



# Northumberland

## County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 28 October 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in **MEETING SPACE - BLOCK 1, FLOOR 2 - COUNTY HALL** on **MONDAY, 8 NOVEMBER 2021 at 4.00 PM.**

Yours faithfully

Daljit Lally  
Chief Executive

To Castle Morpeth Local Area Council members as follows:-

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

Any member of the press or public may view the proceedings of this meeting live on our YouTube channel at <https://www.youtube.com/NorthumberlandTV>. Members of the press and public may tweet, blog etc during the live broadcast as they would be able to during a regular Committee meeting.

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



Daljit Lally, Chief Executive  
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## AGENDA

### PART I

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

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

Minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 13 September 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](mailto:monitoringofficer@northumberland.gov.uk). Please refer to the guidance on disclosures at the rear of this agenda letter.
5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 15 - 18)  

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

*Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
6. **20/03851/COU** (Pages 19 - 32)  

Change of use from field to construct a riding arena 22 metres x 40 metres for private use  
Land North West of Hulwane, U6003 Ulgham to Ulgham Park Junction, Ulgham, Northumberland

7. **21/01703/FUL** (Pages 33 - 40)  
**Retrospective works to dwelling including removal of car port and garage, alterations to roof, windows and door openings and construction of outbuilding**  
**Greenfield House, Hepscott, Morpeth, Northumberland, NE61 6LH**
8. **21/01426/FUL** (Pages 41 - 54)  
**Change of use of land and the siting of a repurposed train carriage to provide 2no holiday let properties**  
**Land South of Ivangill, Station Road, Stannington, Northumberland**
9. **APPEALS UPDATE** (Pages 55 - 64)  
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.
10. **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.

## 11. 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;

An e-petition has been opened titled "Community campaign to amend the use of Military Road B6318", as this petition spans more than one Local Area Council area then should it reach the required number of signatures a report will be prepared for the Petitions Committee.

**(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.

## 12. 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.

**13. DUALLING OF THE A1 - UPDATE BY HIGHWAYS ENGLAND**

Representatives of Highways England will be in attendance to provide an update on the progress of the Dualling of the A1 between Morpeth and Ellingham.

**14. NORTHUMBERLAND COMMUNITIES TOGETHER**

To receive a presentation on the work of Northumberland Communities Together.

**15. WINTER SERVICES PREPAREDNESS AND RESILIENCE**

(Pages  
65 - 72)

The report provides an overall update of the pre-season preparations ahead of the forthcoming winter services season.

**16. LOCAL AREA COUNCIL WORK PROGRAMME**

(Pages  
73 - 78)

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)

**17. 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.

<b>Name (please print):</b>
<b>Meeting:</b>
<b>Date:</b>
<b>Item to which your interest relates:</b>
<b>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):</b>
<b>Nature of Non-registerable Personal Interest (please give details):</b>
<b>Are you intending to withdraw from the meeting?</b>

**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

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#### 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, 13 September 2021 at 4.00 pm.

#### PRESENT

J Beynon (Chair) (in the Chair)

#### MEMBERS

D Bawn  
L Dunn  
V Jones  
D Towns

R Dodd  
J Foster  
M Murphy  
R Wearmouth

#### OFFICERS

J Blenkinsopp  
P Jones  
M King  
L Little  
R Little  
P Lowes  
E Sinnamon

Solicitor  
Service Director - Local Services  
Highways Delivery Area Manager  
Senior Democratic Services Officer  
Assistant Democratic Services Officer  
Neighbourhood Services Area Manager  
Development Service Manager

Around 3 members of the press and public were present.

#### 32      **PROCEDURE AT PLANNING MEETINGS**

J Foster, Vice-Chair (Planning) (in the Chair) outlined the procedure which would be followed at the meeting.

#### 33      **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Darwin, Dickinson and Sanderson.

#### 34      **MINUTES**

**RESOLVED** that the minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 12 July 2021 and Monday 9 August, 2021 as circulated, be confirmed as a true record and signed by the Chair.

#### 35      **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Towns advised that he had spoken to the applicant's agent regarding

the planning application but did not express any views. Councillor Bawn advised that he had received representations from the developer but had not expressed any views.

## 36 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.

## 37 21/00236/FUL

**Redevelopment of existing land and buildings and the erection of 7No dwellings**

**Land North of Katerdene, Fulbeck, Morpeth, Northumberland**

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

R Laughton, Senior Planning Officer introduced the application to the Committee with the aid of a power point presentation. Updates were provided as follows:-

- Page 43 – Item 9 Recommendation should read :

“That this application be *REFUSED* permission subject to the following: ...”

- There were typographical errors in paragraphs 7.4 and 7.5 and to clarify the aim of these paragraphs was to confirm that it could be argued that the site was not considered to be in an isolated location in reference paragraph 80 of the NPPF this was due to its proximity to the existing farmhouse although the site was not located in a village itself it would not be included under definition of paragraph 79 of the NPPF to be able to support services in other nearby villages.

Late representations received after the agenda had been published had been emailed to members in advance of the meeting and paper copies were circulated at the meeting with a short adjournment provided to ensure that Members had sufficient time to read these prior to consideration of the application. The meeting recommenced at 4.31 pm.

T Michie addressed the Committee speaking in support of his family's application. His comments included the following:-

- Katerdene had been in the family since his Grandfather purchased it in the 1950's. It was no longer operating as a commercial farming unit with all members of the family pursuing different career paths to agriculture.

- This was a resubmission of a former application which following advice from Planning Officers was withdrawn amended and resubmitted.
- The size of the application had been changed from the original along with the design and location of the houses ensuring that these did not encroach past the boundary of the existing yard, buildings and areas which were granted a Certificate of Lawfulness which also covered the paddock area which was not included within this application.
- A lot of discussions had been undertaken related to the principal of the development and technical issues and if Members provided their support to the application then they had solutions to the noise, land contamination and drainage and delegated authority could be given to the Planning Officers for sign off whilst the necessary reports were produced.
- A great deal of information had been provided in support of this application. On the first application Highways only required technical changes to be made however they now said that this application was wholly unacceptable and he questioned why this was the case as they were not aware of any policy changes.
- They could link to the path on the new by-pass or simply walk down Fulbeck Lane the same as the existing residents of both the old and new properties. They did not understand why walking down the lane or linking to the by-pass route was suddenly unsustainable or unacceptable and no technical response had been provided from Highways or Planning on this issue. They hoped that Members accepted that walking down the lane to the by-pass was acceptable and a provided an easy suitable route into Morpeth.
- The site represented an anomaly in relation to the existing and emerging policies, the NPPF and the site circumstances. The aim of the NPPF was to deliver more homes in the most sustainable way while the Neighbourhood Plan was to harness growth whilst retaining local identity and distinctiveness. The development would meet the aims of the NPPF whilst protecting and representing the aspirations of the Neighbourhood Plan.
- A lot of information had been provided by the agent in relation to other developments in the area, and Katerdene sat between these.
- The site was previously developed and had an existing permission for 2 dwellings currently and the site would not encroach outside boundaries of the Certificate of Lawfulness which was granted by the Council.
- The site would not link settlements together and would not undermine the settlement boundary as defined in the Neighbourhood Plan. Whilst outside the settlement boundary it fell within the settlement of Morpeth and fell within allocations for employment and housing land. The site was not isolated from Morpeth and was a sustainable form of development.
- The impact on the highway network should be considered acceptable with manoeuvring and parking spaces would be provided and safe access provided.
- The proposal would comply with the Development Plan as a whole and fulfil the environmental role as sustainable development. It would contribute to the supply of housing and would be sustainable development in terms of the NCC.

