



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 2 September 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in County Hall, Morpeth, Northumberland, NE61 2EF (Room to be confirmed) on **MONDAY, 13 SEPTEMBER 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
www.northumberland.gov.uk



AGENDA

PART I

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

- 1. PROCEDURE AT PLANNING MEETINGS** (Pages 1 - 2)
- 2. APOLOGIES FOR ABSENCE**
- 3. MINUTES** (Pages 3 - 22)

Minutes of the meetings of the Castle Morpeth Local Area Council held on 12 July 2021 and 9 August 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 23 - 26)

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

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>
- 6. 21/00236/FUL** (Pages 27 - 44)

Redevelopment of existing land and buildings and the erection of 7No dwellings
Land North Of Katerdene, Fulbeck, Morpeth, Northumberland
- 7. APPEALS UPDATE** (Pages 45 - 54)

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

8. 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.

9. 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.

10. 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.

11. POLICING AND COMMUNITY SAFETY UPDATE

Inspector John Swan has been invited to provide an overview and answer questions about policing and any community safety matters in the Castle Morpeth area. (Councillor Swan's attendance at the meeting is still to be confirmed.)

12. LOCAL TRANSPORT PLAN UPDATE

(Pages
55 - 62)

This report provides an update on the Local Transport Plan (LTP) programme 21/22 and the preparation for the 22/23 programme.

13. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
63 - 68)

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)

14. DATE OF NEXT MEETING

The next meeting will be held on Monday, 11 October 2021 (Planning only)

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 Meeting Space - Block 1, Floor 2 - County Hall on Monday, 12 July 2021 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

D Bawn
S Dickinson
L Dunn
M Murphy
D Towns

L Darwin
R Dodd
J Foster
G Sanderson
R Wearmouth

OTHER COUNCILLORS

OFFICERS

M Bulman
P Jones
L Little
R Little
P Lowes
R Murfin
R Soulsby

Solicitor
Service Director - Local Services
Senior Democratic Services Officer
Assistant Democratic Services Officer
Neighbourhood Services Area Manager
Director of Planning
Planning Officer

Around 10 members of the press and public were present.

11 PROCEDURE FOR PLANNING COMMITTEES

J Foster, Vice-Chair (Planning) (in the Chair) outlined the procedure which would be followed at the virtual meeting and of the changes to the public speaking protocol.

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jackson and Jones.

13 MINUTES

RESOLVED that the minutes of the meeting held of the Castle Morpeth Local Area Council held on Monday 14 June 2021, as circulated, be confirmed as a true

record and signed by the Chair.

14 **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.

15 **20/01242/FUL**

**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**

It was confirmed that Members had no questions on the site visit videos which had been circulated. R Soulsby, Planning officer introduced the application to the Committee with the aid of a power point presentation. Members were advised that one further objection had been received raising concerns regarding the loss of the retail unit and the use of UPVC fenestration within the building. It was set out in the report that the applicant intended to replace the UPVC fenestration with timber sliding sash windows in keeping with the aesthetic of the Conservation Area.

Mr A Etchells addressed the Committee speaking in objection to the application. His comments included the following:-

- Mr Etchells was a member of the working group which had developed the Longhorsley Neighbourhood Plan which had been through full scrutiny before being confirmed as valid by Northumberland County Council and adopted in October 2018 and the policies contained in this Plan should be followed.
- There had been a commercial use in the building since it was built in 1875 by the Bell family of Be-Ro fame and it had most recently been used as a successfully hairdressing business, had provided a useful community service and more importantly had provided employment for three people.
- As well as renting the commercial property, the hairdresser had rented the residential part of the building until being given notice to quit in September 2019. There was no financial hardship reason for her leaving in January 2020 and she did so only after being advised she had to be out of the building by September 2020.
- Following receipt of the notice two people working with the tenant found alternative employment and at that point the tenant had texted the owners to state that she would have difficulty in covering the rent with only the income generated by one person rather than by three. The text had been quoted out of context to give the inaccurate

impression that the business was in financial hardship.

Unfortunately this misrepresentation had been accepted as fact and had resulted in a material inaccuracy in the Case Officer's report.

- It was accepted that the owner would need to upgrade the energy performance of the commercial property but it was not accepted that this would cost more than £67,000.
- Policy LNP8 of the Neighbourhood Plan stated that the applicant had to demonstrate that the exiting commercial use was no longer economically viable **and** it had been marketed for at least six months without an appropriate offer being received. Members must accept that it hadn't been marketed for at least six months as this was fact and the applicant had not offered any evidence that it had been.
- The application must comply with all elements of the Neighbourhood Plan and if this is ignored what message did send out about the importance and validity of Northumberland's Neighbourhood Plans.

Councillor P Ford, addressed the Committee speaking as the Vice Chair of Longhorsley Parish Council. Her comments included the following:-

- The Parish Council continued to have a problem regarding the access for 3 cars to the property. They were disappointed that NCC planning were recommending the application for approval when access for the 3 cars was across a public footpath and village green. Neither NCC planning or the applicants had engaged in any dialogue with the Parish Council concerning this aspect of the application. The footpath was a Public Right of Way (PROW) numbered 411/25 and the village green VG18.
- The footpath connected the East Road with the A697 at the location of the pedestrian crossing. The A697 was an extremely busy road with HGVs and was also greatly increased by holiday traffic which would get worse when work on the A1 commenced.
- The A697 dissected the village with 3 estates on the east side of the road with many village amenities on the west side including the access from the footpath to the community wood.
- The Council had decided that the only safe place for a pedestrian crossing over the A697 was at the southern end of this footpath and this was therefore the recommended and safest route for the residents of the estates to access the village amenities. Construction of the pedestrian crossing had been part funded and championed by the Local County Councillor.
- Car access via the footpath across the Village Green was certainly not an appropriate use and a car and pedestrian could not pass together. The footpath was only a soil surface and was not intended for regular traffic use as had been demonstrated when much damage was caused when the area at the north end of the application site was cleared at the early stage of the building works and the surface destroyed and not repaired.
- The Parish Council was disappointed that the perfectly viable option to provide an access at the north side of the site directly on the East Road had not been explored. This would provide excellent visibility splays but would involve the applicant purchasing a few square

metres of land.

- The Parish Council continued to strongly object to the change of use as this went against the sustainability of rural village communities and was in contravention of Policy 8 of the Longhorsley Neighbourhood Plan. It was felt that the Officer report ignored part of the Policy and would set a precedent and therefore undermined the Neighbourhood Plan. The report was based on inaccurate information and therefore was invalid and could not be approved.

Mr L Singleton addressed the Committee speaking in support of the application. His comments included the following:-

- He was not aware of anything which had happened before January 2020 as he had not been involved.
- The shop was not viable for use as a commercial property as its energy efficiency certificate was below E and therefore it had not been able to be put out for rent or tender, which they would have done. It had been more than 6 months and they still believed it was not viable.
- This was the only access able to be used for parking in the area. It was near to a busy road, close to a pub car park and two public rights of way to the front and side of the building. The only reasonable access was to the rear as it was on a raised hill and this was the only flat access available.
- The shop front and access would remain and could be turned back into a shop in the future if needed, but he did not believe that would be the case.
- He did not know anything about a north entrance as there was no access to the properties from that way.
- He did contact the Parish Council when there had been complaints about the damage to the village green, however the damage had occurred prior to his involvement. He had requested a meeting with the Parish Council to discuss the Public Rights of Way but did not receive a response.
- He would be happy to accept conditions attached to the permission as he had over 40 years in the construction industry and knew what was required and wished to get on the job.

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

- The retail unit had been vacant since January 2020. A statement had been provided by the former owner advising that the previous use as retail premises prior to its use as a hairdressers had not been viable within Longhorsley Village. There was a policy within the Longhorsley Neighbourhood Plan which required the property to be marketed at a reasonable commercial rate for 6 months however the property was not at a lettable standard at the current time and the costs involved in bringing it up to a standard in terms of energy efficiency for commercial use was not viable. In weighing up the Local Planning Authority (LPA) was of the opinion in this instance that the information provided by the applicant into the viability of the

commercial premises outweighed the need to advertise the property for commercial use.

- If Members were minded to refuse this application, it could be that a decision be deferred in order for a third party to triangulate the viability given the property's local importance to the Village.
- The PROW was an unrestricted bridleway which allowed vehicular access and therefore as this was the only access to the property then its use was acceptable in both Planning and legislative terms. The previous damage to the PROW was not part of this application. The PROW team had requested a condition to be attached to any permission given regarding any further damage to the PROW.
- In respect of costs incurred in triangulating the viability, advice would first be sought from both Building Control and Housing to ascertain if the works proposed were reasonable and then to find the costings of those. Three quotations would be sought for the external validation of costs. It was not expected that many other applications of this size would require this to be undertaken and evidence would be gained during this exercise for use in any other similar situation.
- Access was technically achievable and planning permissions were regularly granted but land disputes prevented them from being delivered. Access via the Village Green was not a planning matter and Members were reminded not to place any material weight on this.
- No evidence had been provided in relation to the previous tenant being given notice to quit only that the previous tenant had left due to financial difficulties.
- In some circumstances the County Council would look at a clear business case justification for the use of funds to help an existing business to continue trading. In this instance there was no tenant of the property and the applicant had advised that the works had been designed which would not prevent the property to return to retail premises if there was a strong demand for this. Prior to the Covid pandemic there had been a forecast that between 30% to 70% of commercial floorspace would be lost and any request for assistance would need compelling and focussed case for support.
- In relation the validation of the costs for bring the property up to standard for a commercial use, it was commented that the historical nature of the building might also require structural improvements and not just energy efficiency measures to be made. The Committee's view on requesting independent assessment of the viability would be welcomed as a guide and in future if this was something that would be required to be provided as part of a planning application this type of validation could be sought at the submission stage and at the cost of the applicant.

Councillor Sanderson proposed that as the application went against Policy LNP8 of the Longhorsley Neighbourhood Plan and Paragraph 83 of the NPPF it should be refused. Following a short discussion on the merits of the suggestion to assess the viability and costings he then rescinded this proposal.

Following further discussion on the merits of also seeking further information on

the advertising of the commercial premises, Councillor Sanderson then proposed to defer the application for an independent viability assessment to be carried out and for further information as to whether advertising for a period of 6 months was required under LNP8 which was seconded by Councillor Beynon.

A vote was taken as follows: FOR 8; AGAINST 1; ABSTENTIONS 1.

