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Northumberland County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 1 July 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in Meeting Space, Block 2, Floor 2, County Hall, Morpeth, Northumberland, NE61 2EF on **MONDAY, 12 JULY 2021** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Castle Morpeth Local Area Council members as follows:-

D Towns (Vice-Chair), L Dunn, D Bawn, J Beynon (Chair), S Dickinson, R Dodd, J Foster (Vice-Chair (Planning)), P Jackson, V Jones, G Sanderson, R Wearmouth, L Darwin and M Murphy

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



Daljit Lally, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0345 600 6400
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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. **PROCEDURE FOR PLANNING COMMITTEES** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 14)

Minutes of the meeting of the Castle Morpeth Local Area Council held on 14 June 2021 as circulated, to be confirmed as a true record and signed by the Chair.
4. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact the monitoring officer by email at monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.
5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 15 - 18)

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

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>
6. **20/01242/FUL** (Pages 19 - 32)
Conversion of existing shop (use class E(a)) to form residential dwelling including external alterations to existing attached dwelling (amended plans received 26/04/2021)
Belmont, East Road, Longhorsley, NE65 8SY
7. **20/03423/REM** (Pages 33 - 46)
Reserved Matters application for appearance, scale, layout and landscaping for 2no. dwellings on approved planning application 20/00385/OUT
Greenfield House, Hepscoth, Morpeth, Northumberland, NE61 6LH

8. APPEALS UPDATE

(Pages
47 - 56)

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.

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 of prosecution of crime.

And/or:

- is defamatory, frivolous or offensive;
- it is substantially the same as a question which has been put at a meeting of this or another County Council committee in the past six months;
- the request repeats an identical or very similar question from the same person;
- the cost of providing an answer is disproportionate;
- it is being separately addressed through the Council's complaints process;
- it is not about a matter for which the Council has a responsibility or which affects the county;
- it relates to planning, licensing and/or other regulatory applications
- it is a question that town/parish councils would normally be expected to raise through other channels.

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

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

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

10. PETITIONS

This item is to:

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

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

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

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. APPOINTMENTS TO OUTSIDE BODIES

(Pages
57 - 58)

To make appointments to outside body organisations within the Local Area Council's remit. A list of outside bodies is attached to the agenda for consideration.

13. MEMBERS LOCAL IMPROVEMENT SCHEMES 2021 - 2022

(Pages
59 - 86)

The Members Local Improvement Schemes for Castle Morpeth Local Area Council are provided for information only.

14. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
87 - 92)

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. 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

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

CASTLE MORPETH LOCAL AREA COUNCIL

At the meeting of the **Castle Morpeth Local Area Council** held at County Hall, Morpeth, Northumberland, NE61 2EF on Monday, 14 June 2021 at 4.00 pm.

PRESENT

J Foster (Vice-Chair Planning) (in the Chair)

MEMBERS

D Bawn
L Darwin
L Dunn
V Jones
G Sanderson
R Wearmouth

J Beynon
R Dodd
P Jackson
M Murphy
D Towns

OFFICERS

D Hadden
SJ Imrie

R Laughton
L Little
R Murfin
R Soulsby
A Wall

Solicitor
Principal Highways Development
Management Officer
Planning Officer
Senior Democratic Services Officer
Director of Planning
Planning Officer
Environmental Health Officer

Around 7 members of the press and public were present.

1 MEMBERSHIP AND TERMS OF REFERENCE

RESOLVED that the Membership and Terms of Reference for the Castle Morpeth Local Area Council agreed by Council on 26 May 2021 be noted.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dickinson.

3 MINUTES

RESOLVED that the minutes of the meeting held of the Castle Morpeth Local Area Council held on Wednesday 21 April 2021, as circulated, be confirmed as a true record and signed by the Chair.

4 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Foster advised as she would be speaking as local member on behalf of residents on application 20/01768/FUL she would withdraw as Chair for that item and would withdraw from the meeting once she had spoken on the item and take no part in the determination of that application.

5 **DETERMINATION OF PLANNING APPLICATIONS**

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

RESOLVED that the information be noted.

6 **APPOINTMENT OF CHAIR**

RESOLVED that Councillor Beynon would take the Chair for the following item.

7 **20/01768/FUL**

**Change of use: vehicle depot to material recycling facility (B2 Use Classes)
Watsons Yard, Barrington Road, Bedlington, Northumberland
NE22 7AH**

R Soulsby, Planning Officer provided an introduction to the application with the aid of a power point presentation.

P Johnstone addressed the Committee speaking in objection to the application. Her comments included the following information:

- She was addressing the Committee speaking on behalf of residents who were very upset about this application from three separate parishes.
- The application site was on Barrington Road and was not on the industrial estate, and had historically been used for commercial/storage purposes and it should not be allowed to be used for industrial purposes.
- A number of new housing estates and individual properties had been built in close proximity to the site and the officer at the previous meeting had not been aware of a new property which had been built just 50m away from the application site. These were not part of the original settlement of Bedlington Station. The lack of knowledge of the local area was apparent.
- Residents were aware that if this application was refused at this stage and the applicant appealed and won then the County Council would be liable for costs, however the residents considered it was the duty of the County Councillors to support their residents and this support was much needed in this instance.
- The site visit did not take in any views from residential properties and

no skips were in operation at the time and therefore Members did not experience the noise from the site. The applicant had also moved wagons after 6pm the evening before, which was in contravention of the existing permission, to hide the views and proximity of the residential properties.

- She questioned the suitability of the metal shed to house the machinery to be used as buildings such as this were notorious for containing asbestos.
- The photos contained in the objections showed how close the skips were to properties and the type of waste and rubble collected.
- The noise currently from the site with the skips already caused distress to neighbouring residents once the trommel was introduced this would cause more noise and disturbance. This would rotate for 30 minutes per hour for 10 hours per day with all rubble being tipped inside. A front loading machine would also be used inside the building. All this with skips coming in and out for 10 hours per day and 6 hours on a Saturday, provided that the timescales were adhered to. This amount of noise had not been accounted for and policy GP23 was read out to the Committee.
- This was not the right place for this type of facility, they could not stress how close this was to residential properties. She highlighted a YouTube video in which the Director of Planning had stated that outdoor space was important to towns and communities and how people shouldn't be forced into cars to seek out this type of area.
- Just because this area had become more industrialised it was not right to continue to allow more industrial uses. There were already 3 other recycling centres within 2 miles of Bedlington.

Councillor Foster addressed the meeting speaking on behalf of residents as the Local Ward Councillor. Her comments included the following:-

- Residents feared there would be an adverse effect on their quality of health and wellbeing if this application was approved.
- She had represented residents a few years ago in relation to another recycling centre, located on the Barrington Industrial Estate, which had been further away from properties and had mitigation provided for dust and noise, however these were not sufficient and residents had continued to suffer and this site would be no different.
- She had been pleased that the application had been deferred at the last meeting in order for a site visit to be undertaken, but had been contacted by residents the evening before the visit was to take place to advise that trailers were being moved along the boundary of the site. She had been very disappointed on attending the site visit that trailers had been parked all along the boundary in order to screen the residential properties. However there was a small gap and Members were able to see how close it was to the property which reinforced the views of the residents.
- It had been confirmed that there was asbestos in the building and it was stated at the site visit that this would be stripped out and replaced. She would ask that the Committee request a condition be imposed to any permission granted requesting a scheme be submitted for building works.

- The application was detrimental to residential amenity with the outdoor use of their properties restricted due to the impact of the noise and dust pollution coming from the site. Over the forthcoming warmer months this would increase as residents would have windows open for ventilation and were trying to use their outdoor spaces. It was likely that doors to the building housing the machinery would also be open at these times.
- It stated in paragraph 7.15 that the nearest residential property was 50m away from the site, it was in fact only 20m from gardens of some properties according to google earth. One property was only 40m from the boundary of the site.
- There was also a food establishment very close to the application site and excess dust would be of a concern where food was being prepared and served.
- The intensification of work at the site would lead to increased noise impacts for residents and would affect their wellbeing.
- Whilst increased employment opportunities were welcomed this application would create very few jobs at the expense of the amenity of a lot of residents. There was also the question of whether another recycling facility in this area was needed so close to a larger site which although was not running at full capacity at the current time would shortly return to pre-Covid levels.
- She asked that the Committee listen to residents and refuse the application.

K Wood, Agent for the applicant spoke in support of the application. Her comments included the following:-

- She hoped that the site visit helped Members appreciate the proposed development and the reason why it would not impact on the residents. It was recognised there were a number of residential properties surrounding the site and the operations had been discussed in detail with Public Protection Officers. The operations would also require an Environment Agency permit which would set out exactly how the site would need to operate in order that it would not have an impact on residential properties. Following the previous meeting she had forwarded details of what this could include and the dust management plan which would be incorporated within this.
- Whilst the applicant has another operational site on Barrington Road the empty skip wagons were already stored at this site and had been for a number of years. The waste collected in the skips returning to the site was expected to be mostly demolition or excavation waste and would be tipped and recycled inside the building.
- In relation to concerns regarding the trommel and the asbestos, there were no proposals to alter the external appearance of the building at the current time.
- All the waste would be tipped and recycled inside the building and any unexpected waste would be isolated and taken to another appropriate facility. The applicant also intended to provide a concrete skim inside the building to reduce any noise impact.
- The site was located on an established industrial estate with two concrete batching plants close by.