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

- In respect of further clarity on aspects of the late representation, details of the Certificate of Lawfulness had been checked and it was confirmed that only half the site at the northern part could be considered as brownfield site the other half being greenfield. The application has been considered on the whole site. If the whole site had been previously developed it would still need to be considered against bullet point g in the NPPF which stated ... “not have a greater impact on the openness of the Green Belt than the existing development”.
- In terms of the Highways position, Highways stated that they had assessed the application and had concerns regarding the unsustainability of the location with the development being wholly reliant on vehicle use and did not meet tests within the NPPF.
- Other developments in the location could have had different material reasons for being acceptable at the time of development however Members must consider the facts as of today in relation to this application and the in principle position which was in the Development Plan and the position of the emerging Local Plan on developments outside the settlement boundary. If the application did not meet policies you could look at other material aspects, however Officers did not consider these were sufficient to justify development outside the principal policies to allow this application.
- All aspects of the highways scheme was unacceptable, whilst there was the possibility that some mitigation could be provided details of this had not been provided to Highways so they could not support this application.
- Part of the site could be developed but Members must look at the policies and be consistent in their application.
- Discussions regarding settlement boundaries had taken place with policy colleagues, there was a definite line of a settlement boundary and anything outside of this was described as open countryside or outside the settlement boundary. In this instance, whilst the application site might be close to and feel part of the settlement, it was definitely outside of the settlement boundary and therefore there should be no development unless there were exceptional circumstances.
- The extant permission for 2 dwellings had been granted under permitted development and therefore there had been no opportunity to refuse due to sustainability.
- The site to the north of the internal road could be utilised for development, however the applicant had wished to proceed with the application for the whole of the site.

Councillor Dodd proposed acceptance of the recommendation to refuse the application as set out in the Officer's report which was seconded by Councillor Jones.

Whilst Members had some sympathy with the applicant and felt that the proposed dwellings were of a good quality design, it was not considered that there was sufficient justification for development within the Green Belt and outside of the settlement boundary and they must be consistent with the application of planning policies. It was stated that Cabinet had agreed that a review of the Local Plan would be undertaken once it was adopted in light of the development of the Northumberland Line and BritishVolt in order to provide more executive type

housing in South East Northumberland which might assist in unlocking this site in the future. Alternatively a smaller development on the previously developed land could be submitted for consideration.

A vote was taken on the recommendation to refuse the application for the reasons as outlined in the report as follows: FOR 6; AGAINST 0; ABSTENSIONS 3.

**RESOLVED** that the application be **REFUSED** for the reasons as outlined in the report.

## 38 **APPEALS UPDATE**

**RESOLVED** that the information be noted.

A short break was held at this point and the meeting reconvened with Councillor J Beynon, in the Chair who advised that the agenda would be reordered and the next item would be the Policing and Community Safety Update.

## 39 **POLICING AND COMMUNITY SAFETY UPDATE**

Inspector John Swan and Sergeant Les Robson were in attendance to provide an update on policing and community safety within the Morpeth area. The following information was noted:

- Police in Morpeth had received a total of 8,259 incidents during the past year, which was low in comparison to some other areas, with the majority in relation to public safety and welfare. There had been 2,307 crimes reported however at least one third had been from the two mental health institutions and HMP Northumberland which meant that 1649 in total from residents within the Castle Morpeth area which was low in relation to other areas with the same population.
- Liaison Officers had been attached to the Morpeth Police Station to work with St Georges and Northgate Hospitals to build relationships and work to resolve issues. This work would also cover the new housing estates in proximity to the hospitals ensuring residents felt safe.
- There had been issues within the Hadston and Widdrington areas with Antisocial Behaviour (ASB) and off road biking with some vehicles involved in being seized.
- Work had been undertaken in relation to ASB within Morpeth town centre and Carlisle Park, and homelessness and begging issues working with NCC Safeguarding teams to get help and support to remove the issue.
- Youth ASB warnings and letters had been issued throughout the year and work was undertaken with housing providers. There had been a slight increase in reports of ASB following the end of lockdown, however this often related to young people just sitting chatting without any ASB occurring.
- Cameras had been adjusted to take account of the reopening of the night-time economy with an increased police presence and work undertaken with door staff and licensees.
- Morpeth was a safe place to live with a lower crime rate than other areas however the Neighbourhood Team would continue to work to make

improvements for residents.

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

- Morpeth Police Station had never been closed during the pandemic, however the reception area was no longer open to the public.
- The Police were aware of cars using the underground area of the Morrisons car park at night and the ASB occurring with a number of arrests made and warnings provided. Any video evidence of ASB should be forwarded to the Police to allow action to be taken.
- Information would be forwarded to colleagues in relation to vodka bottles and security tags from Asda being thrown from cars between Loansdean and Clifton on the A197.
- Strategies have always been in place in relation to any domestic violence (DV) and positive action taken. The Specialist Investigation Unit (SIU) takes on all DV incidents with specially trained officers in place. There was an awareness of the potential for an increase in DV incidents during lockdown and extra contact was made by the Neighbourhood Team to known victims at medium risk and work was also undertaken with partners and foodbanks etc to ensure identification of potential problems at an early stage.
- Any child concerns were reported through the Multi Agency Safety Hub (MASH) with the appropriate support put in through the partnership approach.
- The Neighbourhood Teams linked in with each other across the force and resources would be moved to where needed and there was a borderless policy in place.
- Regular updates should be provided to Town and Parish Councils with regular updates from their Neighbourhood Teams although attendance in person had not been possible during Covid. It was important that any issues were reported as they happened rather than waiting for a Parish Council meeting and contact should be made with the local teams whose details were available on the website.
- In relation to speeding issues contact would be made with Councillor Dunn regarding problems in Lynemouth and Ellington. Speeding issues in other areas should continue to be reported through the Neighbourhood Teams and would be passed to traffic.
- The use of speedwatch volunteers had been paused due to Covid however work was underway as to how volunteers could feel better valued.
- Notification of any cycling events / time trials being held should be being provided to the Police in advance.
- Planning for darker nights operations which included additional patrols targeting ASB was underway, however any incidents should continue to be reported either by calling 101 or on the Northumbria Police website.
- Any incidents of vehicle ASB should be reported as above as action could be taken under Section 59 of the Police Reform Act and where registrations were provided these would be added to the database and the vehicles targeted. If this was happening in specific areas at certain times then extra resources could be utilised to look for the vehicles and details could also be passed to Operation Dragoon for their attendance.
- The Community Engagement Van visited villages to provide education



regarding speeding and work was to recommence in association with the Fire and Rescue Service and Ambulance Service on this.

- It was anticipated that “Cuppa with a Copper” would be reintroduced.
- More would be done to share with the media the good work that was being undertaken. Issues with social media perpetuating stories from other areas of the country had been recognised and moderators were being asked to remove stories which were no longer relevant.

Inspector Swan and Sergeant Robson were thanked for their attendance.