The application was **DEFERRED** for an independent viability assessment to be carried out and for further information as to whether advertising for a period of 6 months was required under LNP8.

Councillor Wearmouth joined the meeting at 4.51 pm

16 **20/03423/REM**

Reserved Matters application for appearance, scale, layout and landscaping for 2no. dwellings on approved planning application 20/00385/OUT Greenfield House, Hepscott, Morpeth, Northumberland, NE61 6LH

There were no questions in relation to the site visit videos which had been circulated in advance of the meeting.

R Soulsby, Planning Officer introduced the application to the Committee with the aid of a power point presentation. He advised that one further objection had been received from a neighbour concerning the loss of privacy, removal of trees, flooding, ecological impacts and illegal works being undertaken on site without planning permission. Members were reminded that the application was for reserved matters only in relation to appearance, landscaping, layout and scale of the development.

S Ashmore addressed the Committee speaking in objection to the application. Her comments included the following:-

- Her concern related to bats. She had contacted her local Councillor regarding a court case where Bellway had been fined over £600,000 for destroying a breeding site or resting place of a European protected species. All bats were a protected species in the UK and there was a parallel with Greenfield House where a roof had been removed destroying a maternal bat roost, 25 plus mature trees demolished thus destroying habitat. This was on the 13 December 2020. The Director of Planning had stated he was aware of the Greenwich Court case and was looking into it.
- The Planner said that enforcement action was currently underway and on the 17 May 2021 the Director of Planning said he would get an update for her.
- On 8 June 2021 she asked if a Natural England European Protected Species Development Licence been applied for and was advised to contact Natural England for confirmation.
- She had also asked if 5 bat boxes had been erected, to which the response had been, not that I am aware of, and advised that the applicant had not submitted this condition for discharge and the enforcement team were monitoring the site.

- Along with 3 bat boxes to be provided, these were all pre-commencement conditions as outlined in Condition 9.
- In answer to her question if bat friendly treatment had been used on the new wooden fence and was a permit from the Environment Agency sought for work close to the river, she had been advised that they were unsure if bat friendly treatment had been used on the boundary fence, however the fence had not formed part of the planning approval and would likely have been undertaken under permitted development rights afforded to the property.
- She had questioned if lighting adhered to external lighting recommended in accordance with Bats and Lighting in the UK 2018. The response had been that all the works had been undertaken on an existing dwelling and did not form part of the outline permission.

PA Colver also addressed the Committee speaking in objection to the application. Her comments included the following:-

- She was objecting as the immediate neighbour as the proposed properties were enormous and would dwarf the existing neighbouring properties.
- The properties would overlook her house and gardens and whilst there would be some leaf cover in the summer to screen her property, in the winter and spring they would be completely exposed.
- She requested that the overall bulk of the properties be reduced to the original height of Greenfields prior to the roof being raised which also matched her property.
- She requested that obscure glazing be provided in the south facing windows of plot 3 as recommended in Condition 3 of the planning report for the balcony on plot 1 and east and west facing elevations. Or that the building on plot 3 be rotated so that the windows faced east/west not north/south. If the south facing windows on plot 3 were not changed then they would lose their privacy and amenity as neighbours.

Councillor P Ashmore addressed the Committee speaking on behalf of Hepscoth Parish Council. His comments included the following:-

- He questioned if the application was legally valid and if the associated outline planning application was valid. The LPA had an overriding legal duty to protect bats and he quoted the case Regina V Cheshire East Borough Council. It was a criminal act to destroy a maternal bat roost and it was the LPA duty to protect such roosts. The LPA was aware of the maternal bat roost in Greenfield House in October 2019, nearly two years ago. It formed part of the outline planning application. The bat roost was knowingly destroyed, a criminal act, therefore the LPA failed in its duty and the application was therefore invalid.
- He asked for the legality of both the reserved matters and outline applications.
- In July 2020 outline permission was granted for the demolition of Greenfield House and for the erection of 3 large houses. The

reserved matters application sought permission for the building of 2 new houses and the original Greenfields House to be retained and renovated. This made a difference to the whole development, its mass, scale, flood risk etc.

- The reserved matters application flowed directly from the outline application and references it. But it was not legally the same outline application that was granted.
- The Parish Council objected very strongly to the scale of the 2 proposed houses, they exceeded 10m in height and were 3 times the footprint of the existing Greenfield House.
- Plot 3 was only 8m away from Burnbrae, the neighbouring property giving serious overlooking, privacy and amenity issues. Plot 1 overlooked the back garden of Burnbrae only 13m away. The appearance of the houses as they had windows everywhere. The south facing aspect of plot 3 faced Burnbrae only 8m away who would face a line of windows 25m across.
- The layout was squashed in because of the size of the houses with plot 3 coming within 2m of the main road and the new houses were positioned at the highest part of the site and would dominate the houses to the north.
- The Parish Council opposed the application for the reasons outlined and if the application was to be approved it must have the privacy aspects properly addressed and the scale and massing reduced to the equivalent of the existing Greenfield House to be acceptable to the neighbourhood.

H Wafer addressed the Committee speaking in support of the application. Her comments included the following information:-

- The proposed development sought to provide 2 additional dwellings on the site. The LPA had granted outline permission for the scheme in 2020 and therefore the principle of residential development on the site was acceptable and in accordance with relevant planning policies.
- The reserved matters application before the Committee provided details of design, scale and layout, and had been amended in line with recommendations made by the Planning Officer and was now recommended for approval.
- Technical matters had all been addressed and subject to conditions there were no objections from statutory consultees other than from Hepscott Parish Council.
- Hepscott was characterised by large, detached houses and garden spaces and the application reflected the general character of the area and the 2 storey buildings would not be out of keeping with their surroundings.
- The materials proposed reflect the surrounding area and once constructed would be in keeping with the appearance of the village.
- The site would provide high quality new housing in a sustainable location.
- It was understood that the Parish Council and residents had concerns regarding the scale and design of the proposed dwellings, however following consultation with the case officer the scale of the

2 new properties had been reduced. Whilst the application would see an increase in development with the 2 new dwellings the site had been designed to provide sufficient separation distances between the existing and new properties.

- In respect of concerns regarding works carried out at the existing Greenfield House without permission, the applicant was seeking to rectify this and wished the Committee to note that the works to the roof had been undertaken on advice that the roof was rotten and dangerous. The works at Greenfield house were the subject of a different application and were not part of the application before the Committee today.
- In respect of the Bats on the site, it should be noted that the applicant had reported themselves to the relevant authorities.
- The proposal had been assessed against local and national policies and subject to conditions had been recommended for approval by the case officer.
- There was no sound reason to refuse the application and she asked that the Committee granted the application.

Councillor Dickinson left the meeting at 5.06pm

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

- The main impacts of the proposed development looked at were on Burnbrae, Maple Lodge and the impacts to the properties to the north, although the separation distances to those properties were considerable in terms of privacy impact. A condition was recommended to be attached in respect of obscure glazing to be provided on the east and west facing windows of plot 3 to protect the amenity of Greenfield House and Burnbrae. A further condition was recommended to be attached in respect of obscure glazing to be provided on the balcony of the rear elevation of plot 1 and subject to these conditions there were no overlooking concerns.
- The initial outline application in 2020 was for up to 3 dwellings and included the demolition of the existing property. The applicant had decided to retain the existing dwelling and provide 2 new dwellings as part of the reserved matters. The outline permission had been granted for 3 properties however if the applicant had wished to increase the numbers then a new application would have been required. Attempts had been made to address the scale and massing of the proposed dwellings to make them acceptable and they were in line with other large properties in the area. The 3 properties were accepted as a reasonable interpretation of style of development in Hepscoth.
- Bat legislation in this Country was in force and was relevant. A bat survey had been attached to the application and the County Ecologist had not objected to the application.
- In relation to the existing breach of condition in relation to bats, the LPA was satisfied that the applicant had followed up and been involved with the regulator outside of the Council. There was no question of the validity of the condition and the issue had been

resolved subject to conditions.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Dunn.

Members in debating the application considered that whilst there may not be the distance between the dwellings as would be usual in the area and as there would be conditions attached to any permission granted in relation to obscure glazing there was nothing policy wise which would give reason to reject the application.

A vote was taken as follows: FOR 6; AGAINST 0; ABSTENSION 4.

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

17 **APPEALS UPDATE**

RESOLVED that the information be noted.

A short break was held at this point and the meeting reconvened at 5.23 pm with Councillor J Beynon, in the Chair.

18 **PUBLIC QUESTION TIME**

No public questions had been submitted.

19 **PETITIONS**

No new petitions had been received and there were no updates on previous petitions.

20 **LOCAL SERVICES ISSUES**

Highways

P Jones, Service Director, Local Services advised that Highways continued to operate in a covid safe way and it was expected that controls would continue when the Country came out of restrictions to safeguard members of staff as transmission in the County was high.

Reactive maintenance was still catching up on the backlog after the winter period with extra resources put in and it was expected to be back on top of this by September. Additional resources had also been put into gulley work as there was some backlog.

There was a large capital programme in the Castle Morpeth area and the team had been increased to deal with this. He advised that the former supervisor and manager Ali Johnstone had retired and he wished to thank him for the work and assistance he had provided during his long service with the Council and wished him well for the future.

The Service Director provided information on the progress of schemes within the

Castle Morpeth area. In response to a question from Councillor Dodd in relation to the progress of the 20mph scheme in Belsay he advised that an email response would be provided. Councillor Dodd also highlighted that he had received reports of an issue on Thornhill Road in Ponteland with elderly residents walking on the road and falling over speed humps which had not been marked with paint.

Councillor Foster advised that a traffic safety scheme on the A1147 had received some mixed reviews with the residents who had been plagued by speeding traffic welcoming the restrictions as it had definitely slowed the speed of traffic on that stretch of the road and had broken a speeding circuit and she thanked the officers for this work.

Councillor Dunn reminded the Service Director that a petition had been put in for a 20 mph speed restriction in Ellington which had been refused two years ago. Designs were still awaited for a 30 mph scheme through the LTP following this petition and another accident had occurred recently. The Service Director advised that there was a programme for 20 mph schemes outside schools which was ongoing and as part of the consultations there were additional demands coming in for larger areas, however this could dilute the benefits and key outcomes were needed in the relevant area. Information would be provided on the progress of the 30 mph scheme.