- Local and National planning policies support the reuse of the building as a recycling facility. The applicant already operated a skip hire business from this yard and currently all waste went to the Ellington Road Landfill which had no recycling facilities as the Remondis site was currently shut. This was not in accordance with waste hierarchy and increased greenhouse gases by increasing road haulage and he wished to be able to recycle on his own site.
- It was proposed to alter the access to the estate to allow the Football Factory to have its own vehicular/pedestrian access. The impact of additional traffic on Barrington Road had been considered carefully with transport consultants.
- Concerns from residents had been discussed in detail with Public Protection and the applicant would continue to do this. The Environment Agency (EA) permit will ensure it operated with no impact. If there was a complaint then EA Officers could come out and alter the permit to address any concerns.
- There were no objections from statutory consultees and therefore she asked that the recommendation to approve the application be supported. She advised that the applicant would seek to work with residents to prevent to ensure there were no impacts on them.

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

- It was a long established industrial estate with this type of use acceptable and a range of other industrial activities already taking place on the estate.
- A condition would be attached to any permission granted which would restrict the operation of the site to 8 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturday with no Sunday or Bank Holiday working.
- Condition 10 would be imposed to control dust during the construction phase of the development and the Environmental Permit would control dust when the site was operating. Other standard conditions would also control dust and noise from the site.
- In respect of possible asbestos disturbance within the building, the submission of a Full Construction Method Statement for the building could be conditioned which would provide details of any works the applicant wished to undertake, steps to be taken and materials to be used.
- A concrete boundary wall was proposed along the northern boundary of the site, but nothing was proposed for the eastern boundary which ran alongside the railway line, however this could be done under permitted development rights, or this could be conditioned if Members required this to be undertaken.
- Works to be undertaken inside the building did not require planning permission however it was indicated that a concrete skim would be incorporated in the existing premises.
- A statement could be included in the management condition which would state that the doors of the existing building were to remain closed during operations at all times.
- The use of conditions was a belt and braces approach to this application as Legislation suggested that Public Protection should not seek to duplicate the controls which were imposed through the EA

permit. It had to be presumed that conditions would work to control noise levels from the site with Public Protection providing reactive enforcement

- The EA permit would control the day to day operations on the site and would proactively carry out visits to provide spot checks with the number of these being dependent on the type of operations being undertaken and any complaints received which was the standard approach for waste management sites. The tools would be in place to rectify any problems and make sure the use of the site was acceptable. This was not a new site, it was on an existing industrial estate with a variety of uses and activities able to be undertaken.

Councillor Dodd proposed acceptance of the recommendation to approve the application as outlined in the report with the additional conditions discussed relating to a construction/works management plan including details of any removal of asbestos; internal concrete skim; perimeter treatment to the eastern boundary; and that doors should remain closed at all times whilst recycling operations took place with the precise wording of these additional conditions to be delegated to the Director of Planning in consultation with the Chair, which was seconded by Councillor Jackson.

It was clarified that in requesting details in the construction management plan then Planning Officers would consult with Public Protection to ensure that the most appropriate information would be provided.

In debating the application, Members stated that whilst they were not particularly happy with the application and had sympathy with local residents they considered that any refusal would lead to an appeal and a subsequent loss of control over any conditions imposed on the site.

A vote was taken on the proposal to approve the application with the conditions as outlined in the report and additional conditions and delegated authority as outlined above as follows:- FOR 9; AGAINST 0; ABSTENTIONS 2.

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report and additional conditions related to a construction/works management plan including details of any removal of asbestos; internal concrete skim; perimeter treatment to an existing boundary; and that doors should remain closed at all times whilst recycling operations took place with the precise wording of these additional conditions to be delegated to the Director of Planning in consultation with the Chair.

4.50 pm Councillor Foster returned to the room at this point and took the Chair. Councillor Dodd left the meeting.

- 8 **20/03389/FUL**
Proposed residential development of four dwellings (as amended
21.12.2020)
Land South Of Centurion Way , Centurion Way, Heddon-On-The-Wall, NE15
0BY

R Laughton, Senior Planning Officer introduced the application to the Committee with the aid of a power point presentation. Members were advised that a late representation had been received in objection to the application which did not raise any additional issues but reiterated objections in respect of the height of the proposed dwellings and the justifiable need for additional housing in Heddon.

L Twizell addressed the Committee speaking in objection to the application on behalf of residents. Her comments included the following:-

- She lived opposite the proposed development and was speaking on behalf of other residents as she felt so passionate about this development and the effect it would have.
- The village had been phased to spill down, keeping roof lines one under another affording residents wonderful views over the Tyne Valley. This could be achieved on this development, however the developers had decided to ignore this option and had chosen to build two storey dwellings which they attempted to disguise by saying there were single storey from the road with a pitched roof making it almost double the height
- Previous applications which had been granted all had been restricted to 1m roof level below the road and she asked why had this not been required on this application which would have a bigger impact.
- The village would lose precious open space feeling and it was not just the loss of view which was an issue.
- The benches on either side of the site were left by the Mining Institute for the people of Heddon to enjoy the view and were part of the cultural heritage of the area. The benches were used by the local nursery, provided respite for a local family who came to enjoy watching the birds of prey, were used for social occasions such as firework displays, New Years Eve celebrations or just by residents to enjoy the sunset.
- The houses if constructed would totally take away the view and feeling of openness which would be replaced by tarmac drives and the view into the windows of new properties.
- A possible extra 16 vehicles would have a detrimental effect on noise levels, pollution and road safety, with the safety of children who ride their cycles and skateboard down the hill at great speed and play in the street at risk.
- Traffic problems already existed with large delivery vehicles required to reverse the length of the bending road when they couldn't get through with cars already being damaged by passing vehicles as the road was so narrow.
- After being asked at the site visit would she prefer these dwellings or a barn, not that it should be a choice between the two, she advised she would prefer the barn as a garage would be constructed 15m away from her and her neighbour's front window, with even less distance to the garden boundary. The light and openness would change with just bricks and mortar to look at rather than greenery.
- There was no need for this type of development as 50,000 new homes had been built within a radius of 6 miles, with plenty of this type of dwelling already available within the village and nearby Darras Hall. Any development should be extraordinary, eco friendly and use innovative green heating and water.

- Residents understood that others wished to come and live in the area and the developer wished to get a good return, however there should be more consideration given to the decision given the lifechanging effects this would have on residents. The Committee were requested to refuse the application.

J Ridgeon, Agent on behalf of the application addressed the Committee speaking in support of the application. His comments included the following:-

- Hamilton & Willis were a locally based small scale developer, who were from the North East and employed local staff.
- Policies supported infill developments within settlement boundaries and this development would provide high quality homes within the settlement boundary.
- Members had the opportunity to visit the site and gain and insight into how it would fit into Heddon. To address concerns regarding density raised at the previous meeting, additional information had been provided and information on how the development was appropriate and fit into the special character was provided in the report.
- Additional details had also been provided on car parking arrangements with sufficient space for existing and new residents and a visitor space provided on Centurion Way.
- From visualisations when viewed from Centurion Way the new buildings would appear as single storey bungalows and use the slope to provide 2 storey aspect to the south in keeping with other properties along Heddon Banks.
- The applicant had worked with the Case Officer and any design changes requested had been made and the application was acceptable for all consultees.
- The view through the development would be retained along with the views from the benches, which had been restricted due to vegetation growth.
- If this application was approved then a S106 legal agreement would ensure that the approved agricultural building, which would have a significant impact would not be built.
- A construction management plan would control the route of construction traffic to the site which would predominately come from the south through the field.
- The development would provide 4 properties of an exceptional design in a sustainable location. Concerns had been mitigated and the development would fit in with the surrounding street scene and landscape without impacting on the Green Belt, in line with the NPPF and the emerging Local Plan.
- The separate distance from the front of the house to the garages was 23m.
- The proposal accorded with all planning policy and Members were requested to approve the application.

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

- The car parking arrangements for each property had been changed in

Ch.'s Initials.....

order to provide 4 spaces for each and the Highways Officers were satisfied with these arrangements. Parking had previously been a reserved matter, however following concerns expressed at the previous Committee more information had been provided which Highways had checked and confirmed that the proposals were deliverable and achievable.

- The eaves of the proposed properties would be 2.3m with a ridge height of 4.5m from the street level. The neighbouring properties had access to the side of dwellings and were able to be set lower however these required access from Centurion Way. There were mixed styles and characters of properties in Heddon and it was considered the proposed properties fit into the character of the village.
- There was strong policy support for development of the site for residential use and an assumption that development would take place on the land as applications had been approved in the past. It was the case that people in one property had no right to a view through another piece of land and Members should not place weight on this. Members were required to consider if the development of the site be carried out in such a way that it would be incongruous or an unnatural aspect to the landscape in such that it would cause harm in terms of design/ scale/ massing. Members were advised to place more weight on those issues /merits of the scheme rather than a fall-back position of the agricultural building.

Councillor Jackson proposed that the application be refused as the building had to be appropriate to the community and the setting. There would be harm to the community amenity and visual amenity, he considered that it was overdevelopment on the site due to the access from Centurion Way which was generally down to one lane with large and emergency vehicles having trouble accessing. Lower height restrictions had been imposed on previous applications and this application would have been acceptable had that been the case. The character of Heddon-on-the-Wall was based on terraces with the full benefit for the community of the special location. There was harm to the character of the area and community and the houses did not fit in. This was seconded by Councillor Jones.