## 40 PUBLIC QUESTION TIME

L Little, Senior Democratic Services Officer advised that questions had been received as follows:

From: Heddon and Ponteland Branch Labour Party

“Under the government’s new National Bus Strategy, Northumberland County Council is required to produce a “Bus Service Improvement Plan” (BSIP), with a deadline of 31<sup>st</sup> October 2021. What public consultation is being undertaken to inform the development of this Plan and the work of the proposed “Enhanced Bus Partnership”? How can individuals and interested groups contribute ideas for new or improved routes, better integration and other measures to improve local bus services? “

Response provided in writing in advance of the meeting:

*“The Enhanced Bus Partnership consultation is being led by Transport North East and supported by the region’s local authorities, including the county council. The County Council are actively promoting the consultation via news releases, social media and encouraging stakeholders such as town and parish councils to get involved. Both individuals and groups are being encouraged to participate in contributing to the development of a regional ‘Bus Services improvement plan’ further information on this initiative as well as a public engagement questionnaire can be accessed via the Transport North East website”*

A further question was then submitted:

“Thank you for your response and the proposed answer to the questions submitted for next Monday’s LAC regarding improvements to bus services. I must say that publicity for the questionnaire seems to have been rather poor. I have been looking into the issue for a few weeks now, and have just looked again at the NCC website for information on bus policy, and there is no pointer to the questionnaire. I haven’t seen anything in Pont News and Views. I don’t recall any information in the annual Council Tax correspondence or the occasional paper that is distributed. So I would question how serious the council is on consultation. Perhaps this comment could be raised at the upcoming LAC and considered by the relevant officers?”

Response:

*“This consultation is being led by Transport North East (TNE) and not by*

*Northumberland County Council. The Bus Service Improvement Plan is set against very strict and tight deadlines for submission to DfT which has affected the ability of both NCC and TNE to effectively engage with all stakeholders at this stage, once the BSIP has been submitted next month, we will then have further opportunity to consult and feed in proposals ahead to any intervention being finalised. In the meantime either Neil Easton or someone from TNE would be happy to meet with any individuals or groups to discuss any opportunities or concerns they may have”.*

#### Morpeth Town Council

“Can the Town Council be provided with written guidance with regards to NCC’s s106 protocols including how best to engage with Planning Officers. The Town Council believes the early stage discussion is an important step in the process and would appreciate the necessary guidance to ensure requests are being heard at the earliest possible time. Members of the Council appreciate how busy Rob will be and if we could have the details of a specific s106 office, if there is one, and we can raise the issues directly with them. We also feel it is now especially important to get this information as we have 10 new councillors which joined us following the elections in May and they need to have a good understanding of the processes in place.”

Response:

*“The new Local Plan will hopefully be formally adopted during the next few months. Extensive viability work and debate took place during the formal examination process on s106 contributions. This will mean there will be significant changes to the way that developer contributions are calculated and secured on sites. We have anticipated issuing revised public guidance when the Planning Inspectorate issues its final report on the Local Plan. Training sessions will be run with NCC and Parish/Town Council Members. We will set out how communities can get involved at this stage.”*

## 41 **PETITIONS**

No new petitions had been received.

An update was provided in relation to the petition “Enforcement in Lynemouth” as follows:

*“Out of the eight remaining cases, four have been evaluated and are being closed. The final four will have their evaluations completed shortly.”*

## 42 **LOCAL SERVICES ISSUES**

### Highways

M King, Highway Delivery Area Manager was in attendance to provide an update to Members and answer any questions. Members were advised that social guidelines in respect of Covid were continuing to be followed. The Highways Engineers post had now been filled with Lee Dundas stepping up. Routine

inspections were continuing with the backlog reducing. Reactive third party reports have continued to increase with extra officer resource allocated, however the forecast September date for completion had been missed. The reason for the increase in reports would be investigated. The routine gulley programme was continuing and some progress had been made with the backlog with a review of the routes and frequency currently being undertaken. A full list of schemes would be circulated after the meeting. Agreement to fill all vacant posts within the team had been given.

In responses to comments from Members, P Jones, Service Director advised that there was a large highways programme ongoing and resources had been provided. Gully tankers were to be replaced with larger capacity tankers which would improve gully cleansing in areas where this was needed. Traffic Management would need to be put in to allow the cleaning of the middle of the A197 road outside County Hall. A discussion would be held outside the meeting with Councillor Dodd regarding the A69 slip road roundabout between Ponteland and Throckley.

### Neighbourhood Services

P Lowes, Neighbourhood Services Area Manager provided an update to the Committee advising that there remained a high demand for garden and bulky waste with targets being exceeded. Grass cutting was on target and street sweeping would be targeting leaf hot spots shortly with Members asked to notify of any problem areas. Preparations were commencing for winter works and he would welcome any feedback on areas which Members felt need to be looked at. The weed killing trial was coming to an end and a report would be provided on the results in November and be shared with Members. All verge cutting targets had been achieved. It was hoped that assisted bulk collection would be able to be reinstated.

An update would be provided to the Communities and Place OSC and Cabinet in October on the glass collection trial. It had been expected that there would be a drop in the levels at take your own collection sites, however these had gone up 22% during Covid which had skewed the results of the trial. The trial had been very successful and had been welcomed however its continuation and potential for roll out to other areas was very much dependent on Government funding.

Morpeth Town Centre was swept on a regular basis however it had been the larger sweeper that had been used recently which was unable to go onto paths and they would look to use the mini-sweeper as well. Councillor Beynon highlighted that years ago business proprietors swept footpaths outside their own premises which had helped with the appearance of the town centre. Members highlighted issues with weeds with some areas looking neglected. It was clarified that this was not as a result of trials of alternative weed killing methods as that had been undertaken in specific areas, but was the result of the recent weather and it might be that the programme would need adapting to meet challenges in the future. Councillor Murphy highlighted that weeds provided essential food for bees and it might be that unless areas were unsafe that weeds should be considered as part of the biodiversity of areas. The Service Director advised that due to constraints chemicals could not be used to prevent weeds growing and therefore they needed to grow before they could be treated and it was possible a

trial of a mechanical removal could be undertaken in the future.

Contact would be made with Councillor Jones outside of the meeting to discuss the tree programme.

#### 43 **LOCAL TRANSPORT PLAN UPDATE**

P Jones, Service Director – Local Services, provided an introduction to the report which gave an update on the Local Transport Plan (LTP) 2021/22 and the preparation for the 2022/23 programme.

The key aspects of the Countywide programme were outlined including the increased level of DfT funding and he advised that some additional schemes had been added to the previously consulted upon schemes. The complexity of some of the schemes within the County were highlighted.

Specifically in relation to the Castle Morpeth area it was reported that of the 55 projects within the area, 14 were complete including 20mph scheme at Cambo First School, Barrington corner improvements, works on the B6309 Stamfordham to Whittledean as well as a new zebra crossing at Broadway and Darras Hall. Five had gone through consultation and design and had been issued to the Area Team including works at Front Street in Lynemouth and Cresswell Road in Ellington, Meadowfield at Ponteland, improved signage along the riverbank at Stakeford and works at Hebron Village and Ponteland around car parking. 23 Schemes were at the design stage including pedestrian and cycling improvements. The safety teams had also taken forward a number of other high risk sites such as Blagdon Lane junction with the Great North Road, the C115 bends west of Chevington Moor and the 13 remaining were still to be programmed.

In respect of Highways Maintenance in the area there were a total of 32 projects, 14 of which were complete which included the majority of micro-surfacing and surfacing schemes, although as this was weather dependent, two schemes had been deferred into the next year. Nine works orders had been issued mainly in relation to surface dressing, with a further five in design and two waiting to be programmed.