In response to a concern raised in respect of the slip road off the A1 towards Stannington Village and members of the public trying to exit Stannington the same way and having to turn when traffic came off the A1 towards them, the Service Director advised that signage was in line with that required by Highways England. Some CCTV had been undertaken but had not identified an issue. Incidents were sporadic but the Council was aware of some and had raised the issue with Highways England as it was a slip road off a trunk road and therefore their responsibility. In response to a question in relation to the resurfacing and speed reduction on the road through Stannington Station the Service Director advised that if they were able to do this the works would be coordinated but it would depend on the timing of the work. He would also investigate an issue which had arisen when traffic had been diverted for a night time closure of the A1 and the diversion route had also had road works.

Neighbourhood Services

P Lowes, Neighbourhood Services Area Manager advised that the house waste service was performing well, however some issues had been experienced with garden waste due to new house building in the area with good growing conditions which had resulted in increased weight for collection and increased the length of time it took to complete the rounds. The glass collection trial was going well with just less than 200 tonnes of glass being collected and a six month questionnaire to residents had received 639 responses with the majority of responses being positive.

Grass cutting had been a significant challenge at the beginning of the season with rain then warmer weather causing rapid growth, this had also impacted on the weed control programme. Alternative trials were being undertaken to the use of glyphosate in some locations across the County, with the results to be reported at

a future meeting.

In response to a question regarding the glass collection trial period, Members were advised that it was a year's trial and it was due to finish soon. The Service Director advised that this was a Countywide trial and a report would be produced for Scrutiny and Cabinet which would look at the funding impact with a hope that it could continue in pilot areas with a view to expanding the service linked to Government changes in waste policy and funding.

In response to a question regarding plans for wildflower planting in the County, Members were advised that there were no large scale plans for this, however the Area Manager had been contacted by Climate Action Northumberland regarding nature meadow trials in certain areas and he was to meet them to discuss this.

In response to a question related to blocked drains and the regular unblocking of some gullies which did not solve the problem, Members were advised that several new gulley tankers were on order which had greater capacity. There were some parts of the County where the drainage was old and outdated and to replace these would be a significant undertaking.

The Chair asked that thanks be passed on to staff for their continued hard work and extended his wishes to Ali Johnstone for a happy retirement.

21 APPOINTMENTS TO OUTSIDE BODIES

Appointments to outside bodies were confirmed as follows:-

Choppington Education Foundation – M Murphy
Druridge Bay Regeneration Partnership – S Dickinson
Friends of Morpeth Museum – D Bawn
Greater Morpeth Development Trust – R Wearmouth
Linton Village Hall Management Committee – L Dunn
Lynemouth Welfare Management Committee – L Dunn
Stakeford/Bomarsund Social Welfare Centre – J Foster and M Murphy

The Chair would contact Choppington Welfare to ascertain if it was appropriate for a Councillor to be appointed as this had been removed from the list previously as Ex-Councillor Ledger had been involved.

22 MEMBERS LOCAL IMPROVEMENT SCHEMES 2021 - 2022

Details of the Castle Morpeth Members Local Improvement schemes had been provided for information.

RESOLVED that the information be noted.

23 LOCAL AREA COUNCIL WORK PROGRAMME

The work programme was attached and the Chair asked that should anyone have any items they would like to raise they should contact him.

RESOLVED that the information be noted.

24 **DATE AND TIME OF NEXT MEETING**

The next meeting which was a Planning only meeting would be held on Monday 9 August 2021 at 4.00 pm.

CHAIR.....

DATE.....

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NORTHUMBERLAND COUNTY COUNCIL
CASTLE MORPETH LOCAL AREA COUNCIL

At the meeting of the **Castle Morpeth Local Area Council** held at Committee Room 1, County Hall, Morpeth, Northumberland, NE61 2EF on Monday, 9 August 2021 at 4.00 pm.

PRESENT

J Foster Vice-Chair (Planning)
in the Chair

MEMBERS

L Darwin	S Dickinson
R Dodd	L Dunn
V Jones	M Murphy

OFFICERS

D Brookes	Infrastructure Records Manager
R Campbell	Senior Planning Officer
D Hadden	Solicitor
R Little	Assistant Democratic Services Officer
E Sinnamon	Development Service Manager
N Turnbull	Democratic Services Officer

Around 2 members of the press and public were present.

25 PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

Councillor Foster, Vice-Chair (Planning) outlined the procedure which would be followed at the meeting and of the changes to the public speaking protocol

26 DISCLOSURE OF MEMBERS' INTERESTS

Councillor Darwin advised an interest in item 5 of the agenda, and that he would be speaking on the application during the public speaking slot but would then leave during debate and the vote.

Councillor Dodd expressed a personal but non-prejudicial interest in item 5.

Councillor Dickinson advised of a non-prejudicial interest in item 7 of the agenda as it resides in their ward.

27 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.

The chair advised that the appeals update would be heard before the planning applications to allow Councillor Jones to join the meeting who was on her way.

28 **APPEALS UPDATE**

RESOLVED that the appeals update be noted.

The meeting was adjourned to allow time for Councillor Jones to arrive and reconvened at 4.06 pm.

29 **20/04264/FUL**

**Part-Retrospective: Change of use of detached garage and pre-school nurse to Granny Annexe (amended description)
Former Garage South East of Kirkley Mill Farm House, Kirkley Mill, Kirkley, Northumberland**

It was confirmed that members had watched the site videos circulated in advance of the meeting.

R. Campbell – Senior Planning Officer, introduced the application to the Committee with the aid of a power point presentation and it was noted that there had been no updates since the report was finalised.

Councillor K. Woodrow – Ponteland Town Council, addressed the Committee speaking in objection to the application.

Comments included the following: -

- Ponteland Town Council initially made a “No Comment” in January 2021
- The amended plan showed the location on a larger scale and there was concerns from neighbours about what was happening at the site.
- The Town Council had felt misled from the original planning permission of an agricultural shed, but it had been built from stone with a slate roof.
- The Town Council asked the Committee that the building should remain as an Annexe in perpetuity, and a condition to be placed to prevent confusion and no further development be allowed on the site.
- The site sits within the Green Belt, which placed a blanket ban on future development in the area.
- The Town Council Planning Committee had seen small hamlet locations become over-developed and wished to prevent that from happening in the future.

Councillor L. Darwin also addressed the Committee as the ward Councillor. Comments were as follows: -

- There were no enforcement issues related to this building, which had been mentioned by a neighbouring objector.
- Councillor Darwin endeavoured to protect the Green Belt and did not wish to see overdevelopment; however, he did not see Kirkley Mill Farm becoming a mini development site.
- Councillor Darwin asked the committee that the building remained as an Annex in perpetuity.

Councillor Darwin left the room.

P. Elwell addressed the committee in support of the application. Comments include: -

- The comment uploaded from Ponteland Town Council regarding the application for “change of use” was unreasonable and a matter that would be appealed if made a condition.
- There was no sound planning reason or legislation to place a blanket ban on development as each application should be considered on its own merit and the planning rules in force at the time of the application.

The Chair clarified for the Committee that any enforcement issues on a separate property, not included in this application, were to be disregarded and to be treated as an independent application.

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

- There was an exception in the legislation that allowed retrospective applications.
- The application accorded with planning policy and green belt policy.
- It was not recommended to put a planning perpetuity clause into the conditions, however there was a condition already in the application (Condition 3) stating it had to be used as accommodation ancillary to the main dwelling house.
- If the applicant wished to separate the residential site, they would have to submit another application.
- Condition 3 was enforceable through the planning process and potentially if there was ever a future conveyance.

Councillor Dickinson proposed acceptance of the recommendation to approve the application as outlined in the report, which was seconded by Councillor Dunn. A vote was taken, and it was unanimously

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

The meeting adjourned for 5 minutes at 4.30 to allow officers to leave.

30 **REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC FOOTPATHS NOS 20 - 22 PARISH OF EAST CHEVINGTON**

Councillor Wearmouth arrived at 4.45pm and did not participate in the vote.

D. Brookes – Infrastructure Records Manager, explained to the Committee about Rights of Way and the procedure regarding determination of an item.

D. Brookes then introduced the above report in which members were asked to consider all the relevant evidence gathered in support and rebuttal of a proposal to add to the Definitive Map and Statement a number of public rights of way in South Broomhill, east of St John's Estate.

Background information was provided in the report.

Councillor Foster moved the recommendation as set out in the report. Upon being put to the vote, the motion was unanimously agreed, and it was:

RESOLVED that:

- i. There is sufficient evidence to justify that public rights of way have been reasonably alleged to exist over the claimed routes.
- ii. The routes be included in a future Definite Map Modification Order as Public Footpaths.

31 **REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC BRIDLEWAY NO 36 PARISH OF BELSAY**

D. Brookes introduced the above report in which members were asked to consider all the relevant evidence gathered in support and rebuttal of the proposal to add to the Definitive Map and Statement a public bridleway from the B6309 road immediately south-west of Burnside Lodge in a general easterly direction for a distance of 2700 metres to join Public Bridleway No 10, 235 metres south of the Belsay Estate Office.

Background information was provided in the report, including documentary evidence of a diversion to another road. In the light of this evidence, public bridle rights had not been reasonably alleged to exist over the route and members were advised that they should disregard this application and the Council would not make any modification order to record any rights of way over it.

Councillor Foster moved the recommendation as set out in the report. A vote was taken as follows: - FOR 6; AGAINST 0; ABSTENTIONS 1.

RESOLVED that:

In light of the evidence submitted it appears that public bridleway/restricted byway rights have not been reasonably alleged to exist over the route.

The Committee thanked David for his years of hard work and offered their congratulations on his retirement.

CHAIR.....

DATE.....

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Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

13 SEPTEMBER 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

Report author Rob Murfin
Director of Planning
01670 622542
Rob.Murfin@northumberland.gov.uk

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.