During discussion of the application, some Members expressed surprise that Highways had not objected to the application and were advised that guidance in the NPPF provided that applications should only be refused on highways grounds if a severe impact could be demonstrated. Highways had looked at this application at length and judged it against other schemes and this did not meet the criteria of a demonstrable severe impact. The developer had satisfied all that had been required from a Highways perspective.

Advice was provided that if Members felt that the design of the scheme was wrong for the area, i.e. that the scale/materials/massing did not fit in with the terraced character of Heddon-on-the-Wall, then whilst it would be difficult to defend at Appeal, refusal on highways grounds would be almost impossible to defend.

Councillor Jackson clarified that he did not wish to refuse the application on highways grounds, but he did advise that there was a considerable loss of

community amenity and the design of the houses did not fit in with the terraced character of Heddon-on-the-Wall.

The Solicitor asked that clarification of the reason for refusal be provided.

Councillor Jackson proposed refusal for the reason of its impact on the local area and the local community, the design and character of the application did not fit within the street scene of Heddon-on-the-Wall with the precise wording of the reason for refusal to be delegated to the Director of Planning and the Vice-Chair (Planning), which was seconded by Councillor Jones. A vote was taken as follows:- FOR 6; AGAINST 4; ABSTENTIONS 0. One Member did not vote.

The application was **REFUSED** due to its impact on the local area and the local community, the design and character did not fit within the street scene of Heddon-on-the-Wall with delegated authority to the Director of Planning and Vice-Chair (Planning) to provide the precise wording of the reason for refusal.

5.50 pm Councillor Sanderson left the meeting.

9 **APPEALS UPDATE**

RESOLVED that the information be noted.

10 **PETITION - PLANNING ENFORCEMENT IN LYNEMOUTH**

The report, which was introduced by the Director of Planning reviewed the issues raised in a petition received setting out concerns about a series of Planning Enforcement cases in Lynemouth and set out the background and matters arising in these cases along with the specific circumstances.

The Vice-Chair (Planning) advised that this was being dealt with by way of the Petitions Protocol.

S Nicholson, the lead petitioner addressed the Committee in support of her petition. Her comments included the following:-

- She appreciated the statement made by the Director of Planning in his introducing the report and understood the actions being taken and thanked the Committee for the opportunity to address them on behalf of the residents involved.
- Following research on the front elevation she quoted “the elevation which faces onto your private garden and is usually screen by fencing or walls etc is classed as the rear elevation” therefore lots of these sheds were in rear gardens and not the fronts.
- The residents had always classed these as their back gardens as it was where miners, as this was a mining village, grew their vegetables, just as if it was an allotment, often to enter into local competitions.
- Her husband, had during the course of his business as a builder, questioned Building Inspectors regarding planning permission being required for sheds, and they had all responded that they had not heard of this.
- The Council had caused a lot of stress and worry in the village as

letters had only been sent to some residents and not others and had not stated to which structures they related to. This had affected the mental health and wellbeing of many residents with stress caused the thought of having to pay for this planning permission. She asked that the Council put the welfare of residents before legislation. She understood that this action had to be taken, but people were the priority.

- She was confused by the 4 year rule, stating that the newer sheds would look better and be in better condition and be more structurally sound than older ones and felt this was discrimination based on a number.
- This anxiety had all been caused by the actions of two residents out of the 1058 residents of Lynemouth.
- She questioned the actions taken in respect of some of the sheds and also the meaning of the word “expediency”.
- The village was already suffering due to the global pandemic. The village had always been a lovely place to live and she and others would continue to protect their way of life. These gardens gave pleasure to many residents allowing them their private outdoor space with the sheds being needed for the storage of gardening equipment and such like. Most residents were working class families or retired couples who only wanted to enjoy their quiet and peaceful gardens.
- She asked that this unnecessary action be ended.

The Director of Planning explained the precise term “expediency” in the planning system. He advised that there were a lot of things which could be breaches of planning control and an “expediency test” meant that even if something technically required planning permission it was not expedient to do so because the harm being caused did not justify the public cost in doing so, however there was no expediency test on whether complaints had to be investigated. All complaints must be investigated and if this did not happen then a complaint could be made to the Local Government Ombudsman. The expediency test in this instance had shown there was a need to investigate but no action was to be taken on the bulk of the complaints.

He advised that advice should be sought from the Planning Department on whether permission was required and residents should not rely upon builders etc to give advice. He did not disagree on some of the points made by the lead petitioner and shared her concerns. He hoped to be able to take a more pragmatic view on enforcement cases which were in fact more of a neighbour dispute in the future.

Councillor Dunn, the Ward Member advised that this issue had raised turmoil and anger in the whole of Lynemouth not just with those affected and had been seen by residents to be a money making opportunity for the Council. The petition could have had more signatures, however she acknowledged the report set out the position which the Council was obliged to take. She would urge Officers to deal with the 8 outstanding cases as soon as possible and welcomed the review of the Local Enforcement Strategy.

Members felt that more information and better communication with residents from the Council would have benefitted in this instance and possibly more research in

this instance prior to letters being sent to residents. The Director of Planning would take these comments on board for the future.

RESOLVED that:

1. The issues raised in the petition be noted;
2. The Council's approach to Planning Enforcement within the context of national legislation/duties be noted and to further note that the County Council utilised suitable discretion in relation to this matter; and
3. This issue and "Harm/Expediency" gateway requirements be included explicitly in the review of the Northumberland Local Enforcement Strategy.

CHAIR.....

DATE.....



Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

12 JULY 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Executive Director of Place

Cabinet Member: Councillor C Horncastle

Purpose of report

To request the Local Area Council to decide the planning applications attached to this report using the powers delegated to it.

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

2. In considering the planning and other applications, members are advised to take into account the following general principles:
 - Decision makers are to have regard to the development plan, so far as it is material to the application

- Applications are to be determined in accordance with the development plan unless material considerations indicate otherwise
 - Applications should always be determined on their planning merits in the light of all material considerations
 - Members are reminded that recommendations in favour of giving permission must be accompanied by suitable conditions and a justification for giving permission, and that refusals of permission must be supported by clear planning reasons both of which are defensible on appeal
 - Where the Local Area Council is minded to determine an application other than in accordance with the Officer's recommendation, clear reasons should be given that can be minuted, and appropriate conditions or refusal reasons put forward
3. Planning conditions must meet 6 tests that are set down in paragraph 206 of the NPPF and reflected in National Planning Practice Guidance (NPPG, March 2014 as amended). They must be:
- Necessary
 - Relevant to planning
 - Relevant to the development permitted
 - Enforceable
 - Precise
 - Reasonable in all other respects
4. Where councillors are contemplating moving a decision contrary to officer advice, they are recommended to consider seeking advice from senior officers as to what constitutes material planning considerations, and as to what might be appropriate conditions or reasons for refusal.
5. Attached as Appendix 1 is the procedure to be followed at all Local Area Councils.

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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

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APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce s application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

1. Introduction

- 1.1 This application was referred to the Director of planning and chairs of the relevant Local Area Council committee for a decision on how the application be determined due to an objection being received by Longhorsley Parish Council. It was confirmed that the application should be referred to members for a Local Area Council committee decision.

2. Description of the Proposals

- 2.1 Planning permission is sought for the conversion of a vacant retail unit (use class E) to a residential use, along with external alterations to the existing attached building, to form 1no residential dwelling at Belmont, East Road, Longhorsley.
- 2.2 The majority of works would be situated internally to facilitate the conversion however, new openings would be proposed upon the side and rear elevation. The shopfront would remain as existing and would be appropriately repaired. All existing windows and those proposed will be of traditional timber sliding sash patterns, replacing the existing UPVC windows on site.
- 2.3 The proposals would see the loss of an existing shop window upon the West facing gable, replaced with stonework to match existing external walls. The submitted details also indicate incorporation of a pitched roof upon the two storey rear offshoot, replacing an existing pitched roof.
- 2.4 The application site is located within the designated heritage asset recognised as Longhorsley Conservation Area. Land to the West of the site is also recognised as a public right of way and village green however, no development is proposed upon this land parcel.
- 2.5 An amended proposal was submitted on 26th April 2021 removing elements from the original scheme. It is these amended details that will be considered within the below appraisal.

3. Planning History

Reference Number: 19/02921/TREECA

Description: Trees in a Conservation Area. Eucalyptus - fell (overshading, damage to walls and danger to footpath/highway)

Status: No objection

4. Consultee Responses

Longhorsley Parish Council	Object. Conflict with policy LNP8 of the Neighbourhood Plan, loss of local business services. Impact on Public Right of Way and Village Green.
Highways	No objection subject to recommended conditions.
Building Conservation	Harm identified, refer to decision maker for planning balance. Conditions recommended.
Northumbrian Water Ltd	No comment.
County Ecologist	No objection subject to recommended conditions

Public Protection	No objection subject to recommended conditions.
Countryside/ Rights Of Way	No objection subject to recommended conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	12
Number of Objections	3
Number of Support	0
Number of General Comments	1

Notices

Site Notice- Affecting Conservation, 29th May 2020

Morpeth Herald 21st May 2020

Summary of Responses:

5no objections were received against the application proposals from residents within the village. Concerns were raised regarding:

- Loss of commercial premises;
- Ecological impact;
- Impact on PRow;
- Enclosure of village green.