Councillor Towns advised that the bridleway which had been put in following safety concerns after the restoration of the open cast from East Farm Road to the A1 was severely overgrown and asked that it be looked at to make usable. In response to a question relating to the LTP 30 mph scheme at Tritlington First School which had initially been delayed due to the possible routing of the A1, it was thought this was still at the design stage and an update would be provided. An update would also be provided on the Pegswood 20 mph scheme.

In response to Councillor Murphy's question regarding the progress of the Morpeth Road to Paddock Hall scheme which had been funded by ex-Councillor Ledger, Mr Jones advised that a process to provide updates to the LACs in terms of LTP schemes in a similar way to those provided for Members Small Schemes on a quarterly basis was being developed which would provide this type of information.

Mr Jones was thanked for the report and update.

**RESOLVED** that the information be noted.

44      **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. It was hoped to be able to have an update on the A1 dualling at the next full meeting in November.

**RESOLVED** that the information be noted.

45      **DATE OF NEXT MEETING**

The next meeting which was a Planning only meeting would be held on Monday 11 October 2021 at 4.00 pm.

**CHAIR**.....

**DATE**.....

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## Northumberland County Council

### CASTLE MORPETH LOCAL AREA COUNCIL

8 NOVEMBER 2021

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#### DETERMINATION OF PLANNING APPLICATIONS

**Report of the Interim Executive Director of Planning and Local Services**

**Cabinet Member:** Councillor C Horncastle

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#### **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.

### **Important Copyright Notice**

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### **BACKGROUND PAPERS**

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

### **IMPLICATIONS ARISING OUT OF THE REPORT**

**Policy:** Procedures and individual recommendations are in line with policy unless otherwise stated



<b>Finance and value for Money:</b>	None unless stated
<b>Human Resources:</b>	None
<b>Property:</b>	None
<b>Equalities:</b>	None
<b>Risk Assessment:</b>	None
<b>Sustainability:</b>	Each application will have an impact on the local environment and it has been assessed accordingly
<b>Crime and Disorder:</b>	As set out in the individual reports
<b>Customer Considerations:</b>	None
<b>Consultations:</b>	As set out in the individual reports
<b>Wards:</b>	All

Report author : Rob Murfin  
Interim Executive Director of Planning and Local Services  
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.

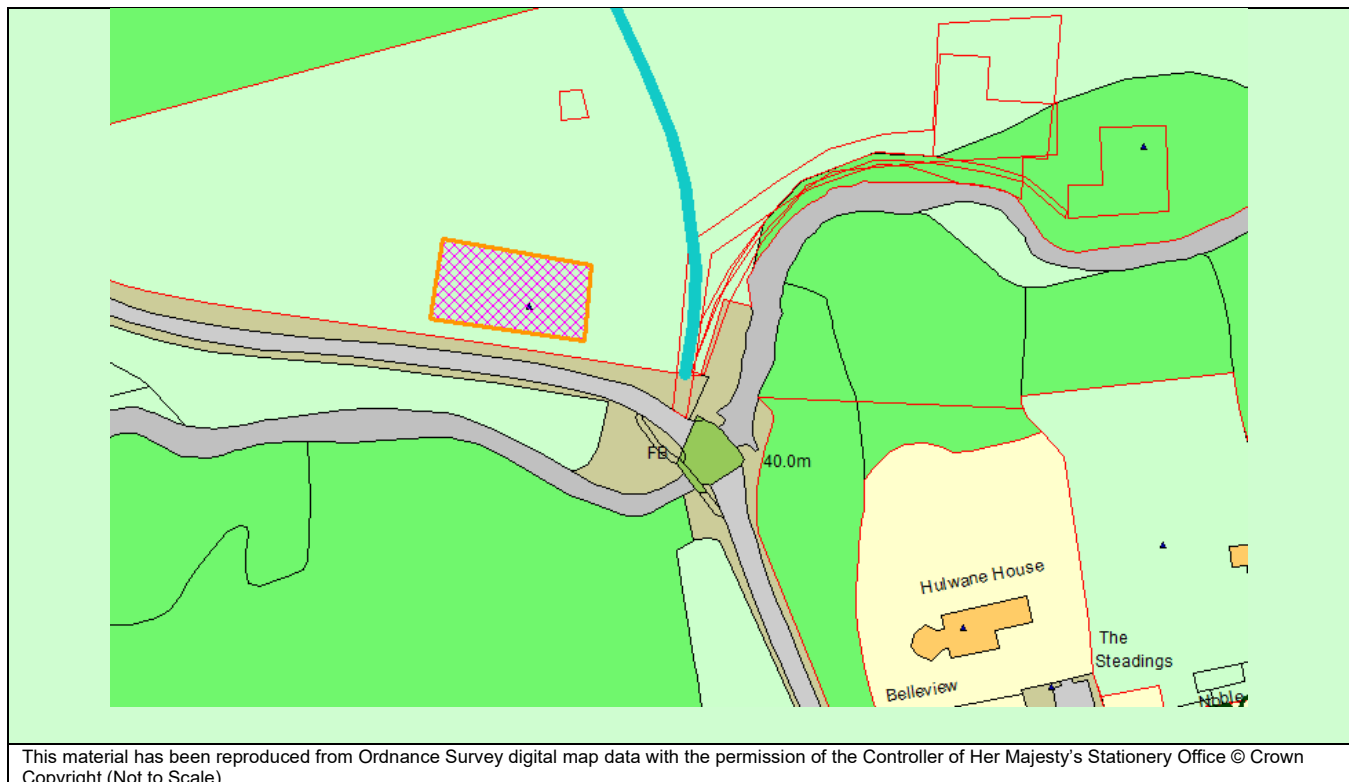


## Northumberland County Council

### Castle Morpeth Local Area Council Meeting 8<sup>th</sup> November 2021

<b>Application No:</b>	20/03851/COU		
<b>Proposal:</b>	Change of use from field to construct a riding arena 22 metres x 40 metres for private use		
<b>Site Address</b>	Land North West of Hulwane, U6003 Ulgham to Ulgham Park Junction, Ulgham, Northumberland		
<b>Applicant:</b>	Mrs Linda Rudd Warren Cottage, Longhirst, Morpeth, NE61 3LX	<b>Agent:</b>	None
<b>Ward</b>	Pegswood	<b>Parish</b>	Ulgham
<b>Valid Date:</b>	23 February 2021	<b>Expiry Date:</b>	31 May 2021
<b>Case Officer Details:</b>	Name: Mr Will Laing Job Title: Planning Officer  Email: will.laing@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



## 1. Introduction

1.1 This application has received an objection from the Parish Council and under the provisions of the Council's current Scheme of Delegation, this application is being reported to the Castle Morpeth Local Area Council for decision as it raises significant planning issues.

## **2. Description of the Site**

2.2 This application refers to a field and access track to the northwest of Ulgham and north of the U6003 Ulgham to Ulgham Park Junction. The site has an access and hardstanding to the southwest, with a public right of way along the west boundary.

2.3 This application seeks full planning permission to install a riding arena 22 metres by 40 metres for private use. The proposed riding area would have a chopped rubber surface, enclosed by a 1.35m high wooden posts and rails and would utilise the existing access.

2.4 The applicant has confirmed that the proposal would be for private use in conjunction with the stable approximately 90m to the northeast. There are other structures or lighting proposed as part of the proposal.