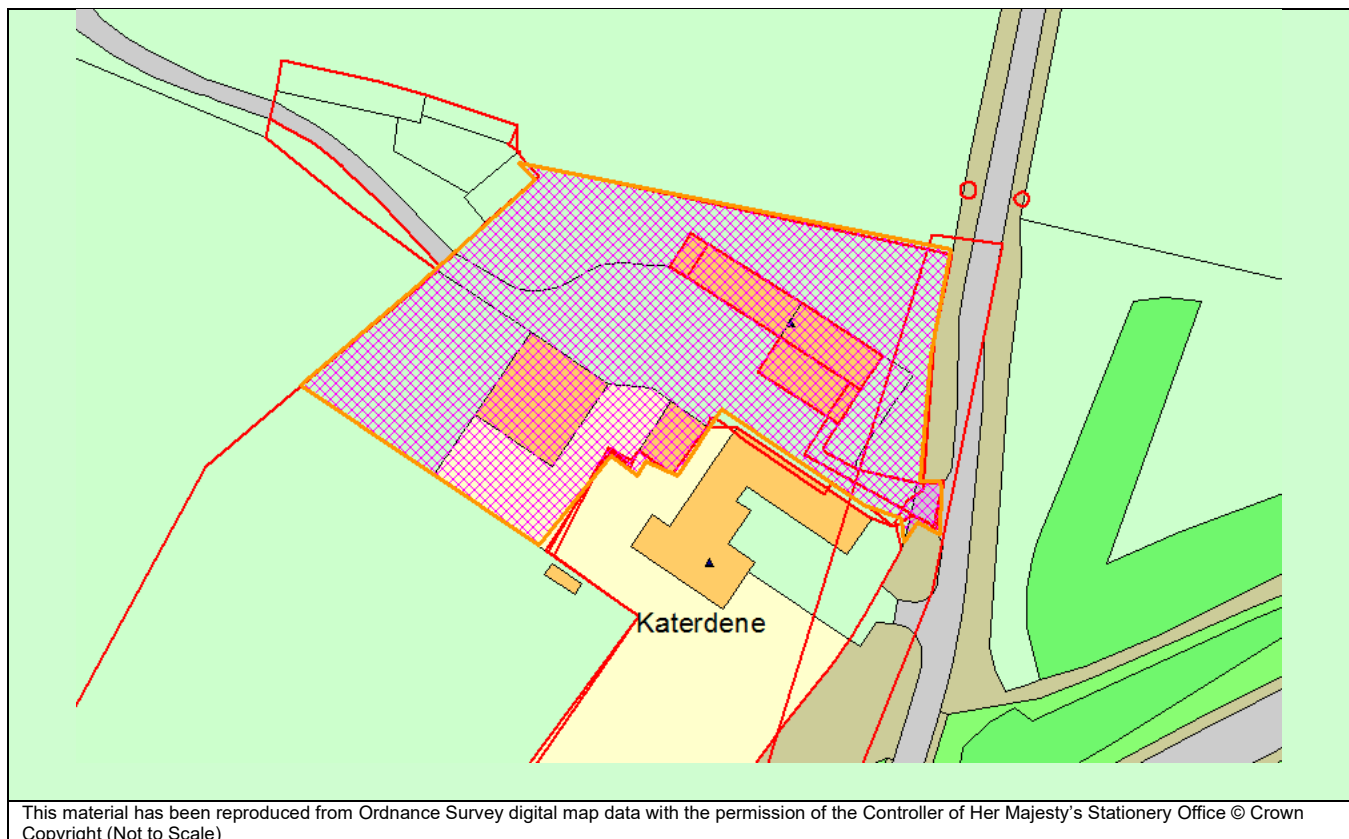


Northumberland County Council

Castle Morpeth Local Area Council Meeting 13th September 2021

Application No:	21/00236/FUL		
Proposal:	Redevelopment of existing land and buildings and the erection of 7No dwellings		
Site Address	Land North Of Katerdene, Fulbeck, Morpeth, Northumberland		
Applicant:	Michie C/O 4-6 Market Street, Alnwick, NE66 1TL,	Agent:	Mr Craig Ross 4-6 Market Street, Alnwick, NE66 1TL,
Ward	Pegswood	Parish	Hebron
Valid Date:	25 January 2021	Expiry Date:	22 March 2021
Case Officer Details:	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, this application is being reported to the Castle Morpeth Local Area Council as it raises significant planning issues.

2. Description of the Proposal

2.1 The application seeks planning consent for the redevelopment of existing land and buildings and the erection of 7No dwellings at land north Of Katerdene, Fulbeck, Morpeth.

2.3 Located north of Morpeth and east of Fairmoor, the site falls within the Green Belt. The site is located approximately 450 feet north of the Morpeth Neighbourhood Plan settlement boundary. The Morpeth Northern Bypass runs in between the site and the settlement boundary of Morpeth. The proposed site is adjacent to the existing farmhouse known as 'Katerdene' and is bound by agricultural fields with a line of trees to the north. The site appears to comprise of 3 agricultural buildings, hard standing/gravel and greenfield land.

2.4 A long narrow outbuilding is sited to the north of Katerdene which currently has permission for the partial demolition and conversion to 2no. dwellings via the prior approval procedure under Class Q of the Permitted Development Order. This route allows for the conversion of agricultural buildings that are of permanent and substantial construction. This part of the site also has permission under 19/01461/CLEXIS identifies this barn as Sui Generis (D2 and Agricultural). The application proposes to construct 5 dwellings to the north of the site a semi-detached two storey properties and a two storey terrace of 3 dwellings with garaging.

2.5 The two square outbuildings to the south of the site would still fall under agricultural purposes and greenfield land. The application proposes two large tow storey detached dwellings in this location.

3. Planning History

Reference Number: 17/01729/AGTRES

Description: Change of existing agricultural building to residential dwelling house

Status: WDN

Reference Number: 19/05032/AGTRES

Description: Change of use of existing agricultural building including partial demolition and conversion to 2no. dwellings

Status: PERPA

Reference Number: CM/88/D/540

Description: OUTLINE - ERECTION OF ONE BUNGALOW (AS AMENDED BY LETTER RECEIVED 14TH NOVEMBER, 1988)

Status: REF

Reference Number: 20/02980/FUL

Description: Redevelopment of existing land and buildings and the erection of 7No dwellings

Status: WDN

Reference Number: 21/03398/MISC

Description: Installation of new telecommunications equipment. New 9m pole at 2 locations.

Status: PCO

Reference Number: 19/01461/CLEXIS

Description: Certificate of Lawful Development of an existing use: D2 use class upon land parcel A and Sui Generis (agriculture and D2) use class upon building 1.

Status: PER

Reference Number: 19/05032/AGTRES

Description: Change of use of existing agricultural building including partial demolition and conversion to 2no. dwellings

Status: PERPA

Reference Number: CM/04/D/134

Description: Proposed new farm house.

Status: PER

Appeals

Reference Number: 88/00026/REFUSE

Description: OUTLINE ERECTION OF ONE BUNGALOW (AS AMENDED BY LETTER RECEIVED 14TH NOVEMBER 1988)

Status: DISMIS

4. Consultee Responses

Hebron Parish Council	No response received.
Highways	Objection
County Ecologist	Objection
Public Protection	Objection
Northumbrian Water Ltd	No objections subject to conditions
Morpeth Town Council	Objection
Hebron Parish Council	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	2
Number of Objections	1
Number of Support	48
Number of General Comments	0

Copies of all representations received are available in the Member's Lounge and will also be made available at the meeting of the Committee

Notices

Summary of Responses:

Morpeth Town Council

“Morpeth Town Council objects to this application because if the principle is agreed then Morpeth Neighbourhood Plan (MNP) Policy Set1 will be severely compromised. We note that the applicant confirms that the site is outside the settlement boundary and in the open countryside. We dispute the arguments put that Policy Set1 does not apply:

(i) The site is within Green Belt designate (pending adoption of the Northumberland Local Plan). Despite the applicants’ suggestion that the site does not cause coalescence, it is in fact about 200m from the Northgate Hospital complex and under 400m from the new St Andrew’s Park estate.

(ii) The applicant tries to justify overriding Policy Set1 on the grounds that although the site is outside the settlement boundary of Morpeth, it is “within the settlement of Morpeth”. Policy Set1 refers to the settlement boundary of Morpeth and does not allow for the concept of “within the settlement”. And – if it were the case – then the argument (i) that development of the site does not cause coalescence does not hold. (iii) The applicant makes the argument that the site is “sustainable” because it is “physically and functionally part of Morpeth”. However, access to the facilities depends fundamentally on car use, and the site does not meet any of the “access to facilities within walking distance” normally used to define sustainability. If this argument is allowed to stand, then any site within a 30min drive from Morpeth could be claimed to be “sustainable”.

We note that rebuilding on the footprint of disused buildings can be permissible within the open countryside, but we would argue that replacing two buildings with seven buildings is inappropriate, and that the site cannot be considered a “windfall” site in this sense.

Morpeth Town Council has no strong objection to the character of this small-scale development, but if the arguments against the application of MNP Policy Set1 are upheld, then they will set a precedent that will be exploited by large scale developers”.

48 letters of support has been received

- The development will see the removal of existing buildings and provide additional housing in the area.
- The reuse of the site will provide a high quality development, whilst improving the overall appearance.
- This development will bring direct and indirect benefits with additional jobs during construction and additional support for nearby services.
- The development will be viewed as part of a small cluster of buildings and which is characteristic of the area.
- The site is near to Morpeth and I believe it is a sustainable location

1 objection

- Inappropriate development in the Green Belt

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=QNC1DWQSLHQ00>

6. Planning Policy

Saved Policy S5 of the Northumberland County and National Park Joint Structure Plan First Alteration (February 2005)

Morpeth Neighbourhood Plan 2011-2031 (Made 10th May 2016)

Policy Sus1- Sustainable Development Principles

Policy Des 1 –Design Principles

Policy Set1- Settlement Boundaries

Policy Env1- Landscape and Wildlife Corridors

Policy Tra3 – Transport Requirements for New Developments

Castle Morpeth District Local Plan (2003)

C1 – Settlement Boundaries

C11 – Protected Species

C15 – Trees in the Countryside and Urban Areas

C16 – Green Belt

RE6 – Service Infrastructure

RE8 – Contaminated Land

RE9 – Ground Stability

H1 – Housing Land Supply

H9 – Affordable Housing in Rural Areas

H15 – New Housing Developments

H16 - Housing in the Countryside

R8 - Public Footpath and Bridleways

6.2 National Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance (2019)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) (NLPPD)

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 STP7 Strategic approach to the Green Belt

Policy STP 8 Development in the Green Belt

Policy HOU 2 Provision of new residential development (Strategic Policy)

Policy HOU8 Residential development in the Open Countryside

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 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity 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
Policy INF5 Open Space and facilities for Sport and Recreation

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development comprises policies in the local plans as identified above. The National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Northumberland Local Plan - Publication Draft Plan (Regulation 19) (NLP) was submitted to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019, and is currently going through the examination process.

