 15:00 | 130 | 34.6mph | 30.6mph | 41 – 46mph (1 vehicle) |
| 15:00 – 16:00 | 123 | 34.9mph | 30.7mph | 41 – 46mph (2 vehicles) |
| 16:00 – 17:00 | 116 | 34.5mph | 30.6mph | 41 – 46mph (1 vehicle) |
| 24 Hour Period | 1606 | 34.7mph | 30.8mph | 41 – 46mph (27 vehicles) |
| Westbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 96 | 37.8mph | 32.6mph | 51 – 56mph (1 vehicle) |
| 09:00 – 10:00 | 108 | 37.4mph | 32mph | 46 – 51mph (1 vehicle) |
| 14:00 – 15:00 | 131 | 37.7mph | 32.2mph | 46 – 51mph (2 vehicles) |
| 15:00 – 16:00 | 156 | 36.9mph | 31.6mph | 46 – 51mph (2 vehicles) |
| 16:00 – 17:00 | 154 | 37.1mph | 31.9mph | 46 – 51mph (2 vehicles) |
| 24 Hour Period | 1651 | 38.1mph | 32.6mph | 51 – 56mph (3 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 4 – Milestone House (30mph limit only)

| Eastbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
|----------------|--------|-----------------------------|---------------|-------------------------|
| 08:00 – 09:00 | 193 | 31.5mph | 28.1mph | 36 – 41mph (4 vehicles) |
| 09:00 – 10:00 | 151 | 32.3mph | 28.7mph | 36 – 41mph (4 vehicles) |
| 14:00 – 15:00 | 135 | 32.7mph | 29mph | 36 – 41mph (5 vehicles) |
| 15:00 – 16:00 | 126 | 32.7mph | 28.8mph | 41 – 46mph (1 vehicle) |
| 16:00 – 17:00 | 135 | 32.4mph | 29mph | 41 – 46mph (1 vehicle) |
| 24 Hour Period | 1740 | 32.6mph | 29.1mph | 46 – 51mph (2 vehicles) |
| Westbound | Volume | 85 th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 94 | 33.3mph | 29.8mph | 41 – 46mph (1 vehicle) |
| 09:00 – 10:00 | 107 | 33.2mph | 29.6mph | 41 – 46mph (1 vehicle) |
| 14:00 – 15:00 | 122 | 33.4mph | 29.8mph | 41 – 46mph (2 vehicles) |
| 15:00 – 16:00 | 155 | 32.8mph | 29mph | 41 – 46mph (1 vehicle) |
| 16:00 – 17:00 | 144 | 33.6mph | 30mph | 41 – 46mph (1 vehicle) |
| 24 Hour Period | 1594 | 33.8mph | 30.2mph | 51 – 56mph (1 vehicle) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 5 – Hydro Lodge (within variable 20mph limit)

| Eastbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
|-----------------------|---------------|-----------------------------------|----------------------|-------------------------------|
| 08:00 – 09:00 | 186 | 27.3mph | 23.1mph | 31 – 36mph (4 vehicles) |
| 09:00 – 10:00 | 143 | 28.2mph | 24.4mph | 31 – 36mph (5 vehicles) |
| 14:00 – 15:00 | 131 | 28.2mph | 24.4mph | 31 – 36mph (5 vehicles) |
| 15:00 – 16:00 | 126 | 27.6mph | 23.5mph | 31 – 36mph (4 vehicles) |
| 16:00 – 17:00 | 122 | 27.7mph | 24.2mph | 36 – 41mph (1 vehicle) |
| 24 Hour Period | 1653 | 28.3mph | 24.6mph | 36 – 41mph (8 vehicles) |
| Westbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 89 | 30.9mph | 25.9mph | 36 – 41mph (2 vehicles) |
| 09:00 – 10:00 | 105 | 31.5mph | 26.8mph | 36 – 41mph (3 vehicles) |
| 14:00 – 15:00 | 126 | 31.8mph | 26.9mph | 36 – 41mph (4 vehicles) |
| 15:00 – 16:00 | 155 | 31mph | 25.6mph | 36 – 41mph (4 vehicles) |
| 16:00 – 17:00 | 152 | 31.8mph | 27.3mph | 41 – 46mph (1 vehicle) |
| 24 Hour Period | 1618 | 32.2mph | 27.4mph | 41 – 46mph (8 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 6 – Whetstone Bridge Road Junction (within variable 20mph limit)

| Eastbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
|-----------------------|---------------|-----------------------------------|----------------------|-------------------------------|
| 08:00 – 09:00 | 200 | 27.9mph | 21.1mph | 31 – 36mph (7 vehicles) |
| 09:00 – 10:00 | 170 | 29.2mph | 25.1mph | 31 – 36mph (11 vehicles) |
| 14:00 – 15:00 | 143 | 30.1mph | 25.5mph | 36 – 41mph (1 vehicle) |
| 15:00 – 16:00 | 142 | 29.1mph | 23.6mph | 36 – 41mph (1 vehicle) |
| 16:00 – 17:00 | 151 | 29.6mph | 25.5mph | 36 – 41mph (2 vehicles) |
| 24 Hour Period | 1935 | 30.9mph | 25.4mph | 36 – 41mph (20 vehicles) |
| Westbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 91 | 28mph | 22.3mph | 31 – 36mph (3 vehicles) |
| 09:00 – 10:00 | 102 | 30.3mph | 25.2mph | 36 – 41mph (1 vehicle) |
| 14:00 – 15:00 | 109 | 29.3mph | 24mph | 36 – 41mph (1 vehicle) |
| 15:00 – 16:00 | 146 | 28.2mph | 22.8mph | 36 – 41mph (1 vehicle) |
| 16:00 – 17:00 | 131 | 29.5mph | 24.2mph | 36 – 41mph (1 vehicle) |
| 24 Hour Period | 1476 | 30.2mph | 24.9mph | 36 – 41mph (17 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 7 – Maiden Cross (approximately at the start of the extents of the variable 20mph limit)

| Eastbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
|-----------------------|---------------|-----------------------------------|----------------------|-------------------------------|
| 08:00 – 09:00 | 279 | 26.7mph | 20.8mph | 36 – 41mph (1 vehicle) |
| 09:00 – 10:00 | 242 | 28.3mph | 24.8mph | 36 – 41mph (1 vehicle) |
| 14:00 – 15:00 | 199 | 28.9mph | 25mph | 36 – 41mph (1 vehicle) |
| 15:00 – 16:00 | 216 | 27.5mph | 22.3mph | 36 – 41mph (1 vehicle) |
| 16:00 – 17:00 | 222 | 28.3mph | 24.8mph | 36 – 41mph (2 vehicles) |
| 24 Hour Period | 2821 | 28.7mph | 24.7mph | 41 – 46mph (1 vehicle) |
| Westbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 197 | 26.3mph | 21.6mph | 31 – 36mph (3 vehicles) |
| 09:00 – 10:00 | 169 | 27.8mph | 24mph | 36 – 41mph (1 vehicle) |
| 14:00 – 15:00 | 176 | 28.4mph | 24.4mph | 31 – 36mph (9 vehicles) |
| 15:00 – 16:00 | 254 | 26.5mph | 22.2mph | 36 – 41mph (1 vehicle) |
| 16:00 – 17:00 | 234 | 27.5mph | 23.9mph | 36 – 41mph (1 vehicle) |
| 24 Hour Period | 2636 | 28.3mph | 24.3mph | 36 – 41mph (13 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

Site 8 – The Larches (within new advisory 20 when lights flash extents)

| Eastbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
|-----------------------|---------------|-----------------------------------|----------------------|-------------------------------|
| 08:00 – 09:00 | 257 | 27mph | 19.2mph | 36 – 41mph (1 vehicle) |
| 09:00 – 10:00 | 236 | 28.7mph | 25.2mph | 31 – 36mph (11 vehicles) |
| 14:00 – 15:00 | 208 | 28.7mph | 25.2mph | 36 – 41mph (1 vehicle) |
| 15:00 – 16:00 | 215 | 27.7mph | 22.8mph | 36 – 41mph (1 vehicle) |
| 16:00 – 17:00 | 211 | 27.8mph | 24.4mph | 31 – 36mph (8 vehicles) |
| 24 Hour Period | 2770 | 28.7mph | 24.6mph | 36 – 41mph (13 vehicles) |
| Westbound | Volume | 85th Percentile | Average Speed | Highest Recorded Speed |
| 08:00 – 09:00 | 180 | 25.9mph | 21.7mph | 31 – 36mph (2 vehicles) |
| 09:00 – 10:00 | 162 | 27.8mph | 24.5mph | 36 – 41mph (1 vehicle) |
| 14:00 – 15:00 | 191 | 27.8mph | 24.3mph | 31 – 36mph (5 vehicles) |
| 15:00 – 16:00 | 248 | 26.6mph | 23mph | 31 – 36mph (3 vehicles) |
| 16:00 – 17:00 | 237 | 26.8mph | 23.7mph | 31 – 36mph (4 vehicles) |
| 24 Hour Period | 2598 | 27.6mph | 24.2mph | 36 – 41mph (2 vehicles) |

Note:- The 85th percentile is that speed at which 85% of vehicles are travelling (or less). The remaining 15% of vehicles will be travelling above that speed.