## **3. Planning History**

Nearby sites include:

17/00205/ROAD - Prior notification for road to provide all-weather vehicular access for the management and inspection of a property entering production phase. Land at Ulgham.

Status: Prior approval not required

19/03415/FUL - Prior notification for road to provide all-weather vehicular access for the management and inspection of a property entering production phase. Land north east of Hulwane House.

Status: Application returned

19/03885/FUL - Construction of agricultural building to provide shelter for sheep and horses, access road, small animal shelter and associated fencing (as amended 23.12.2019). Land north east of Hulwane House.

Status: Permitted

20/00987/FUL - Minor amendment to planning application 19/03885/FUL - to alter roof pitch.

Status: Permitted

21/01020/FUL - Proposed extension to provide store. Land north east of Hulwane House.

Status: Permitted

## **4. Consultee Responses**

Ulgham Parish Council	The Parish Council wish to object to the application as the proposed arena /ménage is well away from the existing stable block and will be a stand-alone development in an open field which is in the green belt. Also the line of the right of way has
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	been redirected which is now to the west of a newly erected fence, it seems, without any consultation. This means that walkers must walk through a field potentially containing up to 12 horses which could be intimidating to members of the public, particularly in view of recent fatal incidents involving the public and livestock.
Public Protection	No objection.
Environment Agency	No objection.
Lead Local Flood Authority (LLFA)	No comment.
Highways	No objection subject to conditions.
Public Rights of Way Officer	No objection to the proposed development on the condition that Public Footpath No 1 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	0
Number of Objections	5
Number of Support	0
Number of General Comments	1

### Notices

General site notice, 3rd March 2021

No Press Notice Required.

### Summary of Responses:

Five letters of objection have been received on the following grounds:

- Inappropriate development for Green Belt;
- Detrimental impact on Green Belt;
- Contrary to NPPF;
- Impact on landscape and local character;
- The proposal would be an isolated and alien feature;
- Man-made surface would be intrusive to the surrounding area;
- Unacceptable urbanisation of the area;
- Intrusive development outside of the settlement boundary (contrary to policyC1 of the Local Plan)
- The site is a local beauty spot;
- Previous alterations to the public footpath adjacent to the site;

- Impact of fencing installed through previous application;
- Conflict between previous approval for 17/00205/ROAD, which would jeopardise the previous approval and risk the safety of the footpath users;
- Adjoining land users have additional gates to operate forestry business;
- Overuse of signage (from previous application);
- Previous comments from the Public Right of Way Officer have not been adhered to;
- The applicant has created an area of hardstanding to the west which attracts people to park where there is no right to park.
- Potential conflict between users of the area and people using the trail, if it was hired out;
- Dispute the applicants claim of personal use;
- Contrary to the Human Rights Act "an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.", due to conflict between the users of the proposal and people accessing their property via the public footpath.
- Access to woods/public footpath during construction;
- Previous issues with access due to a previous approval;
- If permission is granted lighting should be prohibited to prevent light pollution to the woods and surrounding area;
- No objection to the principle of the arena, but it should be sited in the curtilage of the existing buildings; and
- Cumulative development resulting in urban sprawl 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=QJVQGOQSK4S00>

## **6. Planning Policy**

### **6.1 Development Plan Policy**

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

Policy Set1- Settlement Boundaries

Castle Morpeth District Local Plan

C1 - Settlement boundaries;  
 C15 - Landscaping;  
 C16 - The Green Belt;  
 C17 - The Green Belt; and  
 R7 - Low Impact Countryside Activities.

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

### **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) (January 2019)

STP1 - Spatial strategy;  
STP 2 - Presumption in favour of sustainable development;  
STP 3 - Sustainable development;  
STP 7 - Strategic approach to the Green Belt (Strategic Policy);  
STP 8 - Development in the Green Belt (Strategic Policy);  
QOP2 - Good design and amenity;  
QOP4 - Landscaping and trees; and  
TRA4 - Parking provision in new development.

## **7. Appraisal**

7.1 The main issues for consideration in the determination of this application are as follows:

- Principle of Development;
- Open countryside
- Green Belt;
- Impact on residential amenity;
- Design and visual impact;
- Rights of way, parking and highway safety; and
- Other issues.

7.2 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 Blyth Valley District Local Development Framework: Development Control Policies Development Plan Document (DPD)(2007) as identified above. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

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

7.4 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.

## Principle of Development

7.5 The proposal is not within a settlement boundary as is identified within the Proposals Map of the Castle Morpeth District Local Plan. Policy C1 of the Castle Morpeth Local Plan establishes settlement boundaries and states that development in the open countryside beyond settlement boundaries will not be permitted unless the proposals can be justified as being essential to the needs of agriculture or forestry or are permitted by alternative policies in the development plan. The report will examine this in greater detail.

### *Open Countryside*

7.6 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, Policy STP 1 of the Draft Northumberland Local Plan similarly does not identify the site as located within a settlement boundary and places the site in open countryside.

7.7 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.

7.8 In accordance with Policy C1 of the Castle Morpeth District Local Plan, proposals can only be justified as essential to the needs of agriculture or forestry, or are permitted by other policies within the plan. The supporting text to Policy C1 advises that development within the open countryside should maintain the rural character of the open countryside in accordance with the Council's objectives and that certain forms of development are acceptable in principle in the open countryside in terms of supporting sport and recreation.

7.9 Given the openness and nature of the proposal and the small-scale degree of development, it is considered that the development is in a suitable location in accordance with Policy C1 of the Development Plan, and that it conforms in principle to the criteria for development in the open countryside. The proposal is therefore considered to be acceptable in this regard.

### *Green Belt*

7.10 The application site falls within the Green Belt as identified within policy S5 of the Northumberland and National Park Joint Structure Plan First Alteration (February 2005). Emerging Green Belt Policy (STP 7) defines the proposed Green Belt boundaries around Morpeth, the site is located within the Green Belt in proximity to the inset boundary.

7.11 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 still at examination stage, further consideration will need to be given as to whether Green Belt policies should apply to the site.



7.12 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.

7.13 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.

7.14 Paragraph 149 of the NPPF sets out several exemptions for development within the green belt, including the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Policy C17 criterion c) of Castle Morpeth District Local Plan broadly complies with paragraph 149 of the NPPF but does not make specific reference to outdoor recreational uses. The Castle Morpeth Local Plan is not considered out of date but is considered to be aged from being adopted in 2002, in comparison to the recent 2021 NPPF and as such greater weight is to be given to the NPPF. Furthermore, policy STP 8 of the Draft Northumberland Local Plan (2019) supports appropriate Green Belt Development as identified in national planning policy (NPPF).

7.15 The proposed development would be supporting an existing private stable and would have a relatively small amount of physical development. The development would form an outdoor recreational facility which complies with the exemption of paragraph 149 of the NPPF. It is noted that a submitted objection states that they have no objection to the principle of the development but would want the proposed riding arena to be sited closer to the existing stable to the west. While this is noted, the planning application must be assessed on the details provided. The application site is within the ownership of the applicant, in proximity to the stables in which they would serve and would not require vehicular transportation. Furthermore, the development would not require any form of sequential test to justify its siting.