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

7. Appraisal

7.1 The relevant planning consideration in the determination of this application are as follows:

- Principle of Development
- Design and Visual Amenity
- Impact on Residential Amenity
- Highway Safety
- Ecology
- Land Contamination
- Drainage

Principle of Development

Housing Land Supply

7.2 Housing land supply position In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The five-year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that paragraph 11(d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date. As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum. Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' five-year supply for 2020-2025 would equate to a 10.9 years housing land supply. The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the past three monitoring years 2017-20. Therefore, in the context of paragraph 11(d) and Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

Open Countryside

7.3 Policy Set1 of the Morpeth Neighbourhood Plan defines Morpeth's settlement boundary. The proposed site falls just outside of the boundary and therefore should be treated as open countryside. It sets out a list of development that will be supported in the open countryside including 'housing that meets the criteria in paragraph 55 of the NPPF' (now paragraph 80).

7.4 Paragraph 80 of the NPPF relates to homes in isolated areas, which it can be argued this site is not being in proximity of other conerted dwelli. It sets out circumstances in which isolated homes are acceptable, none of which the proposed development would appear to meet.

7.5 The site is agricultural that lies within the open countryside and is detached from a village or large settlement. It is accepted however, that - as it is situated to the west of a small hamlet of 5 dwellings - it cannot be considered as an 'isolated' location and is therefore not required to fall within any of the exceptions within paragraph 79 of the NPPF. In the context of paragraph 78 however, the site is located within a small cluster of properties and not in a 'village'. Neither are there services in a village nearby that the additional housing would help support.

7.6 The proposal indicates paragraph 79 of the NPPF is relevant:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

7.7 Paragraph 79 relates to supporting villages rather than settlements as large as Morpeth, although it could be argued that the proposed development would support services within Morpeth.

7.8 Policy C1 of the Castle Morpeth District Local Plan defines settlement boundaries around towns and villages, it identifies the proposed site as falling within open countryside. Although limited weight can be attached, emerging Policy STP 1 similarly does not identify the site as located within a settlement boundary and places the site in open countryside. In accordance with Policy C1 of the Castle Morpeth District Local Plan, housing should not be permitted in the open countryside unless it is essential to the needs of agriculture or forestry or it is permitted by other policies, including Policy H16. The 7 dwellings are not proposed to meet the needs of rural workers as per Policy H16 and it does not meet any of the other listed policy exceptions. The development is therefore not in a suitable location in accordance with Policies C1 and H16 of the development plan. Although only limited weight can be given, the proposed site does not conform to the criteria for development in the open countryside under policy STP 1.

7.9 The proposal states the site should be considered part of Morpeth, and therefore suitable for housing development. Although in close proximity, the site would not be viewed as an accessible location. The site is cut off by the Morpeth bypass. Although the site is connected by a road that passes over the bypass, there is no pedestrian access and the site is not close to public transport links. The development in proximity to nearby Fairmoor is not accessible from the site as it is physically divided by a field, brook and a line of trees.

7.10 Overall, the proposal would be unjustified development within the open countryside and would be contrary to MNP Policies Sus 1, Set 1 and the NPPF. In addition the proposal would be contrary to Local Plan Policy C1 as the proposal cannot be justified as being essential to the needs of agriculture or forestry. It is not permitted by the relevant policies in the development plan including Policy H16 as this only allows new housing in the open countryside where it is required in connection with the day-to-day operation of an agricultural enterprise and where the proposal accords with other criteria. The site is also not a sustainable location in terms of being wholly reliant on private car use due to lack of sustainable transport access to local facilities and services.

Green Belt

7.11 The Castle Morpeth District Local Plan identifies the proposed site as falling within open countryside however an extension to the Green Belt has been subsequently adopted in the Northumberland County and National Park Joint Structure Plan.

7.12 Saved policy S5 of the Structure Plan sets out the 'general extent' of the Green Belt extension, the extent of this part of the Green Belt is described in words with the detailed boundaries to be defined in Local Plans. The proposed site falls within the described Green Belt extension.

7.13 Emerging Green Belt Policy (STP 7) defines the proposed Green Belt boundaries around Morpeth, the site is located within the Green Belt in close proximity to the inset boundary.

7.14 The draft boundaries support the position that the site should be regarded as Green Belt; however the emerging plan can only be given limited weight at this time. As saved Policy S5 only describes the general extent of the Green Belt and the emerging plan is at still examination stage, further consideration will need to be given as to whether Green Belt policies should apply to the site.

7.15 Recent case law has established that unless a policy clearly designates all land within the general extent of the Green Belt, the decision-maker should apply a planning judgement to determine whether to apply Green Belt policy to a site. A recent appeal asserts that a lack of defined boundary is insufficient justification to arbitrarily exclude any site contained within the general extent of the Green Belt. The Secretary of State took a precautionary approach to land in the general extent at York, stating that Green Belt policies should be applied unless there is a 'good reason not to'. Appeals APP/P2935/W/17/3167263 and APP/P2935/W/17/3167852 both involve the general extent of the Green Belt in Northumberland and use the approach taken at Avon Drive, York. In both cases the inspectors test the sites against the purposes of the Green Belt to determine if Green Belt policies should be applied.

7.16 Paragraph 138 of the NPPF sets out the purposes of the Green Belt:

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

7.17 Policy Set1 of the Morpeth Neighbourhood Plan defines the settlement boundary for Morpeth; divided by the Morpeth Northern Bypass the site is located outside of the boundary. Policy Set1 states areas outside settlement boundaries will be treated as open countryside. Extant Policy C1 of the Castle Morpeth District Local Plan also identifies the site as being located in the open countryside. In assessing the site against the purposes of the Green Belt, it is considered the site would check the unrestricted sprawl of Morpeth.

7.18 Although identified as previously developed land, parts of the site are not built upon and are used for agricultural purposes. Therefore parts of the site would assist in safeguarding the countryside from encroachment. For these reasons it is viewed that Green Belt policy should be applied to this site. Saved Policy S5 does not provide any development management policy requirements so national Green Belt policies set out in the NPPF will be applied.

7.19 Paragraph 149 of the NPPF states local planning authorities 'should regard the construction of new buildings as inappropriate in the Green Belt' and gives a closed list of exceptions to this. The proposal indicates that exception g) of paragraph 145 is relevant:

'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority’.

7.20 The proposed development is not considered to be an infill site as defined in the Castle Morpeth District Local Plan as it is not developing a small gap within an existing main frontage. The proposal does not indicate that the development will be contributing to meeting an identified affordable housing need of the area. The application is proposing the complete re-development of the site for 7 dwellings. The NPPF allows for the redevelopment of previously developed land that would not have a greater impact on the openness of the Green Belt.

7.21 The supporting statement asserts the site should be considered as previously developed land; however, the entire site would not fall under the NPPF definition of previously developed land which excludes land that is or was last occupied by agricultural or forestry infrastructure. Currently the site comprises a collection of agricultural buildings, undeveloped greenfield and an area of hardstanding/gravel.

7.22 The previous permission under 19/01461/CLEXIS identifies the barn in the north of the site as Sui Generis (D2 and Agricultural). 19/05032/AGTRES that permitted the change of use of building 1 to 2 dwellings via the prior approval route. Land parcel A is identified as D2, this section of land is adjacent to the site. The buildings in the south of the site (buildings 2 & 3) would fall under agricultural purposes and greenfield land.

7.23 Should the site even be regarded as brownfield land by association with the neighbouring use, the proposed development should still not have a greater impact on the openness than the existing buildings on site. In defining openness, it is generally accepted to mean the absence of development. Planning Policy Guidance states a judgement based on the circumstances of the case is required when assessing the impact of a proposal on the openness of the Green Belt. Through the courts, a number of matters in considering impacts on openness have been raised:

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

7.24 With regards to openness, it should also be considered if the proposal would urbanise or intensify the use of land, or facilitate the introduction of domestic paraphernalia and vehicles.

7.25 The application acknowledges that the site is located in the Green Belt and its impact on the openness of the Green Belt should be assessed. The submitted statement indicates the new development will re-use the existing volume on site however, the proposed development will add to this volume in terms of scale and additional building on greenfield land. The proposed site plan demonstrates that more space on the ground will be developed than what is currently located on site and subsequently leading to a greater volume and impact to openness.

7.26 According to the NPPF, previously developed land includes curtilages although it should not be assumed that the whole curtilage should be developed. As some of

the site is not built upon this suggests the addition of development in these areas would have a greater impact on the openness of the Green Belt. Therefore the proposal should be considered inappropriate. There is a presumption against inappropriate development in the Green Belt, however, the NPPF makes provision for inappropriate development where very special circumstances exist. Very special circumstances “will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”. Whether very special circumstances exist should be addressed as part of the planning balancing exercise.

Benridge Moor - Appeal Ref: APP/P2935/W/20/3253946 Benridge Moor Farm, Morpeth NE61 3SD

7.16 Whilst each applicant must be assessed on its own merits it is worth highlighting the application at Benridge Moor that was refused and dismissed at appeal by the planning inspectorate in September 2020. The site is located within a small hamlet approximately 650m to the north east of Pigdon. Benridge Moor comprises 5 dwellings and agricultural buildings that lie within the Open Countryside. Heighley Gate Garden site is located approximately 900m to the north west with access via a public footpath.

7.17 The application was to replace 3 agricultural buildings with 3 new dwellings on the edge of a small hamlet and shares similarities with the current application in terms of its location in the Open Countryside, Green Belt and developing upon greenfield land in an unsuitable location. The decision reinforces the judgement that the dwellings in a similar proposal were considered to be inappropriate development in the Green Belt; conflicted with Policies Sus1 and Set 1 of the Morpeth Neighbourhood Plan regarding open countryside principles; unsustainable location due to the reliance on the private car and a significant impact to the character and appearance of the open countryside due to the suburban encroachment.

Conclusion

7.18 The principle of development is not supported by the policies in the development plan and material considerations. The proposed site is located within the general extent of the Green Belt extension around Morpeth as per saved Policy S5. Part of the site does not fall under the NPPF definition of previously developed land.

7.19 Although the resubmission of this application has sought to reduce the area of development, it is still viewed that it would have a greater impact on the openness of the Green Belt. The submitted plans demonstrate an increase in use of ground space and upon undeveloped land. Therefore, in accordance with paragraph 147 of the NPPF, the proposed development cannot be considered acceptable unless very special circumstances can be established as part of the planning balancing exercise. There has been no very special circumstances identified in the application.

7.20 In order for very special circumstances to exist, material considerations in favour of the development would need to clearly outweigh the harm to the Green Belt and any other harm resulting from the development. The application does consider that the site is in a suitable location for housing and should be considered part of Morpeth. The development plan and the emerging Local Plan identify the site as open countryside. Although close in proximity, the site is not viewed to be in an accessible location and therefore future occupants would require the reliance of the car to access services .