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TERMS OF REFERENCE

- (1) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (2) To advise the Cabinet on budget priorities and expenditure within the Area.
- (3) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (4) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-social behaviour and environmental crime.
- (5) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme.
- (6) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
- (7) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
- (8) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (9) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (10) To make certain appointments to outside bodies as agreed by Council.
- (11) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.
- (12) To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.
- (13) To exercise the following functions within their area:-
 - (a) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
 - (b) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
 - (c) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
 - (d) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007.
 - (e) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

ISSUES TO BE SCHEDULED/CONSIDERED

Standard items updates: Planning Applications (monthly), public question time (bimonthly, not at planning only meetings), petitions (bimonthly, not at planning only meetings), members' local improvement schemes (quarterly)

To be listed: Off-street Electric Vehicle Charging Points, Cycling and Walking Board, Enforcement, Tyne Valley Rail Users Group, Broadband Update.

Northumberland County Council
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15 March 2022

- Planning and Rights of Way
- Local Services Update
- Local Cycling and Walking Infrastructure Plans Update
- Petition Report – Allendale Road, Hexham

12 April 2022

- Planning and Rights of Way

10 May 2022

- Planning and Rights of Way
- Local Services Update
- Police Crime Commissioner
- Members Local Improvement Schemes
- Enhanced Services with Town and Parish Councils

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Northumberland County Council
Tynedale Local Area Council Monitoring Report 2021-2022

| Ref | Date | Report | Decision | Updates (if any) |
|-----|--------------|--|--|------------------|
| 1 | 13 July 2021 | Outside Bodies | <p>RESOLVED that the following list of appointments be confirmed:</p> <p>Groundwork North East - Land of Oak and Iron Project Board – G Stewart Haltwhistle Partnership Limited - Vacancy Haltwhistle Swimming & Leisure Centre Man. Cttee - A Sharp Hexham TORCH Centre Management Committee - T Cessford Prudhoe Community Partnership - Vacancy Queens Hall Arts Trust - CR Homer Rede Tyne & Coquet Sports Centre – Vacancy Sport Tynedale – N Oliver Tyne Valley Community Rail Partnership Board - Vacancy</p> | |
| 2 | 13 July 2021 | Members Local Improvement Schemes – Progress Report | RESOLVED that the report be noted. | |

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|---|-------------------|---|--|--|
| 3 | 14 September 2021 | Policing and Community Safety Update | RESOLVED that the update be received. | |
| 4 | 14 September 2021 | Local Transport Plan Update | RESOLVED that the report be received. | |
| 5 | 14 September 2021 | Outside Bodies | <p>RESOLVED that the following list of appointments be confirmed:</p> <p>Haltwhistle Partnership Limited - Vacancy Prudhoe Community Partnership – A Scott Rede Tyne & Coquet Sports Centre – JR Riddle Tyne Valley Community Rail Partnership Board – H Waddell</p> | |
| 6 | 9 November 2021 | Allendale Road Petition | New petition received. | Report to be considered at meeting on 15 March 2022. |

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|----|-----------------|--|---|--|
| 7 | 9 November 2021 | Wylam Right of way path closure; Stephenson Terrace to Country Park repair riverbank subsidence | 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 landowner and therefore had no legal or financial responsibility for the land. Taking any responsibility for this private land would set a 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. | |
| 8 | 9 November 2021 | Winter Services Preparedness and Resilience: | RESOLVED that the report be received. | |
| 9 | 9 November 2021 | Northumberland Communities Together | RESOLVED that the presentation be received. | |
| 10 | 9 November 2021 | Youth Service Presentation | RESOLVED that the presentation be received. | |

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|---------------|------------------|--|--|--|
| 11 | 11 January 2022 | Northumberland Fire and Rescue Service: Community Risk Management Plan 2022-26 Consultation | RESOLVED that the report and presentation be received and that the comments be noted. | |
| 12 | 11 January 2022 | Budget 2022-23 and Medium-Term Financial Plan | RESOLVED that the presentation be received. | |
| 13 Page 73 | 15 February 2022 | Local Transport Plan Programme 2022-23 | RESOLVED that: a. The report be received and noted. b. Members' comments be considered in the finalisation of the LTP Programme for 2022-23. | |
| 14 | 15 February 2022 | Land at Mickley Square: Application for Land to be Registered as Town or Village Green | RESOLVED that the recommendations of the Inspector, Mr James Marwick, be accepted; namely that the application to register land at Bewick Green, Mickley Square, Stocksfield as Town or Village Green, be rejected. | |

NT 04.03.22

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