One general comment was received from a resident regarding land ownership. This is not a planning matter and should be dealt with out with the planning process.

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=Q96GV2QSFY000>

6. Planning Policy

6.1 Development Plan Policy

Longhorsley Neighbourhood Plan (made plan 2018) (LNP)

Policy LNP1 – Development within the settlement boundary

Policy LNP4 – Design requirements for residential development

Policy LNP5 – Housing with the settlement boundary

Policy LNP8 – Retaining local business services and community facilities

Policy LNP12 – Biodiversity and nature conservation

Policy LNP13 - Water management

Policy LNP16 – Landscaping

Policy LNP17 – Conservation area

Policy LNP19 – Walking and cycling safely

Policy LNP20 – Rights of way

Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP)

Policy RE5 – Surface water run-off and flood defences
Policy C1 - Settlement boundaries
Policy C11 – Protected species
Policy C29 – Design considerations within conservation areas
Policy H1- Housing Land supply
Policy H15 - New Housing developments
Policy S5 – Village shops
Policy LHC1 – Longhorsley settlement boundary
Policy LHC4 – Longhorsley conservation area

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)
NPPG - National Planning Practice Guidance (2019, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019) (NLP)

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 HOU 1 Making best use of existing buildings
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage

Planning (Listed Buildings and Conservation Areas) Act 1990

7. Appraisal

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Longhorsley Neighbourhood Plan (2018)

(LNP) and Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP).

- Principle of development;
- Design and visual character;
- Heritage assets;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Right of way;
- Water management.

In accordance with paragraph 48 of the NPPF, local planning authorities (LPA's) may also give weight to relevant policies within emerging plans depending on the stage of preparation, extent of unresolved objections and the degree of consistency with the NPPF. Policies contained within the Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) can therefore be given some weight in the assessment of this application.

Principle of development

- 7.1 Policy LNP1 of the LNP stipulates that new development will be expected to be concentrated within the Longhorsley village settlement boundary as defined on the policies map that accompanies the plan. The application site is located within the defined settlement of Longhorsley and would bring a vacant premises back into use. These provisions mirror policy C1 of the Castle Morpeth District Local Plan which also outlines support for development within recognised settlements.
- 7.2 Policy LNP8 is also relevant and states that *'There will be a presumption against the loss of local services or community facilities which help to support a sustainable local community in Longhorsley'. 'Development proposals for the use of local services or community facilities for other purposes will only be supported if it can be demonstrated that the existing use is no longer economically viable and the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least six months without an appropriate offer being received'.*
- 7.3 As part of the additional information provided by the applicant, a site survey has been provided, undertaken in January 2021. The survey notes that commercial landlords can no longer renew tenancy agreements or create new tenancies, if the energy performance certificate (EPC) for commercial buildings has a rating of E. The application premises fails to achieve this energy efficiency standard. As such, the survey outlines the level of costs required to upgrade the premises to a standard suitable for commercial use.
- 7.4 The total cost following site assessment has been calculated at £67,490 with the bulk of the costs relating to repair work to the site frontage and existing floor which has been significantly damaged by wood worm. The building would also require the installation of appropriate w.c and washing facilities, installation of an electric combi boiler and full rewiring. The applicant outlines

that the significant cost required ensures that a commercial property at the site is no longer viable.

- 7.5 The LPA concur with this view and note that the premises have remained vacant since January 2020 when the previous tenant left due to financial hardship. The building has since remained vacant from this date although it is granted that the coronavirus pandemic has greatly impacted upon commercial properties and their use since March 2020 when a national lockdown was announced.
- 7.6 A statement has also been provided by the applicant from the previous owner of the property which states that previous use of the premises as a general retail store struggled due to an existing store being located 70 metres West of the application site.
- 7.7 Paragraph 83, part d) of the NPPF notes that planning decisions should support *'the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues...'*. It is considered in this instance from the information provided that it would not be viable for the premises to reopen as a retail unit at this current time due to the significant costs required to upgrade the property to a lettable standard. It is unlikely that a retail unit within Longhorsley Village would achieve sufficient trade to offset the extensive costs needed to upgrade the premises prior to reopening.
- 7.8 Whilst the loss of a retail unit at this present time is regrettable, the LPA consider that the applicant has provided sufficient justification as to why this would not be suitable at present. The LPA have worked with the applicant to ensure the existing shopfront is retained upon the building frontage ensuring minimal works would be required to facilitate a conversion back to retail use in the future. As retail use already exists within a section of the building, the proposed use of the overall building for residential purposes is acceptable and accords with relevant local and national planning policy.

Design and visual character

- 7.9 Policy LNP4 of the LNP notes that design of developments should *'respect and enhance its immediate setting and the local character'* and *'maintain a consistent street scene in relation to neighbouring buildings and the neighbourhood area'*. Policy H15 of the CMDLP, which specifically relates to new housing development, states *that 'proposals must be compatible with any distinctive vernacular character present in the locality in respect of layout, design and materials'*. Policy HOU9 and QOP1 of the NLP also share these expectations in relation to design.
- 7.10 The NPPF at paragraph 124 recognises good design as being a key aspect of sustainable development. Paragraph 127 goes on to note that developments must *'function well and add to the overall quality of the area'* whilst being *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'*.
- 7.11 Minimal design changes are proposed to the existing external elevations of the premises to facilitate residential use. The submitted details indicate

removal of all UPVC windows and replacement with traditional timber sliding sash windows which would represent a more traditional feel to the application building. A hipped roof would be incorporated upon the existing two storey flat roofed offshoot to the rear whilst the shop window upon the West facing gable would be removed and built up with matching stonework.

- 7.12 The proposed alterations to the application property accord with relevant local and national planning policy in relation to good design.

Heritage assets

- 7.13 The application site is located within the designated heritage asset recognised as Longhorsley Conservation Area. Whilst not a listed building, Belmont is identified as a non-designated heritage asset within the terms of Paragraph 184 of the NPPF by virtue of its architectural and historic merit, age and form incorporating a traditional shopfront and merits consideration in planning decisions (NPPF, Annex 2: Glossary Definition of Heritage Asset).
- 7.14 Belmont is a two-storey, multi-bay house and shop of traditional stone construction under hipped and gabled slate roof. Its use of indigenous materials (timber shopfront and shop window, quality masonry and slate), solid to void ratio and finely constructed coursed and capped boundary walls distinguish it as a period building. However its heritage significance is not just epitomised by its physical fabric and design. It is set back from the main thoroughfare of the village and is situated in a slightly elevated position flanked by historic buildings. To the left is the former Doctors Surgery; Hawthorn Cottage, to the right is The Shoulder of Mutton Public House. On approach into the Conservation Area this grouping of period buildings and the manner in which they are arranged serve to positively contribute to the character and appearance of the Conservation Area.
- 7.15 Extensive discussions have been undertaken between Building Conservation, the Planning Officer and the applicant and their agent regarding the proposals and how the proposed scheme can appropriately respond to the character of the Conservation Area. The applicant has confirmed their intention to retain the traditional shopfront which is welcomed by the LPA whilst also replacing existing UPVC with traditional timber sash windows. This represents a heritage benefit ensuring the application site appropriately responds to the heritage asset.
- 7.16 Whilst a new opening will be created within the historic wall to the rear to allow for appropriate access, the applicant has confirmed their intention for the existing gateway to be blocked up using reclaimed materials therefore ensuring there would be no significant loss of historic fabric in this instance. The submitted details do indicate removal of an existing shop window upon the West facing gable and the LPA would consider this to be a heritage loss.
- 7.17 Paragraph 196 of the NPPF states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

- 7.18 Paragraph 198 is also relevant and notes *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 7.19 The proposal represents clear heritage gains and public benefit in that it would bring a prominent building within the Conservation Area back into full use whilst upgrading existing UPVC fenestration to timber sash windows, therefore respecting the character of the Conservation Area whilst enhancing the subject building. Whilst removal of the existing shop window upon the West facing gable would represent a heritage loss, the planning balance identifies more net gains for the heritage asset and therefore represents an acceptable form of development. The proposals therefore accord with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Appropriate conditions have been recommended by Building Conservation within their consultation response.

Residential amenity

- 7.20 Policy LNP4 of the LNP, whilst primarily focusing upon the design of developments, state that proposals should *'protect the residential amenity of neighbouring properties'*. Policy H15 of the CMDLP states that separation distances between primary elevations should not fall below 20 metres as a way of protecting privacy between existing residents and future occupiers of any proposed dwelling.
- 7.21 The NPPF at paragraph 127, part f) states that development should *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*.
- 7.22 The proposal would not adversely impact upon the amenity of neighbouring dwellings or businesses with residential use already existing at the site. Additional openings to the rear and reconfiguration of openings to the buildings frontage would not result in any overlooking or privacy concerns to nearby properties. The rear garden and parking area are well contained by existing boundary treatments ensuring future occupiers of the single dwelling would enjoy appropriate outdoor amenity space without significant overlooking. The proposal therefore accords with relevant local and national planning policy in relation to amenity.

Highway safety

- 7.23 Paragraph 109 of the NPPF states that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*.
- 7.24 Consultation was undertaken with Highways Development Management (HDM) who raised no objection to the application subject to recommended conditions. Appropriate parking provision would be accommodated to the rear of the site with a new access proposed on the section of private road that

adjoins the A697 public highway. As the new access is proposed on a private road and is approximately 35 metres from the public highway, there is no works required within the existing access.