The proposed development would not be supported by policies C1 and H16 of the Castle Morpeth District Local Plan.

Design and Visual Amenity

7.21 Policy Des1 of the MNP sets design principles for new development which in summary includes:

- Ensuring that the design and layout of the development achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;
- Respecting or enhancing the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features;
- Ensuring development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside;
- Incorporating, where appropriate, biodiversity, landscaping and public and private open spaces which meet the County Council's open space standards and supports the creation of wildlife corridors;
- Ensuring that the layout and design take account of the potential users of the development to provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users;
- Providing vehicular access and parking suitable for the development's use and location.

7.22 Policy H15 of the CMDLP states the design criteria for housing development and the NPPF states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

7.23 The proposal would increase the site from one farmhouse with an additional 7 with a mix of detached, semi-detached and terraced properties and the siting of the new dwellings would expand into the open countryside rather than be contained within the cluster of existing dwelling. In terms of style and materials, the new housing may seek to correspond with the adjacent farmhouse however, the proposed scale, layout, density and house types would result in a suburban encroachment that would be to the detriment of the appearance of the area and not create a cohesive form of development. Despite the use of part of the site, the outbuildings in their current state are common features in the open countryside with previous and existing agricultural use.

7.24 The development would expand into the open countryside and erode the rural character of the area. On this basis, the design and layout of the development would not protect or enhance the distinctiveness and character of the settlement or respect the site and its surroundings. The application would not be in accordance with Policies Des 1 of the Morpeth Neighbourhood Plan, Policy H15 of CMDLP and NPPF. Whilst limited weight can be given to the NLP the proposal would also be contrary to NLP Policy QOP1.

Residential Amenity

7.24 The proposed dwellings would not have a detrimental impact to neighbouring amenity in terms of loss of light, outlook and privacy due to the adequate separation distances retained. The proposed front elevation of the terraced properties would be sited approximately 15 metres from the side elevation of Katerdene. As was appraised in the extant Class Q conversion application, the size and lack of fenestration upon the side elevation of the existing property ensure the new dwellings would not have a significant impact on privacy.

7.25 The Public Protection Team were consulted and identified that there are concerns with noise impacts to the future occupants. The noise assessment which has been submitted is the same report which was submitted with 19/05032/AGTRES application on site and therefore is not comprehensive enough to establish the risk of this very different proposal. Key concerns include:

7.26 The proposed conversion under 19/05032/AGTRES was deemed to be acceptable with regards to road traffic noise, this is partially attributed to the screening effect of Kater Dene Farmhouse and buildings 2 and 3 as defined within 19/01461/CLEXIS. The Proposed plan shows that Plots 01 & 02 would not benefit from this screening effect due to their orientation and exposure to the Northern Morpeth Bypass. Habitable rooms including bedrooms are located on the façade facing the bypass which could lead to sleep disturbance for potential residents. Agricultural activity and noise from the expanded Northgate hospital may also be of relevance.

7.27 A noise impact assessment from a qualified acoustician must be produced and submitted as part of the application. An acceptable glazing / ventilation strategy should be put forward if mitigation is assessed as feasible.

7.28 In addition, the risk to the proposal from odour must be established, sources of odour may include agricultural sources and the sewage works to the North West.

7.29 The Public Protection Team has also confirmed that the application must confirm the source of fresh drinking water which would supply the proposed dwellings. If the properties are to be supplied by a Private Water Source i.e. a source which is not provided by Northumbrian Water then further details including borehole location, supply history and a recent pump test must be submitted.

7.30 Paragraph 185 of the NPPF states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

7.31 In terms of impact on residential amenity, it is considered the proposals would be in accordance with Policy H15 of the CMDLP and the NPPF in terms of impact on privacy, outlook and loss of light however, insufficient information has been submitted in relation to the impact from noise sources, odour and details of water supply. This

would cause concerns to the amenity of future occupants and pollution on health and living conditions. As such the application would not accord with the NPPF.

Highways

7.32 The proposed application is a resubmission of a previous application which was withdrawn referenced 20/02980/FUL, which was a scheme for 7no dwellings also. Highways Development Management raised objections on the previous application with regards to connectivity for pedestrians amongst other details that could have been submitted (refuse storage/collection; visitor parking; garage sizes etc.)

7.33 Upon revision with the current application, an additional main concern with this development is the location and possible impact on pedestrian/cycle connectivity along with intensification of use of the existing vehicular access for this site without proper consideration of visibility splays for a 60mph road (2.4m x 215m) and the provision of detailed vehicle speeds along this road currently.

7.34 The applicant has now shown a small pedestrian connection from the site access up to the Morpeth Northern Bypass Bridge. After consideration, this provision would be not be considered sufficient as pedestrians (who require access to Morpeth Town Centre) would likely continue to walk down Fulbeck Lane (which has no pedestrian provision) instead of using the connectivity along the Bypass. This creates a further highway safety issue and evidentially demonstrates that the site is in an unsustainable location and would require substantial connectivity works to be considered acceptable.

7.35 This means that the development would be wholly reliant on private car use due to lack of sustainable transport access to local facilities and services and therefore cannot be determined as sustainable development.

7.36 Furthermore, the lack of details with regards to visibility splay lines and ATC data presents concern with regards to the safety of vehicles waiting to exit the vehicular access. As details have not been submitted, it is deemed insufficient details have been presented with regards to this matter and as such, the vehicular access has not been shown to be suitable in this location for a development of residential dwellings.

7.37 On the basis of the above, no further assessment of the layout has been made in relation to the details submitted. Should the Planning Authority determine the principle of the development be acceptable then we would wish to provide additional comments on the layout through a formal re-consultation.

7.38 When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.

7.39 The information submitted has been checked against the context outlined above; it is our consideration that they the proposed development of 7no dwellings in this area is deemed unsustainable, only accessible by private car and hazardous in terms of highway safety as visibility splays have not been detailed and Automatic Traffic Counters have not been installed to gather data on vehicles speeds on this road.

7.40 The proposed scheme for 7no dwellings would lead to intensification of use of the existing vehicular access point that has been put forward as main use for this scheme.

7.41 On all of the basis detailed above, the development does not conform with NPPF Paragraph 108a (appropriate opportunities to promote sustainable transport modes), 108b (Safe and Secure Access), 109 (Overall Highway Safety), 110a (give priority first

to pedestrian and cycle movements) & 110b (address the needs of people with disabilities and reduced mobility).

Ecology

7.42 Any potential impacts on protected habitats/species that may be present will need to be accounted for by way of appropriate avoidance, mitigation and/or enhancement strategies to ensure that favourable conservation status of the population/habitat is at least maintained and to ensure that individual animals are not harmed. Paragraph 179 of the NPPF seeks to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

7.43 Paragraph 99 of the ODPM circular states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

7.44 This report looks at two buildings that form the northern part of the site and states it is for the assessment of the site in relation to the construction of 1no. dwelling. It does not cover all buildings that are to be affected by the proposals, nor the land on which the proposals seek to construct 7no. dwellings. An Ecological Impact Assessment report assessing the impacts of the proposals in full is required before comments can be made. Due to the presence of trees on site that will be impacted by the proposals it is also recommended that an arboricultural assessment is undertaken.

7.45 The County Ecologist has objected on the grounds of insufficient information and therefore is not in accordance with the NPPF.

Land Contamination

7.46 Paragraph 183 of the NPPF states that planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation); b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

7.47 The Council's Public Protection Team has objected to the application. The application is supported by the same Land Contamination Phase I report which was submitted with extant 19/05032/AGTRES application for the barn conversion to the north of site. The information does not relate to the remaining part of the site under the current application. The assessment submitted is insufficient in its area of investigation and potential source-pathway-receptor linkages which could be detrimental to human health may not be identified.

7.48 A Phase I report must be submitted as part of the application which assesses the red line boundary area, this will include a site walkover to establish any sources of contamination by visual / olfactory means.

7.49 At this stage, the LPA cannot be satisfied that the development is appropriate in principle and Paragraph: 009 Reference ID: 33-009-20190722 of the Planning Practice Guidance is therefore pertinent.

7.50 The applicant is not in accordance with the NPPF due to insufficient information on land contamination.

Drainage

7.51 Northumbrian Water has been consulted and consider that the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess their capacity to treat the flows from the development. Although the planning application form indicates that surface water will be managed via a sustainable drainage system there is no submitted Flood Risk Assessment or drainage strategy to demonstrate this. This can be secured however, by condition and as such there are no objections to the application.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates

that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above and assessed against the relevant Development Plan Policies and the National Planning Policy Framework (NPPF). It is considered that the application proposes an inappropriate form of development in the Open Countryside and Green Belt.

8.2 There are also outstanding technical issues which form refusal reasons in relation to highway safety and lack of information relating to ecology and environmental health issues.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The proposal would represent unnecessary and unjustified development in the open countryside outside any defined settlement boundary, contrary to Morpeth Neighbourhood Plan Policies Sus1 and Set1, and Policies C1 and H16 of the CMDLP and paragraph 79 of the NPPF.

02. The application site lies in an unsustainable location with no services or facilities and is some distance from local facilities, where access to and from the site would be reliant on the private car. As such it is not considered to be in a location where it could also support services in a village 'nearby' using sustainable transport methods. The principle of the residential development in such an unsustainable location would be contrary to the general provisions of the NPPF and Policy Sus1 of the Morpeth Neighbourhood Plan as it would not promote a sustainable form of development in a rural area.

03. The development represents an inappropriate form of development in the Green Belt and harmful as such. It would also be contrary to the purposes of the Green Belt (by virtue of encroachment into it and failure to assist urban regeneration), harmful to its openness, and cause 'other harm'. The potential harm to the Green Belt and other harm are not clearly outweighed by other considerations such that 'very special circumstances' have been demonstrated to outweigh the harm to the Green Belt. The development is therefore contrary to the NPPF and Saved Policy S5 of the Northumberland County and National Park Joint Structure Plan.

04. The siting and layout of the development would not protect or enhance the distinctiveness and character of the settlement or respect the character of the site and its rural surroundings. The application would not be in accordance with Policies Des 1 of the Morpeth Neighbourhood Plan and Policy H15 of CMDLP and the NPPF.