7.16 While it is noted in the supporting text of policy R7 that equine uses can cause conflict with road and traffic users, particularly at large events, the proposal is for a private use and as such, there would be no large gatherings such as competitions or public training classes. The applicant has clarified that the proposal is for private use only. It is noted that objectors have raised issues with potential dangers between people using the bridleway and potential forestry traffic from application 17/000205/ROAD, however it should be noted that the site is currently used for grazing, and therefore the animals of the existing field are left unsupervised to graze.

Should approval be granted, horses using the site would be supervised moving to and from the site, and during the use not only would the horse be supervised, they would be enclosed by the proposed arena, further separating them from traffic and users of the bridleway.

7.17 The proposed riding arena would have limited physical development, restricted to surfacing and fencing as the proposal would support an existing private stable approximately 80m to the east of the site. The applicant has submitted a Flood Risk Analysis and neither the Environment Agency nor Lead Local Flood Authority have any objections to the application. As such, the proposal is not considered to be a flood risk.

7.18 Having regard to the above, the use and scale of the proposal, it is considered that it would not conflict with point B of paragraph 149 of the NPPF, as it would not have a significant impact on the openness of the countryside or the spatial or visual openness of the Green Belt. Similarly, point C of paragraph 138 of the NPPF would not be compromised.

7.19 Having regard to the above, by virtue of the limited physical development, proximity and use in conjunction with an existing private stable, it is the view of officers that the proposal is acceptable in principle and would comply with policies C1, C16, C17 and R7 of the Castle Morpeth District Plan and STP 8 of the Emerging Northumberland Local Plan

#### Impact on Residential Amenity

7.20 It is noted that objections have been received on the grounds of potential light disturbance and that the proposal would prevent peaceful enjoyment of their property.

7.21 The proposal does not propose any lights or lighting systems and a condition shall be imposed to ensure that no lighting is installed in future in the interest of visual and residential amenity.

7.22 The application site is located approximately 105m to the nearest dwelling (75m to the boundary) which is separated by a strip of woodland and the topography site ensures that the application site is set at a significantly lower ground level. The proposal is not for public use and as such would not generate public traffic, and the proposal does not include the installation of any plant. As such, the proposal would not create any noise generating uses that would impact on the residential amenity of the nearest residential properties.

7.23 Having regard to the above, it is officer opinion that the proposal would not have a detrimental impact on residential amenity and as such would comply with policies C1 and R7 of the Castle Morpeth District Local Plan 2003 and QOP 2 of the Emerging Northumberland Local Plan 2019.

#### Design and Visual Impact

7.24 The proposal would consist of a 1.35m timber fencing with an artificial surface. The proposal would be within an existing enclosed field which is enclosed by a timber fence along the eastern and northern boundary and a hedge along the

southern boundary. Other from the public right of way along the eastern boundary of the site, public views of the site are extremely limited.

7.25 The application site is for the use of the stables to the north. The siting of a horse-riding arena on a rural field on the periphery of a settlement, such as the application site, is not unusual in terms of location. Furthermore. The low timber fencing would remain in keeping with existing means of enclosure.

7.26 Having regard to the above, the proposal is considered to be acceptable in terms of character and appearance. It is officer opinion that the proposed visual impact on the development would not be as significant as to warrant refusal of the application. As such, the proposal is deemed to comply with policies R7 and C15 of the Castle Morpeth District Local Plan (2003) and policies QOP 2 and QOP4 of the Emerging Northumberland Local Plan 2019.

#### Rights of Way, Parking and Highway Safety

7.27 Objections have been received on the grounds that the proposal would prevent the use of the public right of way, and that the existing right of way has been altered.

7.28 The right of way was discussed between the applicant and the Right of Way Officer, and whilst there was some initial confusion over a diversion, the right of way is remains unchanged. The proposal does not seek to amend the right of way and proposal would not impact on enclose the right of way. At the time of the case officers last site visit (24.09.2021) the public right of way matched the existing maps.

7.29 Objections have been raised regarding the impact on access of previous approvals, including access during construction. Each application must be assessed on its own merits, previous issues are not reasonable grounds for refusal and the application cannot be forced address existing issues. At the time of the officers site visit, there were no obstructions to the public right of way.

7.30 An objector states that the applicant has created an area of hardstanding to the west which attracts people to park where there is no right to park. This is an existing hard-standing and not subject to this application, as such this application cannot be reasonably used to impose controls on an existing issue.

7.31 further objection raises the issue of potential conflict between users of the area and people using the trail, if it was hired out. The application is for private use only which shall be enforced by means of planning condition. Therefore, there shall be no hiring out of the area, and as such this is not reasonable grounds for refusal.

7.32 Concerns have been raised by an objection regarding access to woods/public footpath during construction. The site has ample room for the storage of materials during construction, and while there will inevitably be some construction traffic during the construction process a condition shall be imposed to ensure that the public right of way remains.

7.33 The applicant has submitted details to ensure that a Type-C access is installed, which has been agreed by the Highways Network Manager. The Highways Network Manager has no objection to the proposal subject to the imposition of a condition to ensure that the proposed access is installed prior to first use of the development.

7.34 An objection has been submitted raising issues with access for approved under application 17/00205/ROAD. It should be noted that this was a prior notification for an access road related to silvicultural operations, extraction of (tree) thinnings and other forest products. This application relates solely to access and is not a planning consent for the silvicultural operations. Officers would make it clear, that this application is for the arena only and not propose any alterations to the access road within the site or the bridleway. The proposed works would therefore not prevent or hinder any access rights of the public or existing operations. As such, the objectors' concerns are with access or a civil matter and not a planning matter.

7.35 It is further noted that the proposed condition ensuring the upgrading of the entrance to the highway would ultimately benefit the access for all users, however, access during the implementation of the Type-C access is a civil matter and not reasonable grounds to refuse the application.

7.36 An objection alleges that the applicant has installed a fence next to the track causing an obstruction, that has been discussed with the By-Way Officer. This application does not propose any fencing outside of the proposed enclosure of the proposed area, and this referred to fencing is not part of this application. As such, it is not reasonable to refuse the application on this information. Should the fence be a breach of planning controls, then it would be necessary to investigate the matter through Planning Enforcement and not this application.

7.37 Subject to the requested condition regarding access, the proposal is considered to be acceptable in terms of public rights of way, parking and highway safety. As such it is officer opinion the proposal complies with the Castle Morpeth District Local Plan 2003 and policy TRA 4 of the Emerging Northumberland Local Plan 2019.

#### Other Issues

7.38 Objections have been received on the grounds that the site is a local beauty spot; and the overuse of signage (from previous application).

7.39 The impact of proposal on visual amenity have been assessed above, and the site is privately owned with no planning policy designation as a local beauty spot, as such this is not reasonable grounds for refusal.

7.40 There was no signage on site at the time of the officers site visit, and no signage is proposed as part of the proposal.

#### Equality Duty

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

#### Crime and Disorder Act Implications

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

## Human Rights Act Implications

7. 41 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

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

7.43 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 stating accordance with the relevant Development Plan Policy. The application has also been considered against the relevant sections within the NPPF and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered acceptable. The proposal is therefore recommended for approval.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

### Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved document and plans.