- 7.25 The inclusion of a condition relating to a construction method statement being provided ensures that highway safety would not be adversely impacted upon during the development phase on site if the application were to be approved.

Ecological impacts

- 7.26 Policy LNP12 of the LNP states '*development proposals will be required to minimise impact on, conserve and, where possible enhance biodiversity of the development site*'. Policy C11 of the CMDLP more specifically focuses upon protected species and notes that '*the council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the proposed development outweigh any adverse affect on the species or their habitat*'.
- 7.27 There are no statutory or non-statutory nature conservation sites located on, or within the zone of influence of the application site. Vegetation within the existing garden of Belmont will be suitable for nesting birds, as would the building itself. A consultation response from a local resident has identified the potential for Swifts to use the building.
- 7.28 All wild birds and their nests are protected when in use and this will, therefore, need to be accounted for before any works commence (nesting period for most species would be fully encompassed by the period March – August inclusive). A planning condition upon any approval can secure this.
- 7.29 Paragraph 170, part d) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment. This can be achieved by '*minimising impacts on and providing net gains for biodiversity*'. A condition is requested by the local authority's ecologist to secure the inclusion of 2no nesting sites for swifts which would represent a biodiversity net gain in accordance with the NPPF.

Right of way

- 7.30 A public right of way passes the site to the West and also the building frontage. Whilst the right of way would be used by vehicles to access the rear of the premises, it is recognised that this arrangement already occurs therefore it would be unreasonable for the LPA to place any restriction on this.
- 7.31 Nevertheless, the applicant has a legal responsibility to ensure that no damage is caused to the footpath and that it would be the responsibility of the applicant to repair any damage caused to this right of way. A condition can be attached regarding this.

Water management

- 7.32 The submitted details indicate that foul sewage will be disposed of via existing mains whilst surface water shall be disposed of via soakaway inline with existing arrangements at the site. The LPA has no objection to this.

Equality Duty

- 7.33 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

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

Human Rights Act Implications

- 7.35 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.
- 7.36 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.
- 7.37 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 LPA consider that sufficient evidence has been provided by the applicant that indicates the premises as unsuitable and also unviable for commercial use at this present time. In terms of the planning balance, the proposal

represents public benefits, heritage gains and biodiversity improvements that ensure the LPA can support the proposals.

- 8.2 The application is therefore recommended for approval subject to recommended conditions.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

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

- 1) Location plan drawing no. 641-01 (received 7th June 2021)
- 2) Proposed E and W elevations drawing no. MLS/13 Rev. B (received 1st June 2021)
- 3) Proposed N and S elevations drawing no. MLS/12 Rev. A (received 1st June 2021)
- 4) Proposed site plan drawing no. MLS/15 Rev. A (received 1st June 2021)
- 5) Proposed ground floor plan drawing no. MLS/09 Rev. A (received 26th April 2021)
- 6) Proposed section plan drawing no. MLS/14 Rev. A (received 26th April 2021)
- 7) Proposed FF plan drawing no. MLS/10 (received 16th April 2021)
- 8) Proposed roof plan drawing no. MLS/11 (received 16th April 2021)

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

03. Notwithstanding any description of the materials in the application, no construction works shall commence until precise details, to include samples, of the materials to be used in the construction of the external walls, roof and windows have been submitted to and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of policy LNP4 of the Longhorsley Neighbourhood Plan, policy H14 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

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

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

05. The development shall not be occupied for the proposed residential use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

06. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition and construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity

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

Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

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

08. Prior to development reaching first floor level, details shall be submitted to and approved by the LPA concerning the incorporation of at least 2 no. permanent nesting sites for swifts at least 4.5m above ground; one on each of the existing and new building. These shall be fully implemented as approved.

Reason: To provide ecological enhancement, in accordance with paragraphs 9 and 118 of the NPPF and s.40 of the Natural Environment and Rural Communities Act 2006.

09. No action should be taken to disturb the path surface without prior consent from the local Highway Authority, obstruct the path or in any way prevent or deter public use of the path without the necessary temporary closure or diversion order having been made, confirmed and an acceptable alternative route provided.

Reason: To maintain public access along the public right of way 411/025 at all times.

10. Prior to the commencement of development, detailed elevation drawings of the proposed landscaping and boundary treatments to include large scale details of the railings shall be provided for written approval by the LPA. Following written approval of these details, works must be carried out in accordance with these details and hereby retained.

Reason: To allow appropriate assessment of the potential impacts upon the designated heritage asset recognised as Longhorsley Conservation Area in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

11. The existing shopfront upon the South facing elevation must be protected throughout the development of the site and hereby retained following completion of the approved works. Details of the finished paint colour and repairs shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Works shall only then be carried out in accordance with those details as approved.

Reason: To ensure there would be no harm caused to the Conservation Area or non-designated heritage asset in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

12. Prior to the commencement of development, precise details of the timber sash windows and new doors must be submitted to the LPA for written approval. Following approval, works must be carried out in accordance with these details and hereby retained.

Reason: To ensure the proposed fenestration respects the character of the Conservation Area and non-designated heritage asset in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

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
- 3) Northumbrian Water actively promotes sustainable surface water management across the region. The developer should develop their surface water drainage solution by working through the following, listed in order of priority:
 - Discharge into ground (infiltration)
 - Discharge to a surface water body
 - Discharge to a surface water sewer, highway drain, or another drainage system
 - As a last resort, discharge to a combined sewer
- 4) The applicant is legally responsible for repairing any damage that may be caused to the adjacent public right of way. A condition survey shall be carried out by the LPA prior to the commencement of development on site. The applicant is required to contact the Public Right of Way team prior to starting works at the property tony.derbyshire@northumberland.gov.uk
- 5) During the conversion / construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday - Friday - 0800 - 1800, Saturday 0800-1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused

Date of Report: 4th June 2021

Background Papers: Planning application file(s) 20/01242/FUL

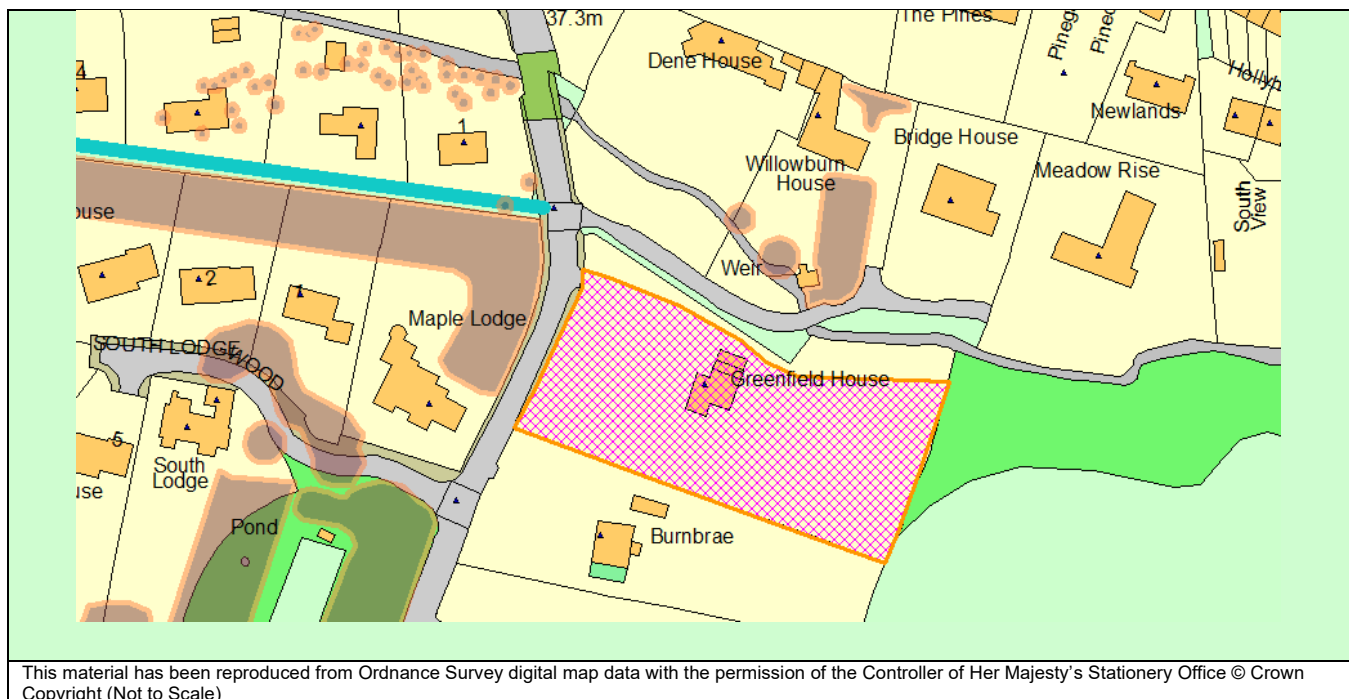


Northumberland County Council

Castle Morpeth Local Area Council, 12th July 2021

Application No:	20/03423/REM		
Proposal:	Reserved Matters application for appearance, scale, layout and landscaping for 2no. dwellings on approved planning application 20/00385/OUT		
Site Address	Greenfield House, Hepscott, Morpeth, Northumberland, NE61 6LH		
Applicant:	Maddison and Warnes 4 - 6 Market Street, Alnwick, NE66 1TL,	Agent:	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL
Ward	Longhorsley	Parish	Hepscott
Valid Date:	16 November 2020	Expiry Date:	21 June 2021
Case Officer Details:	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 This application was referred to the Director of planning and chairs of the relevant Local Area Council committee for a decision on how the application be determined due to an objection being received by Hepscott Parish Council.