05. The proposal would cause an unacceptable adverse impact on the amenity of future occupants by virtue of insufficient information to address potential noise and odour impacts and water quality. The application therefore conflicts with Policy Des1, EMP2 of the Morpeth Neighbourhood Plan and the NPPF that ensures development should take into account pollution on health and living conditions.

06. The proposed scheme has failed to address highway safety matters in relation to safe site access and pedestrian and cycle connectivity. The application therefore does not accord with Policy Des 1 of the Morpeth Neighbourhood Plan, Policy H15 of the Castle Morpeth District Local Plan and the NPPF.

07. There is the potential for protected species to be present on site however, no Ecological Surveys have been submitted in support of the application. It has therefore not been demonstrated that there would be no risk to any protected species, and as such the development would be contrary to the provisions of the NPPF and Local Plan Policy C11.

08. The proposed development would replace a disused agricultural site and insufficient information has been submitted to assess the risk from contaminated land. In the absence of any such site investigations within the application following a request from the Local Planning Authority, it has not been demonstrated that land contamination would not pose a risk to future occupants. As such, the proposal would be contrary to the provisions of Policy RE8 and the NPPF.

Date of Report: 26.08.2021

Authorised by:

Date:

Background Papers: Planning application file(s) 21/00236/FUL



Northumberland County Council

Appeal Update Report

Date: September 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?
None		

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?
20/01794/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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/00923/FUL	Erection of four no. dwellinghouses (C3 use) - land south of The Paddock, Longframlington	No – claim

	<p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	refused
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Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
18/02239/FUL	<p>Redevelopment of the former Marley Tiles Factory to provide a residential development of 105 houses (Use Class C3) with associated access, parking, landscaping and infrastructure (AMENDED description and site layout) - Marley Tile Factory, Lead Lane, Newlands</p> <p>Main issues: isolated development in the open countryside; inappropriate development in the Green Belt by virtue of causing substantial harm to the openness of the Green Belt and very special circumstances have not been demonstrated to outweigh harm; and the design of the development would be out of keeping with the character and appearance of the locality and does not deliver an appropriate form of sustainable design or development for the site.</p>	<p>27 January 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/02548/FUL	<p>Construction of dwelling – land and building east of Ovington House, Ovington</p> <p>Main issues: development in the open</p>	<p>19 May 2021</p> <p>Delegated</p>

	countryside; inappropriate development in the Green Belt; harm to the setting of a non-designated heritage asset and the Ovington Conservation Area; and a Section 106 agreement has not been completed in respect of a contribution to sport and play.	Decision - Officer Recommendation: Refuse
20/03861/VARYCO	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 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.	26 May 2021 Delegated Decision - Officer Recommendation: Refuse
19/04883/FUL	Proposed demolition of existing garage to be replaced with two-storey dwellinghouse - 2 Sandridge, Newbiggin-by-the-Sea Main issues: harm to non-designated and designated heritage assets and the identified harm would not be outweighed by public benefits.	27 May 2021 Delegated Decision - Officer Recommendation: Refuse
21/00574/ADE	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 Main issues: Sign 1 has an unacceptable impact on the visual amenity of the site and surrounding area due to its siting and scale.	1 June 2021 Delegated Decision - Officer Recommendation: Split Decision
20/04234/FUL	Proposed two storey side extension and demolition of existing garage – 23 Ladbroke Street, Amble Main issues: adverse impact on the street scene and the character and appearance of the conservation area due to scale, height and mass forward of the building line.	1 June 2021 Delegated Decision - Officer Recommendation: Refuse
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	1 June 2021 Delegated Decision - Officer

	scale of the original building and would be inappropriate development in the Green Belt.	Recommendation: Refuse
21/00069/CLEXIS	Certificate of Lawful Development of an Existing Use of land as residential - land south of 4 Station Cottages, Longhirst Main issues: insufficient evidence to conclude that the land has been used as stated for a period in excess of 10 years.	16 June 2021 Delegated Decision - Officer Recommendation: Refuse
20/00925/FUL	Outline permission for the construction of up to 9no dwellings including access, appearance, layout and scale – land north-west of Blue House Farm, Blue House Farm Road, Netherton Colliery Main issues: harm to setting of a designated heritage asset; insufficient information in respect of potential risk from ground gas; and a section 106 agreement has not been completed in respect of a contribution to the ecology coastal mitigation scheme or off-site sport and play provision.	30 June 2021 Delegated Decision - Officer Recommendation: Refuse
21/00928/FUL	Part first floor extension to existing bungalow - 16 Lynwood Close, Darras Hall, Ponteland Main issues: proportion, form, massing, siting, height, size, scale and design fails to be subordinate and respectful of the character and appearance of the property and its surroundings.	7 July 2021 Delegated Decision - Officer Recommendation: Refuse
21/01205/AGTRES	Prior notification for change of use of an existing agricultural building and conversion to 1no. Dwelling - land to east of Edgewell House Farm House, Edgewell House Road, Prudhoe Main issues: insufficient information to establish if the proposal complies with relevant requirements regarding the last use of the building.	16 July 2021 Delegated Decision - Officer Recommendation: Refuse
20/03809/FUL	Retrospective application to raise the level of rear lower patio by 385mm above the former timber deck level – Harbour Cottage, 5 Haven Hill, Craster Main issues: inappropriate design and materials and adverse impact on the AONB; and adverse impact on residential amenity.	28 July 2021 Delegated Decision - Officer Recommendation: Refuse
21/00543/ADE	Display of 1no. 'Development Opportunity For Sale' board for 6 months (Retrospective) - land north of Shaw House Farm, Newton Main issues: the signage would cause harm	4 August 2021 Delegated Decision - Officer

	to public and highway safety.	Recommendation: Refuse
21/00496/FUL	Construction of a bungalow – land east of Dukewilley, Lowgate Main issues: inappropriate development in the Green Belt; unsustainable development in open countryside; unacceptable impacts on residential amenity; and no Section 106 agreement has been competed in relation to sport and play provision.	18 August 2021 Delegated Decision - Officer Recommendation: Refuse
20/03541/FUL	Erection of five camping pods and associated clubhouse – land south-west of Catton Pumping Station, Catton Main issues: isolated from and not well related to existing development as well as being visually intrusive in the countryside; detrimental impact on residential amenity; adverse impact on the North Pennines AONB; and inadequate information regarding ecology of the site and surrounding area and inadequate mitigation.	19 August 2021 Delegated Decision - Officer Recommendation: Refuse
19/04660/FUL	New external plant – Asda, Main Street, Tweedmouth Main issues: insufficient information in relation to noise and potential impacts on residential amenity.	19 August 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	Yes

	siting of multiple shipping containers	
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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	Inquiry date: 9 March 2021 Committee Decision - Officer Recommendation:

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

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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

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Northumberland County Council

COMMITTEE: CASTLE MORPETH LOCAL AREA COUNCIL

DATE: MONDAY 13 SEPTEMBER 2021

TITLE OF REPORT: **Local Transport Plan Update**

Report of Interim Executive Director - Rick O'Farrell

Cabinet Member: Councillor John Riddle, Local Services

Purpose of report

This report provides an update on the Local Transport Plan (LTP) programme 21/22 and the preparation for the 22/23 programme.

Recommendations

It is recommended that Members consider the update provided in the report.

Link to Corporate Plan

Living - "We want you to feel safe, healthy and cared for"

Enjoying - "We want you to love where you live"

'Connecting - We want you to have access to things you need'

Key issues

1. The LTP programme for 2021-22 of £25.671m was approved on the 17th March 2021. This was an increased programme compared to the £19.015m draft programme consulted on with Local Area Councils in February 2021 and followed confirmation from DfT in February of the capital allocations for 21/22.
2. The County Council has also made an additional capital investment of £15m for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. An initial programme for £10m of this funding was approved on 9th April 2020. The second phase of the programme for £5m was approved on 17th March 2021.
3. Good progress is being made on delivery of these programmes. Preparations have also begun for the development of the 2022/23 LTP capital programme.

4. It should be noted that the North East Joint Transport Committee as Local Transport Authority for the seven North East councils has recently published the North East Transport Plan 2021-2035 and this will replace the Northumberland Local Transport Plan 2011-2026 as the overarching policy document for transport.

Background

LTP Programme 21/22

5. A draft LTP programme of £19.015m was consulted on with Local Area Councils in February 2021. At that stage there was uncertainty regarding the capital allocations from DfT for 21/22 and therefore a prudent view was taken regarding the likely funding available based on previous years base allocations so that the programme consulted upon would not have to be cut back if DfT allocations were lower than expected.
6. In February 2021 DfT confirmed the capital allocations for 2021/22 and Northumberland received 23.426m. This was combined with an unallocated sum of £2.335m received as a portion of additional funding received from DfT mid-year in 2020 which had been carried forward to give overall funding available of £25.761m.
7. An LTP capital programme for 2021-22 of £25.761m was approved on the 17th March 2021. A contingency sum of 0.880m has been allowed within the programme, with the remaining £24.873m being allocated to projects and programmes as follows.

Appendix	Scheme Type	Proposed Expenditure
A	Walking and Cycling	£1,525,000
B	Safety	£2,345,000
C	Roads	£16,980,000
D	Bridges, Structures and Landslips	£4,023,000
	Contingency	£887,624
	Total Programme	£25,760,624

The detail of the programme can be seen at Appendices A-D of this report.

8. It should be noted that the DfT funding allocation for 21/22 was greater than the base LTP allocations received in recent years, which for 20/21 was £18.592m. However, during 20/21 DfT allocated a further £11.421m of capital funding mid-year, giving a total allocation in 20/21 of £30.013m. Therefore, allocations for 21/22 are greater than previous years base allocations but less than the total funding received in 21/22.

Highway Maintenance Investment in U and C Roads and Footways

9. An initial programme for £10m of the County Council's additional capital investment of £15m for highway maintenance of U and C roads and footways was approved on 9th April 2020. The second phase of this programme for £5m was approved on 17th March 2021. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways. The draft second phase programme was consulted on with Local Area Council's in February 2021 and has been allocated to projects and programmes as follows.

Appendix	Category	Proposed Allocations
E	Rural Road Refurbishment	£2,330,000
F	Residential Road Refurbishment	£1,305,000
G	Small Works	£700,000
H	Footway Refurbishment	£665,000
	Programme Total	£5,000,000

The detail of the programme can be seen at Appendices E-H of this report.