The approved document for this development is:-

- Application Form (dated 15.11.2020)
- Flood Risk Analysis (received 11.01.2021)
- Planning Statement (received 02.02.2021)

The approved plans for this development are:-

- Arena Plan 1 Not Scaled (received 16.11.2020);
- Arena Plan 2 Not Scaled (received 16.11.2020);
- Arena Plan 3 Not Scaled (received 16.11.2020);
- Proposed Horse Shelter Land North of Ulgham River Lyne, Ulgham, Morpeth (dated Dec 2020);
- Block Plan Proposed Rev A (dated 02.02.2021);
- HDM/SD/1100/12: 1100 - Series Heavy Vehicle Use - Type C - Commercial/HGV Use Access (dated 18.09.18)

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

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

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

03. Prior to the first use of the hereby approved development, the approved access shall be fully implemented in accordance with plan "HDM/SD/1100/12: 1100 - Series Heavy Vehicle Use - Type C - Commercial/HGV Use Access (dated 18.09.18)". The access shall be retained and maintained thereafter/

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

04. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other re-enacting or revoking Order with or without modification), the premises shall only be used as a private arena for horses owned by the applicant. The hereby approved development shall not be used for any business purposes or no other purpose other than that included in the application description.

Reason: In the interests of highways safety and amenity policies C1 and R7 of the Castle Morpeth District Local Plan 2003 in accordance with the National Planning Policy Framework.

05. There shall be no lighting permanent, temporary or mobile lighting installed at the site at any time.

Reason: In the interests of highways safety and amenity having regard to policies C1 and R7 of the Castle Morpeth District Local Plan 2003 in accordance with the National Planning Policy Framework.

06. Notwithstanding the submitted details, safe and clear public access to the public right of way shall be maintained at all times, with construction materials or

waste storage and no construction vehicles parked on, or blocking the access or public right of way.

Reason: In the interests of highways safety, and amenity policies C1 and R7 of the Castle Morpeth District Local Plan 2003 in accordance with the National Planning Policy Framework.

#### Informatives

01. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

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

**Date of Report: 26<sup>th</sup> October 2021**

**Background Papers:** Planning application file(s) 20/03851/COU

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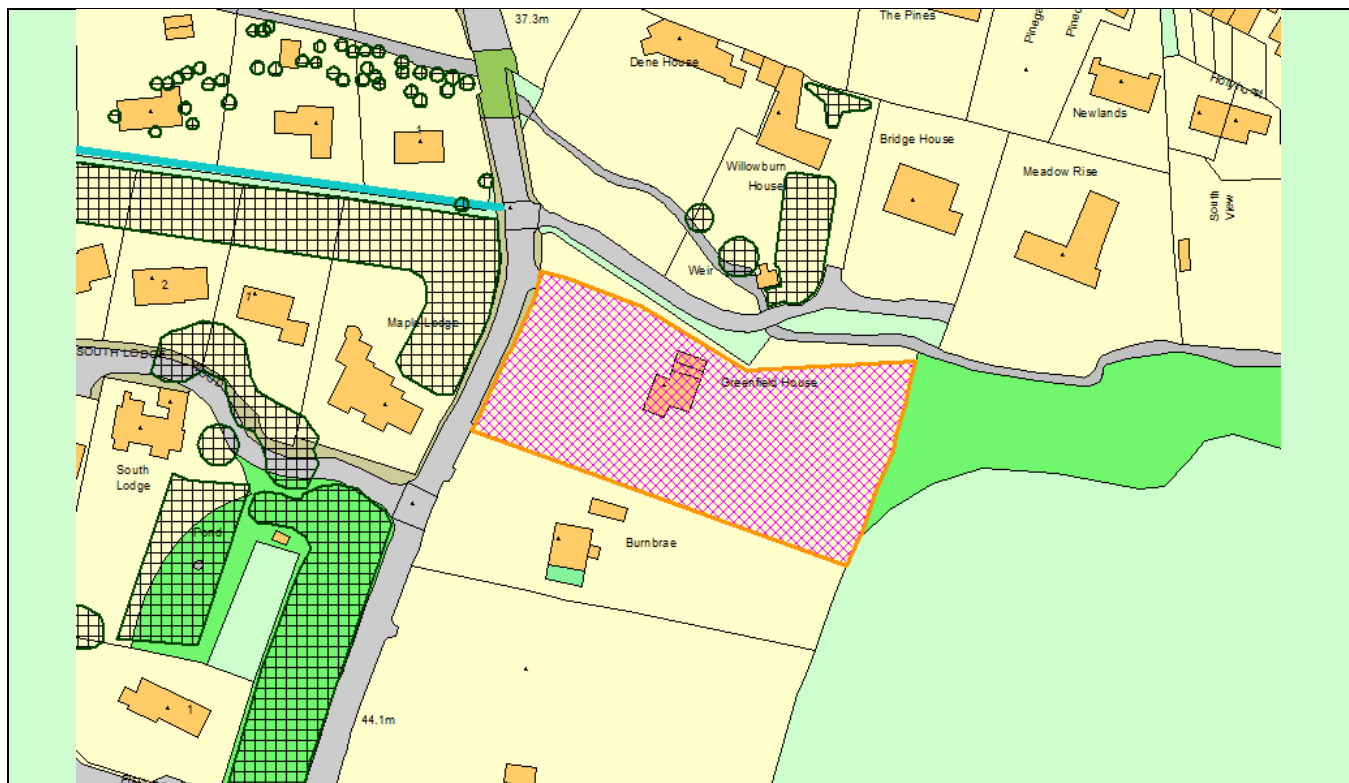


## Northumberland County Council

### Castle Morpeth Local Area Council Committee Monday 8<sup>th</sup> November 2021

<b>Application No:</b>	21/01703/FUL		
<b>Proposal:</b>	Retrospective works to dwelling including removal of car port and garage, alterations to roof, windows and door openings and construction of outbuilding		
<b>Site Address</b>	Greenfield House, Hepscott, Morpeth, Northumberland, NE61 6LH		
<b>Applicant:</b>	Mr A Warnes C/O Agent	<b>Agent:</b>	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL,
<b>Ward</b>	Longhorsley	<b>Parish</b>	Hepscott
<b>Valid Date:</b>	4 June 2021	<b>Expiry Date:</b>	09 November 2021
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

**Recommendation:** That Members GRANT planning permission for the proposed development, subject to recommended conditions.



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## 1. Introduction

- 1.1 Under the Council's current Scheme of Delegation, as an objection was received by Hepscott Parish Council, the application was referred to the Director of Planning and chairs of the Castle Morpeth Local Area Council for determination as to how the application should be decided. It was confirmed the application shall be determined at Local Area Council committee.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for works to the existing dwelling, recognised as Greenfield House, consisting of removal of the existing car port and garage, an increased ridge height and alterations to openings.
- 2.2 The application also seeks consent for the construction of a detached outbuilding to the rear of the site constructed in timber weatherboarding with a tiled roof. An external staircase upon the West facing elevation would provide access to the first floor of the outbuilding.
- 2.3 The application form states that work commenced on site on 1st December 2020 therefore the application is seeking retrospective planning permission. A site visit was undertaken by the Planning Officer which showed the work being completed to the dwelling and the outbuilding.
- 2.4 Consent was granted by the LPA under application ref no. 20/00385/OUT for the provision of additional dwellings on the wider site. Application ref no. 20/03423/REM was granted permission by the LPA for an additional 2no dwellings on the land.