It was confirmed that the application should be referred to members for a Local Area Council committee decision.

2. Description of the Proposals

- 2.1 Reserved matters approval is sought at the application site, recognised as Greenfield House, Hepscott, for appearance, landscaping, layout and scale of the development. Outline permission was granted under application reference no. 20/00385/OUT for the demolition of an existing property and construction of up to 3no dwellings.
- 2.2 The submitted details indicate the construction of 2no new dwellings within the site whilst the existing property is to be retained. Works undertaken to this existing residential dwelling are the subject of a separate planning application ref no. 21/01703/FUL.
- 2.3 The drawings package provided as part of the application submission indicates the construction of 1no 2.5 storey dwelling to the Eastern boundary of the site (plot 1) whilst a 2 storey dwelling would be located towards the Western boundary of the site (plot 3). The existing house located centrally within the site would be retained.
- 2.4 Parking provision would be provided by garages attached to the residential properties with hardstanding allowing for appropriate manoeuvring space within the site. Both properties would benefit from appropriate levels of outdoor amenity space.
- 2.5 Access to the site would be sought from the adjacent C132 public highway, approved under application reference no. 20/00385/OUT. As such, this does not form part of this application assessment.
- 2.6 Amended plans were provided by the applicant following comments raised by the Planning Officer. It is these amended plans that will be assessed within the below appraisal.

3. Planning History

Reference Number: 19/02197/OUT

Description: Demolition of 1No dwelling and replacement with 3No dwellings including access

Status: Withdrawn

Reference Number: 20/00385/OUT

Description: Outline permission for demolition of 1No dwelling and replacement with 3No dwellings including access.

Status: Permitted

Reference Number: 21/01703/FUL

Description: Retrospective works to dwelling including removal of car port and garage, alterations to roof, windows and door openings and construction of outbuilding

Status: Pending consideration

4. Consultee Responses

Hepscott Parish Council	Object on grounds of scale, mass, overlooking, overdevelopment, flooding, drainage, landscaping and ecological matters.
Highways	No objection. Appropriate conditions secured under 20/00385/OUT
Northumbrian Water Ltd	No comment.
County Ecologist	Possible breach of planning conditions in relation to the outline approval. Alterations to plot 2 reported to appropriate bodies.
Public Protection	No comment.
Lead Local Flood Authority (LLFA)	No objection subject to recommended condition.
Environment Agency	No objection subject to recommended condition.
Morpeth Town Council	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

General site notice, 27th November 2020

No Press Notice Required.

Summary of Responses:

5no objections were received against the application from neighbouring residents. Concerns were raised regarding:

- Unauthorised works to existing property;
- Flooding and drainage;
- Highway safety;
- Biodiversity concerns;
- Scale, massing and appearance;
- Impacts on residential amenity

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=QI7332QSJG000>

6. Planning Policy

6.1 Development Plan Policy

Morpeth Neighbourhood Plan (2016) (MNP)

Policy Sus1 - Sustainable Development Principles
Policy Des1 - Design Principles
Policy Set1 - Settlement Boundaries
Policy Set2 - Development in Hebron, Hepscoth, Mitford and Pegswood
Policy Env1 - Landscape and wildlife corridors
Policy Tra2 - Traffic congestion
Policy Inf1 - Flooding and sustainable drainage

Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP)

Policy RE5 - Surface water run off and flood defences
Policy RE8 - Contaminated land
Policy C1 - Settlement boundaries
Policy C11 - Protected Species
Policy C12 - Wildlife corridors
Policy H11 - Tandem and Backland Development
Policy H15 - New housing developments
Policy HPC1 - Settlement boundary
Policy HPC2 - Wildlife corridors

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)
NPPG - National Planning Practice Guidance (2020, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019) (NLP)

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 HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage
Policy POL 1 Unstable and contaminated land
Policy POL 2 Pollution and air, soil and water quality

7. Appraisal

- 7.1 The application seeks the approval of reserved matters (details of appearance, landscaping, layout and scale) for the residential development pursuant to planning application 20/00385/OUT.
- 7.2 The principle of development on the site has been established following the granting of outline planning permission. In addition consideration was also given at that stage to matters such as highway safety, ecological impacts, effects on the character of the area, drainage and land contamination which contributed to establishing the overall principle of development. Appropriate conditions were attached to the planning approval. As part of the assessment of this reserved matters application further consideration has been given to the following main issues:

- Design and visual character (appearance, landscaping, layout and scale);
- Residential amenity;
- Highway safety;
- Drainage and flooding;
- Ecological impacts.

In accordance with paragraph 48 of the NPPF, local planning authorities (LPA's) may also give weight to relevant policies within emerging plans depending on the stage of preparation, extent of unresolved objections and the degree of consistency with the NPPF. Policies contained within the Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) can therefore be given some weight in the assessment of this application.

Design and visual character

- 7.3 Policy Des1 of the MNP seeks to achieve high quality design whilst respecting and enhancing the character of the site and its surroundings whilst policy H15 of the CMDLP states that *'proposals must be compatible with any distinctive vernacular character present in the locality in respect of layout, design and materials'*. At national planning policy level, paragraph 124 recognises good design *'as a key aspect of sustainable development'*.
- 7.4 Whilst only some weight can be given to policies within the emerging Local Plan, Policy QOP 1 mirrors existing made local policies stating that proposals will be supported where design *'makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and topography'*.
- 7.5 The immediate surrounding area of Hepscott is characterised by large, detached dwellings primarily constructed in traditional materials such as stone and slate. There is an evident housing mix in regards to the design of these dwellings however, this contributes to the character of the area with certain pockets benefitting from differing designs. The majority of dwellings have appropriate levels of outdoor space, commensurate to the properties, with soft landscaping a key factor in screening the built form when travelling through the village.

- 7.6 The application site is positioned within a prominent location, clearly visible from the adjacent C132 public highway. The topography of the land ensures that the site is located in an elevated position when compared with properties to the North, this is evident when travelling Southwards through the village. Whilst trees have been removed from site prior to the submission of this application, planting does still exist upon the shared boundaries and acts as a partial screen.
- 7.7 The submitted details indicate the provision of 2no large, detached dwellings located towards the Eastern (rear) and Western (front) boundaries of the application site. Amended details have been provided by the applicant following discussions with the Planning Officer and it is these amended plans that are to be assessed as part of this appraisal.
- 7.8 Focusing on plot 3 firstly, this dwelling is the smaller of the 2no proposed and would be located towards the site frontage. The proposed dwelling would be two storey, constructed in coursed stone, slate roofing tiles and aluminium framed fenestration with case stone lintels. The material palette proposed is in keeping with existing properties in proximity to the site and would assist in recognising the distinguishable character of the area.
- 7.9 The scale and massing of the proposed dwelling is consistent with properties in the area and would allow for appropriate levels of outdoor amenity space to the front and rear. The property would be set in from the shared boundary to the West ensuring that the dwelling would not cause significant harm to the street scene or appear overbearing when travelling along the C132 public highway. An offshoot to the East would provide parking provision for 3no vehicles, however, this addition would be viewed as subordinate to the main dwelling due to the lowered roof height.
- 7.10 Plot 1 would be situated towards the rear of the site and is noted as being a 2.5 storey dwelling with a significant footprint. Nevertheless, and as referenced earlier in the appraisal, Hepscott is characterised by large, detached properties ensuring that the property would not be viewed as an incongruous addition to the site or wider area. Due to the siting of the building, the dwelling would be partially screened from the public highway by plot 3 and the existing dwelling on site.
- 7.11 The proposed materials are consistent with plot 3 and other properties in the area whilst the rear elevation would incorporate considerable levels of glazing, taking advantage of views afforded to the property to the East. As with the property to the site frontage, plot 1 would incorporate an offshoot albeit at a larger scale which would provide parking provision for 3no vehicles and a first floor which is indicated as being used as a gym area.
- 7.12 The proposed site plan indicates that the 2no proposed properties would benefit from landscaped areas to the front and rear. No further details have been provided regarding this however, it is noted that a condition attached to the previous outline permission (condition 13) requests that a detailed landscaping plan be submitted to the LPA prior to the commencement of development works on site. This condition ensures that the LPA retain a level of control regarding landscaping works on site.

- 7.13 The LPA have assessed the application proposals in line with relevant local and national planning policy, taking into consideration comments raised by neighbouring residents and noting what was identified by the Planning Officer during a site visit. The application accords with local and national planning policy in relation to good design and appropriately addresses the 4no reserved matters of this application.