Delivery of Programmes

10. In delivering the LTP programmes for 20/21 and 21/22 and the U and C Road and Footways programme, operations have had to be conducted under the requirements and impacts of Covid-19. Safe working methods and any necessary adaptation/changes to plant and equipment used have been implemented. This has inevitably caused minor reductions in efficiency with added impacts from absences for those staff affected by covid, shielding or needing to self-isolate due to close contacts. Design and other office-based staff have been working remotely throughout the period. Systems have worked well allowing staff to work effectively and efficiently from home, albeit with some reduction in overall efficiency inherent in project teams not being located together. Staff and managers have performed extremely well in adapting to the new working environments necessary in relation to the pandemic, whilst often also having to take on additional responsibilities as part of the Council's response to the pandemic.
11. Despite the above, delivery of programmes has progressed well. Some schemes from the 20/21 LTP programme and first phase of the U and C Road and Footways programme have been carried forward into 21/22 and will be delivered concurrent with the 21/22 programmes.
12. In relation to road maintenance, in excess of 33 miles of road are to be resurfaced through the capital programme this year. As of end of July in excess of 8 miles have been resurfaced, with 19 of the 91 road projects completed. The remaining schemes are programmed to be substantially completed through the remainder of the financial year subject to no severe adverse weather conditions. Programmes of general maintenance refurbishment works including patching, drainage and road

markings to discrete road lengths are also progressing in line with planned activity through the area offices.

13. A substantial £4.150m preventative road surface treatment programme was carried out during the summer months, adding much needed resilience to vulnerable sections of the road network. The annual surface dressing programme commenced in May and is expected to be completed slightly behind programme in early September. This being due to manpower issues relating to a surge in Covid - 19 self-isolation cases and also some unseasonal summer weather. This programme is set to improve the condition and overall safety of almost 54 miles of rural roads. The micro-surfacing programme which is undertaken on more urban roads was substantially completed in July 2021, refurbishing approximately 8 miles of urban roads.
14. A capital programme of maintenance improvements to our footway and cycling networks is also underway, with 18 identified locations countywide set to undergo improvements during the Autumn/Winter months. Programmes of general maintenance refurbishment works to discrete lengths of the footway and cycleway networks are also progressing in line with planned activity through the area offices.
15. Phase 1 of Berwick Old Bridge is now complete, works included the installation of a waterproofing slab and repairs to the stonework accessible from the bridge deck. Preventing water from entering the bridge from above will greatly improve the durability of this historically significant landmark for the long term. Future phases will target the masonry to the underside of the bridge.
16. Works to Fens Burn bridge has been completed, removing the structure from the strengthening list with minimal disruption by keeping the U9027 road open to the public throughout the works. Concrete repairs have been carried out to the underside of the strategically important Kitty Brewster bridge on the A189 Spine Road. Works to repair the joints will follow that will prevent water from entering the bridge in the future. The waterproofing of Klondyke Underbridge on the A189 has been completed in a compressed programme during the school summer holidays to minimise traffic delays.
17. Whilst not part of the LTP programme it should also be noted that the major works to conserve the 200-year-old Union Chain Bridge are ongoing. The chains and deck have been completely taken down so that the elements can be refurbished or replaced as required. Works to create new anchorages at each end have commenced, with the north and south anchorage blocks being cast.
18. Design work for the Steel Bridge Refurbishment programme is now at an advanced stage. The civil engineering and enabling works with works expected to commence imminently on the eight steel bridges which are to be painted, with painting contracts to follow in the coming months.
19. The Landslip programme has seen the completion of Monkridge Hall repair works on the A696. Preparatory design work is complete for the B6319 East of Brokenheugh, B6352 Reedsford Retaining Wall and U7018 The Knar with the

works programmed for delivery in the next quarter. The design of Hareshaw Burn Bellingham is nearing completion for delivery later in the year.

20. The detailed geotechnical work, required for the development of a long-term solution to the cracking and movement in the road at Todstead on the B6344 Weldon Bridge to Rothbury Road is progressing well. A major ground investigation has been undertaken. A comprehensive assessment of the geological conditions is currently taking place, boreholes have been drilled to relieve pressure from artesian water and monitoring equipment installed. Detailed analysis is now taking place allowing us to consider the design options and most effective solution for implementation.
21. Road safety remains a high priority and a number of highway improvements have been implemented since April 2021 to improve safety for all road users. Examples include traffic calming and road safety measures introduced on the A1147 at Stakeford / Bomarsund and at Newbiggin Road / North Seaton Road in Ashington in response to serious accidents. In addition, road safety improvements have been completed at Ratcliffe Road in Haydon Bridge.
22. High Risk Sites road safety schemes have also been completed at the A189 Three Horse Shoes Roundabout, the A197 / B1337 Whorral Bank Roundabout and on the B1331 at Stead Lane Bedlington. In addition, two route action safety schemes have been completed on the A68 between Bellshiel Burnfoot and Bagraw, and on the A696 between Raechester and Dean House. A further six schemes have been issued for programming and work continues on the remaining High-Risk sites and Route Action Safety schemes. Seven of the Rural Road Safety schemes have been fully completed, with a further two issued for programming and a further 18 schemes in design. Two of the Urban Road Safety schemes have been fully completed, and a further 8 schemes in design. Finally, three Urgent Safety Schemes have been completed following requests from Northumbria Police.
23. Work continues to progress on many planned improvements for pedestrians and cyclists across the county, including new footways, pedestrian/toucan crossings and bus stop access improvements, with key schemes issued for construction including the new Pegasus crossing on the A190 The Avenue near Seaton Delaval and the A1167 near the Leisure Centre in Berwick.
24. 20mph limits at schools have been fully introduced at five new locations, with a further seven being issued for programming for delivery on site. A further 20 schemes are currently being developed through processes of initial design and for further discussion with Councillors or Town / Parish Council's, with a view to construction being carried out later this financial year. We are continuing to work through the programme to provide 20mph schemes at all schools where it is feasible to do so and further scheme designs will start later in this financial year.

25. School Street Schemes have been introduced at New Delaval Primary, Newsham Primary and Hareside Primary schools and on Moorhouse Lane in Ashington (Thomas Bewick Campus and St Aidan's Primary School). We are currently looking at new schemes for Cental Primary Upper School in Ashington, New Hartley Primary, Seghill Primary and Seaton Sluice Middle Schools, while we anticipate more schools to express an interest in this initiative in the new school year.
26. A variety of Traffic Regulation Orders have also been introduced at over 40 various locations throughout the County to improve road safety.

Development of 2022/23 LTP Capital Programme

27. Preparations have commenced for the development of the 2022/23 capital programme. In July letters were sent to all County Councillors and Town and Parish Councils asking them to identify their top three highways and transport priority issues for their Ward or Parish area, so that they can be considered in the prioritisation process for inclusion in the LTP Programme for 2022/23. Along with these letters information was provided on requests that have been logged on our Directory of Requests in each of these areas over the last year. Feedback was also provided to those who had submitted priorities for the 2021/22 programme on the outcome regarding their submitted priorities.
28. The letters requested that priorities be submitted by 8th October. Once priorities are received, they will be logged and assessed. Once assessed the relative ranking of the priorities submitted in each area are discussed as part of the annual Member LTP workshop. The priorities received and their assessment will then be considered alongside other information regarding the condition of the highways asset, road casualty information, traffic issues and existing ongoing programmes to identify a draft programme for discussion with the Portfolio Holder. The agreed draft programme will then be shared for comment with Local Area Council's at their February 2022 meeting before approval of the final programme prior to the start of the 2022/23 financial year.
29. It should be noted that overall funding available through the DfT LTP allocation for improvement schemes (rather than maintenance schemes) is relatively limited at approximately £1.7m each year across the County. Whilst further funding is being made available specifically for walking and cycling, this tends to be for large, segregated cycle schemes. Given the funding allocation available, unfortunately not all priorities put forward are able to be included in programmes. Improvement schemes are currently assessed based on the following criteria:-
- a) Support Economic Growth
 - b) Reduce Carbon Emissions
 - c) Promote Equality of Opportunity
 - d) Contribute to Better Safety, Security and Health

e) Improve Quality of Life and a Healthy Natural Environment

North East Transport Plan

30. Since the creation of Combined Authorities, the North East Joint Transport Committee has become the Local Transport Authority for the seven North East councils with the statutory responsibilities to produce the Local Transport Plan policy documents. The North East Joint Transport Committee has recently published the North East Transport Plan 2021-2035 (<https://www.transportnortheast.gov.uk/wp-content/uploads/2021/03/AST004-Transport-Plan-A4-v53clean-Ben-v2.pdf>) and this will replace the Northumberland Local Transport Plan 2011-2026 as the overarching policy document for transport. The requirements and proposals of the new plan will be considered going forward to see if any change in the prioritisation process for the Council's Local Transport Plan capital programme are needed.

Implications

Policy	The programme is consistent with existing policies
Finance and value for money	Programme allocations are within the overall budgets available .
Legal	None
Procurement	Not applicable
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	The needs for those that are socially excluded have been taken into account when developing programmes.
Risk Assessment	Risks to the delivery of any individual scheme within the programmes are considered during scheme development. By managing the risk at scheme level risk to the delivery of the programme will be controlled.

Crime & Disorder	The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing the programmes, there are no perceived adverse effects.
Customer Consideration	The delivery of the programmes will improve the highway and transport network in Northumberland for the benefit of the travelling public.
Carbon reduction	Consideration is provided to using products based on their sustainable performance in use and opportunities for reuse and recycling at the end of life. For example Warm Mix Asphalts are being utilised which allow manufacturing and laying of asphalt at lower temperatures, thereby using less energy and delivering meaningful carbon savings, without compromising performance.
Wards	All

Background papers:

Delegated Decision Report – Local Transport Plan Programme 2021-22 and Highway Maintenance Investment in U and C Roads And Footways Programme 2021-22

Report sign off.

Authors must ensure that officers and members have agreed the content of the report:

	Full name of officer
Monitoring Officer/Legal	N/A
Executive Director of Finance & S151 Officer	N/A
Relevant Executive Director	Rick O'Farrell
Chief Executive	N/A
Portfolio Holder(s)	John Riddle

Author and Contact Details

David Laux – Head of Technical Services
david.laux@northumberland.gov.uk

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

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

13 September 2021

- Planning and Rights of Way
- Local Services Update
- Policing Update
- Local Transport Plan Update

11 October 2021

- 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 • Youth Service Provision
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	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Services Update • Members Local Improvement Schemes
11 April 2022	
	<ul style="list-style-type: none"> • Planning and Rights of Way

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

Ref	Date	Report	Decision	Outcome

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