Residential amenity

- 7.14 Policy Des1, part H) of the MNP states that development proposals should *'ensure that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties'*. These provisions are mirrored within the CMDLP which states that separation distances between primary elevations should not fall below 20 metres, particularly at first floor level, as a way of protecting residential amenity.
- 7.15 Paragraph 127, part f) of the NPPF states that development should *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*.
- 7.16 Policy QOP 2 of the emerging NLP states *'Development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in, working in or visiting the local area'*.
- 7.17 As part of the application assessment, a site visit was undertaken by the Planning Officer consisting of a site walk around along with views of the site from surrounding areas out with the site boundary. The site is located within a prominent position within Hepscott but does benefit from good levels of boundary screening provided by soft landscaping and recently erected timber fencing.
- 7.18 Amendments were undertaken to the submitted details in line with comments made by the Planning Officer following a site visit. These amendments consisted of reduction in scale of the properties, relocation of dwellings and the re-siting of fenestration. The proposed changes undertaken by the applicant ensure that the 2no dwelling can be sited on this land without adversely impacting upon the amenity of neighbouring residents.
- 7.19 Plot 3 to the site frontage has potential to impact upon Burnbrae to the South, Maple Lodge to the West and also the existing property, Greenfield House, within the centre of the application site. The amendments to this dwelling ensure that appropriate separation distances exist between the application building and these properties. Fenestration located upon the rear elevation of this dwelling would look onto the rear garden area and shared boundary whilst views beyond would be screened by existing boundary planting, and additional boundary planting the LPA would expect upon the submission of a landscaping plan. Nevertheless, any views which are achieved would be onto a neighbouring site frontage and not private, outdoor amenity space.
- 7.20 The sufficient separation distances ensure that there would be no adverse impacts in terms of overshadowing or loss of light. First floor fenestration upon

the side elevations would be obscure glazed to prevent potential overlooking to Greenfield House or Maple Lodge.

- 7.21 Plot 1 to the rear of the application site would be partially elevated due to the topography of the site. Nevertheless, considerable separation distances of approximately 50 metres exist to the properties located to the North of the application site ensuring that potential overbearing impacts would not be overly significant from the development. Furthermore, partial screening exists along the Hepscoth Burn, lessening the impact of additional built form upon the application site.
- 7.22 Fenestration has been appropriately sited upon the proposed dwelling whilst amendments to the location of fenestration ensure that the rear garden area of the neighbouring Burnbrae would not be overlooked by the development. The incorporation of a balcony upon the rear elevation of the dwelling could contribute to privacy concerns to the rear garden area of Burnbrae therefore it would be appropriate for the LPA to attach a condition ensure that an obscure glazed screen be incorporated upon the South facing boundary of the balcony prior to use and thereby retained in this condition hereafter.
- 7.23 The LPA have assessed the application proposals, recognising the concerns raised by neighbours regarding residential amenity. The submission of amended details by the applicant addresses the concerns of the LPA and ensures the proposal is in accordance with both local and national planning policy in regards to residential amenity.

Highway safety

- 7.24 Paragraph 109 of the NPPF states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*.
- 7.25 Consultation was undertaken with Highways Development Management (HDM) who raised no objection to the application proposals on highway safety grounds. An amended proposed site plan demonstrates that the site access measures 5 metres in width whilst confirming 2no vehicles can be passed without having to wait on the adjacent public highway. Conditions attached to the outline planning permission will secure highway safety through the development phase and the lifetime of the development.

Drainage and flooding

- 7.26 Policy RE5 of the CMDLP states that proposals for new development shall not be permitted in flood risk areas or where development may increase the risk of flooding elsewhere unless it can be demonstrated that mitigation can be incorporated on site to minimise the risk of flooding which can be controlled by appropriate planning conditions.
- 7.27 Paragraph 155 of the NPPF states *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in*

such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere’.

- 7.28 Whilst the principle of development has already been established on site, as the reserved matters relates to the scale and layout of the dwellings, consultation was undertaken with the Environment Agency and Lead Local Flood Authority (LLFA) due to the Hepscott Burn running along the Northern boundary of the application site.
- 7.29 Following submission of an amended flood risk assessment (FRA), both consultees raised no objection subject to recommended conditions. Furthermore, conditions were attached to the outline permission which requires discharging prior to the commencement of development and prior to occupation of the properties to ensure the site has appropriately mitigated for flooding risk.

Ecological impacts

- 7.30 Policy C11 of the CMDLP states that *‘the council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the propose development outweigh any adverse affect on the species or their habitats’.*
- 7.31 The principle of development has previously been established through the outline permission where biodiversity impacts were appropriately assessed. The 4no reserved matters included as part of this application assessment do not explicitly impact upon biodiversity at the site with conditions attached to the outline ensuring the LPA retain a level of control over soft landscaping and biodiversity net gains on site. Whilst it is noted that objectors comments reference the loss of trees and removal of a bat maternity roost on site, these matters do not relate to the 4no reserved matters under consideration as part of this assessment.

Equality Duty

- 7.32 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

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

Human Rights Act Implications

- 7.34 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.

7.35 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.

7.36 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 Following the submission of amended details, the proposals are considered in accordance with both local and national planning policy and address the 4no outstanding reserved matters. The application is therefore recommended for approval subject to conditions.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans and drawing numbers for this development are:-
- 1) Location plan drawing no. 01 Rev. B (received 14th October 2020)
 - 2) Tree protection plan drawing no. TPP.GH.No1 (received 14th October 2020)
 - 3) Arboricultural constraints plan drawing no. ACP.GH.No1 (received 14th October 2020)
 - 4) Bat survey Greenfield House October 2020 (received 16th November 2020)
 - 5) Plot 1 SF plan drawing no. (00)112 Rev. A2 (received 2nd February 2021)

- 6) Plot 1 GF plan drawing no. (00)110 Rev. A2 (received 2nd February 2021)
- 7) Plot 1 FF plan drawing no. (00)111 Rev. A2 (received 2nd February 2021)
- 8) Plot 1 elevations drawing no. (00)115 Rev. A2 (received 2nd February 2021)
- 9) Hepscott Drainage Strategy JCC19-169-C-02 Rev. 03 (received 19th May 2021)
- 10) Plot 3 sections drawing no. (00)316 Rev. A3 (received 2nd February 2021)
- 11) Plot 3 roof plan drawing no. (00)313 Rev. A3 (received 2nd February 2021)
- 12) Plot 3 GF plan drawing no. (00)310 Rev. A3 (received 2nd February 2021)
- 13) Plot 3 FF plan drawing no. (00)311 Rev. A3 (received 2nd February 2021)
- 14) Plot 3 elevations drawing no. (00)315 Rev. A3 (received 2nd February 2021)
- 15) Proposed site plan (SP)001 Rev. A5 (received 22nd March 2021)
- 16) Hepscott Flood Risk Assessment JCC19-169-C-01 Rev. 06 (received 19th May 2021)

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

02. Prior to occupation of the dwelling, first floor fenestration upon the side elevations of plot 3 (East and West facing), as indicated on drawing no. (00)315 Rev. A2, must be obscure glazed and hereby retained in this condition for the lifetime of the development.

Reason: To ensure no privacy or overlooking concerns arise from the proposed development in accordance with policy Des1 of the Morpeth Neighbourhood Plan, policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

03. Prior to first use of the balcony upon the rear elevation of plot 1, as indicated on drawing no. (00)115 Rev. A2, an obscure glazed screen of 1.8 metres must be incorporated upon South facing side elevation and hereby retained in this condition for the lifetime of the development.

Reason: To ensure no privacy or overlooking concerns arise from the proposed development in accordance with policy Des1 of the Morpeth Neighbourhood Plan, policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

04. The development shall be carried out in accordance with the submitted flood risk assessment (ref Hepscott Flood Risk Assessment, James Christopher Consulting, JCC19-169-C-01 revision 06, dated May 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 49.7 metres above Ordnance Datum (AOD) as outlined in section 4.5 of the FRA; and

· Compensatory storage shall be provided on a level for level basis to compensate for floodplain storage lost as outlined in section 4.5 of the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with policy RE5 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

05. Prior to commencement of development a finalised drainage layout accompanied by supporting calculations detailing the location of the bioretention basin and permeable paving in accordance with drainage statement "JCC19-169-C-02 Revision 03" Dated 12/05 2021 shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

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

Informatives

- 1) The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river)

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The Applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

- 2) We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

· Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

• CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

• British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

- 3) The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Date of Report: 21st June 2021

Background Papers: Planning application file(s) 20/03423/REM

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Northumberland County Council

Appeal Update Report

Date: July 2021

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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



Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
20/02807/FUL	<p>Proposed two-storey extension and balcony to front of dwelling – Old Brewery, Allendale</p> <p>Main issues: the proposal is not in keeping with the character of the existing building, the setting of the North Pennines AONB, and is detrimental to visual amenity in this location and the rural character of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/03241/CLEXIS	<p>Certificate of Lawful Development of an Existing Use for vehicular access to Pine Lodge off B6345 (resubmission of 20/00570/CLEXIS) - Pine Lodge, Old Swarland, Swarland</p> <p>Main issues: supporting information is inadequate and ambiguous to conclude that the development is lawful.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/02355/LBC	<p>Listed Building Consent for replacement of ground floor window with timber glazed 6 over 6 door in west elevation – 1 Prudhoe Street, Alnwick</p> <p>Main issues: proposal would cause harm to the significance of the listed building that is not outweighed by public benefits.</p> <p>Delegated Decision - Officer Recommendation:</p>	No

	Refuse	
20/01790/COU	<p>Change of use of land from open space to residential curtilage with the installation of a 1.8m high fence & a 1.1m high Fence – land south of 32 Cuthbert Way, Collingwood Manor, Morpeth</p> <p>Main issues: adverse impact on the visual and functional amenity of the estate and surrounding area; and loss of open space/woodland that is a functional ecological habitat.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	No
20/02933/VARYCO	<p>Variation of condition 2 (approved plans) of application 19/04737/FUL - new windows and doors to be UPVC – The Nook, Wandylaw, Chathill</p> <p>Main issues: the proposed materials would not be in keeping with the main dwelling and the immediate area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
19/04938/FUL	Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking – land between 86-90, Front Street East, Bedlington	29 September 2020 Appeal against non-determination

	Main issues: appeal against non-determination due to invalid application (no fee paid).	
18/02239/FUL	<p>Redevelopment of the former Marley Tiles Factory to provide a residential development of 105 houses (Use Class C3) with associated access, parking, landscaping and infrastructure (AMENDED description and site layout) - Marley Tile Factory, Lead Lane, Newlands</p> <p>Main issues: isolated development in the open countryside; inappropriate development in the Green Belt by virtue of causing substantial harm to the openness of the Green Belt and very special circumstances have not been demonstrated to outweigh harm; and the design of the development would be out of keeping with the character and appearance of the locality and does not deliver an appropriate form of sustainable design or development for the site.</p>	<p>27 January 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/02872/FUL	<p>Retrospective application for detached granny annex (amended description 17/11/20) - Moresby, Main Road, Stocksfield</p> <p>Main issues: the use of render results in harm to the character and appearance of the property, the surrounding area and the setting of a listed building.</p>	<p>25 March 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02920/FUL	<p>Extensions to roof including hip to gable extension and full width flat roofed dormer – 5 Dilston Avenue, Hexham</p> <p>Main issues: proposals would not be in keeping with the character of the building or the surrounding area and would be detrimental to the visual amenity of the area.</p>	<p>9 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01649/FUL	<p>Constuction of 1no. 4 bed dwelling to be used as primary residence. Unit to be 1.5 storey in height – land north west of The Granary, Tughall Steads, Chathill</p> <p>Main issues: layout results in a harmful impact on the character and rural setting of Tughall, and new track and access would create an urbanising effect to the rural setting.</p>	<p>21 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01045/FUL	Barn conversion for holiday accommodation	22 April 2021

	<p>including three new build elements, a long lean-to to the long barn to the North of the site for corridor access, a middle single storey link between the north and south of the site, and the replacement of the hay barn for a sports hall facility (amended description) - land west of Townhead Farm, Tow House</p> <p>Main issues: design and impact on the non-designated heritage asset; insufficient information relating to drainage; and insufficient information relating to ground gas protection and water supply.</p>	Appeal against non-determination
20/01794/VARYCO	<p>Retrospective: Variation of condition 2 (Approved Plans) pursuant to planning permission 17/00229/FUL to allow amendments made during construction – land north and east of Horsley Banks Farm, Horsley</p> <p>Main issues: inappropriate development in the Green Belt and very special circumstances do not exist to outweigh harm to the Green Belt as well as harm to the character of the area and amenity of residents.</p>	<p>23 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03046/FUL	<p>Flat roof dormer to rear of property – 41 George Street, Amble</p> <p>Main issues: the proposal would significantly detract from the character and appearance of the dwelling and the conservation area.</p>	<p>28 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03435/VARYCO	<p>Variation of condition 27 (noise) pursuant to planning permission 16/04622/FUL for amendments to boundary treatment plan – land at former Bates Colliery site, Cowpen, Blyth</p> <p>Main issues: applicant has been unable to provide a long-term management and maintenance plan for the required acoustic fencing to specific plots and protection from noise to occupiers cannot be secured.</p>	<p>28 April 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02548/FUL	<p>Construction of dwelling – land and building east of Ovington House, Ovington</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; harm to the setting of a non-designated heritage asset and the Ovington Conservation Area; and a Section 106 agreement has not been completed in</p>	<p>19 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	respect of a contribution to sport and play.	
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>
20/02479/FUL	<p>Retrospective: Change of use from agricultural and construction of wooden shed - land north-west of 2 Linnels Cottages, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; visually intrusive and harmful impact upon the rural and open character of the site and surrounding area; and harmful impacts upon the amenity of neighbouring residents.</p>	<p>26 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04883/FUL	<p>Proposed demolition of existing garage to be replaced with two-storey dwellinghouse - 2 Sandridge, Newbiggin-by-the-Sea</p> <p>Main issues: harm to non-designated and designated heritage assets and the identified harm would not be outweighed by public benefits.</p>	<p>27 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00574/ADE	<p>Retrospective: Advertisement consent for installation of 3no. signs that have been in place for over 2 years - ADS Caravan Storage, Remscheid Way, Jubilee Industrial Estate, Ashington</p> <p>Main issues: Sign 1 has an unacceptable impact on the visual amenity of the site and surrounding area due to its siting and scale.</p>	<p>1 June 2021</p> <p>Delegated Decision - Officer Recommendation: Split Decision</p>
20/04234/FUL	<p>Proposed two storey side extension and demolition of existing garage – 23 Ladbroke Street, Amble</p> <p>Main issues: adverse impact on the street scene and the character and appearance of the conservation area due to scale, height</p>	<p>1 June 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	and mass forward of the building line.	
20/04134/FUL	New sunroom – Outwood, Riding Mill Main issues: alongside existing extensions the proposal would result in a disproportionate addition over and above the scale of the original building and would be inappropriate development in the Green Belt.	1 June 2021 Delegated Decision - Officer Recommendation: Refuse
20/00923/FUL	Erection of four no. dwellinghouses (C3 use) - land south of The Paddock, Longframlington Main issues: proposal fails to protect and enhance the distinctive character of Longframlington; incursion into the open countryside; and insufficient information regarding surface water drainage and flood risk.	4 June 2021 Delegated Decision - Officer Recommendation: Refuse

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

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

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		No

Enforcement Appeals Received

Appeals Received

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

Inquiry and Hearing Dates

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

	address pollution concerns with potential to affect protected species and failure to demonstrate ecological enhancement.	
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Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Castle Morpeth Local Area Council

Choppington Education Foundation	One
Druridge Bay Regeneration Partnership	One
Friends of Morpeth Museum	One
Greater Morpeth Development Trust	One
Linton Village Hall Management Committee	One
Lynemouth Welfare Management Committee	One
Stakeford/Bomarsund Social Welfare Centre	Two

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Castle Morpeth Local Area Council

Members local Improvement Schemes

2021 - 2022




Progress Report - 1st July 2021

<p style="text-align: center;"> Total Budget May 2021 - April 2022 £15,000.00 Actual Cost + Committed Cost to Date £0.00 Total Estimated Cost £0.00 Balance Remaining to 31/3/22 £ 15,000.00 </p>		<p style="text-align: center;"> KEY  Approved Scheme Budget  Proposed Scheme  Completed Scheme / Final Cost </p>
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Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00




Balance Remaining to 31/3/22 £ 15,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost




Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00
Balance Remaining to 31/3/21 £ 15,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost




Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00
Balance Remaining to 31/3/22 £ 15,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £2,000.00
Total Estimated Cost £2,000.00
Balance Remaining to 31/3/22 £ 13,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022		£15,000.00			
Actual Cost + Committed Cost to Date			£0.00		
Total Estimated Cost		£0.00			
Balance Remaining to 31/3/22		£	15,000.00		




KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00

Balance Remaining to 31/3/22 £ 15,000.00




KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00




Balance Remaining to 31/3/22 £ 15,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00
Balance Remaining to 31/3/22 £ 15,000.00




KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Total Budget May 2021 - April 2022 £15,000.00
Actual Cost + Committed Cost to Date £0.00
Total Estimated Cost £0.00

Balance Remaining to 31/3/22 £ 15,000.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



	Number
A = Proposed Schemes	5

	Number	Original Estimated Cost	Current Estimate / Actual Cost	Totals
Total Budget May 2021 - Apr 2022				£195,000.00
Total Approved schemes	32	£256,406.12	£262,906.12	
Total Uncommitted Balance				£112.23

Highway Scheme	18	£112,983.08	£119,483.08
External Contribution	10	£119,918.09	£119,918.09
	28	£232,901.17	£239,401.17

**Northumberland County Council
Castle Morpeth Local Area Council
Work Programme 2021-22**

Lesley Little: 01670 622614 - Lesley.Little@northumberland.gov.uk

UPDATED: 1 July 2021

TERMS OF REFERENCE

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

- (l) To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.

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:

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

Northumberland County Council Castle Morpeth Local Area Council Work Programme 2021-22	
12 July 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Services Update • Appointments to Outside Bodies • Members Local Improvement Schemes
9 August 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way

13 September 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Services Update • Policing Update • Local Transport Plan Update
11 October 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way
8 November 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Services Update • Members Local Improvement Schemes
13 December 2021	
	<ul style="list-style-type: none"> • Planning and Rights of Way
10 January 2022	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Budget Presentation • Local Services Update
14 February 2022	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Transport Plan

14 March 2022

- Planning and Rights of Way
- Local Services Update
- Members Local Improvement Schemes

11 April 2022

- Planning and Rights of Way

**NORTHUMBERLAND COUNTY COUNCIL
LOCAL AREA COUNCIL - CASTLE MORPETH MONITORING REPORT
2021-22**

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Ref	Date	Report	Decision	Outcome

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