## 3. Planning History

**Reference Number:** 19/02197/OUT

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

**Status:** Withdrawn

**Reference Number:** 20/00385/OUT

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

**Status:** Permitted

**Reference Number:** 20/03423/REM

**Description:** Reserved Matters application for appearance, scale, layout and landscaping for 2no. dwellings on approved planning application 20/00385/OUT

**Status:** Permitted

## 4. Consultee Responses

Hepscott Parish Council	Object on grounds of previous impacts upon protected species, lack of supporting information, residential amenity impacts, removal of trees, construction of fencing, external lighting, flooding and drainage concerns, impacts on visual amenity.
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Morpeth Town Council	No response received.
County Ecologist	No objection subject to planning condition.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	2
Number of Support	0
Number of General Comments	0

### Notices

No Site Notice Required.

No Press Notice Required.

### Summary of Responses:

2no objections were received against the application from neighbouring residents. Concerns were raised regarding:

- Overlooking/residential amenity concerns;
- Use of the outbuilding structure;
- Lack of regard to planning process;
- Impact on protected species;
- Scale/massing concerns.

Material planning considerations will be assessed as part of the below application submission. It should be noted that the removal of trees and construction of boundary fencing, providing of a certain height, can be undertaken by the applicant without the need for formal planning permission from the LPA.

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=QS5SZEQSFZP00>

## 6. Planning Policy

### 6.1 Development Plan Policy

Morpeth Neighbourhood Plan (Made version 2016) (MNP)

Policy Sus1 - Sustainable development principles

Policy Des1 - Design principles

Policy Set1 - Settlement boundaries

Castle Morpeth District Local Plan (2003) (Saved Policies 2007) (CMDLP)

Policy C1 - Settlement Boundaries

Policy C11 – Protected species

## Policy H14 - Improvements to Existing Housing

### 6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)  
National Planning Practice Guidance (2020) (NPPG)

### 6.3 Emerging Planning Policy

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

Policy STP 1 - Spatial strategy  
Policy STP 2 - Presumption in favour of sustainable development  
Policy STP 3 - Sustainable development  
Policy STP 5 - Health and wellbeing  
Policy HOU 9 - Residential development management  
Policy QOP 1 - Design principles  
Policy QOP 2 - Good design and amenity

## **7. Appraisal**

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Castle Morpeth District Local Plan (2003, saved policies 2007). The main considerations in the assessment of this application are:

- Principle of the development;
- Design and visual character;
- Impact on residential amenity;
- Ecological impacts;
- Flooding and drainage.

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.

### **Principle of the development**

- 7.2 The application proposes works within the existing residential curtilage of a dwellinghouse. The principle of development is acceptable in accordance with policy C1 of the CMDLP and the NPPF.

### **Design and visual character**

- 7.3 Policy Des1 of the MNP states that development proposals should respect or enhance the character of a site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features. Policy H14 of the CMDLP more generally states that developments should ensure no adverse impact upon the appearance of a property or the street scene.
- 7.4 The works would not adversely impact upon the visual character of the application property or the surrounding area. Whilst the ridge height of the property has been raised, existing dwellings within Hepscott have varying ridge lines with it noted the 2no dwellings which have extant planning permission on site would be taller than the application property. Alterations to openings upon all elevations would not adversely impact the appearance of the dwelling.
- 7.5 Whilst it is noted that the proposed outbuilding to the rear does have a significant footprint, this does not cause harm to the visual character of the area nor is it readily visible within the street scene, screened by the existing dwelling and boundary treatments. The provision of 2no additional dwellings on site would provide further screening to this addition.
- 7.6 The alterations therefore accord with both local and national planning policy and represent good design.

### **Residential amenity**

- 7.7 Policy Des1 of the MNP also seeks to ensure that development proposals do 'not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties'. These provisions are mirrored within policy H14 of the CMDLP and also more generally within the NPPF.
- 7.8 The alterations to the application property are acceptable and would not contribute to any greater overlooking or overbearing impacts due to the considerable separation distances that exist between the dwelling and existing properties, including those previously approved by the LPA on site.
- 7.9 The outbuilding located to the rear would be situated in proximity to the shared boundary with the residential property recognised as Burnbrae however, a separation distance of approximately 20 metres would be retained between the rear elevation of Burnbrae and the outbuilding. A condition can

be included upon any approval securing the use of the outbuilding for ancillary purposes to Greenfield House.

### **Ecological impacts**

- 7.10 Policy C11 of the CMDLP outlines that 'the council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the proposed development outweigh any adverse affect on the species or their habitat'.
- 7.11 This application is supported by an ecology report, 'Bat Survey' by OS Ecology dated October 2020. Bat surveys undertaken in 2018 and 2019 by E3 Ecology Ltd confirmed the presence of a bat roost in the building. The roost was characterised as a late maternity/mating roost for soprano pipistrelle and common pipistrelle and a summer day roost for low numbers of soprano pipistrelle and common pipistrelle. Unfortunately, the works have been undertaken without any mitigation or a European Protected Species Licence from Natural England and has resulted in the destruction of the roost.
- 7.12 All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Damage, destruction and obstruction of roosts, and the disturbance of bats are criminal offences and a police matter. Protected species legislation operates independently of the planning system, and the destruction of this roost was reported to the police in 2020 when it was first brought to the attention of the LPA.
- 7.13 In light of the loss of a maternity roost, the ecological report recommends the use of bat boxes on site to replace the loss of roosting habitat. It also recommends 10 bird boxes should be erected on site to mitigate for the loss of nesting habitat. A plan has been provided identifying where these shall be installed on site. Ecology therefore raise no objection to the application, subject to a condition securing the installation of these bat and bird boxes on site within 6 months of planning permission being granted.

### **Flooding and drainage impacts**

- 7.14 The Northern boundary of the application site is located within a floodzone 2 area however, the dwellinghouse and location of the outbuilding to the rear are not located within this floodzone and therefore protective flooding measures are not required within the development although the applicant can implement them if they choose to do so.

### **Equality Duty**

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

with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

### **Crime and Disorder Act Implications**

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

### **Human Rights Act Implications**

- 7.17 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.18 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.19 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Conclusion**

- 8.1 The application indicates an acceptable form of development to an existing residential property. It is therefore recommended for approval subject to recommended conditions.

## **9. Recommendation**

That Members GRANT planning permission for the proposed development, subject to the below conditions:

Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-
1. Location plan drawing no. 01 Rev. B (received 26th April 2021)
  2. Proposed West and North elevations drawing no. (00)205 A1 (received 26th April 2021)
  3. Proposed South and East elevations drawing no. (00)206 A1 (received 26th April 2021)
  4. Proposed site plan drawing no. (SP)004 A1 (received 26th April 2021)
  5. Proposed GF plan drawing no. (00)202 A1 (received 26th April 2021)
  6. Proposed FF plan drawing no. (00)212 A1 (received 26th April 2021)
  7. Proposed roof plans drawing no. (00)301 A1 (received 26th April 2021)
  8. Proposed outbuilding plans drawing no. (00)401 Rev. A1 (received 13th September 2021)
  9. Proposed outbuilding elevations drawing no. (00)402 A1 (received 13th September 2021)
  10. Bat and bird box plan OS ecology (received 20th September 2021)

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

02. The outbuilding hereby approved shall not be used other than for purposes ancillary to the existing dwellinghouse of Greenfield House and shall not be occupied, sold or let as a separate building, or used as separate primary residential accommodation.

Reason: To protect the amenities of nearby residents and in accordance with policy Des 1 of the Morpeth Neighbourhood Plan and policy H14 of the Castle Morpeth District Local Plan.

03. Within 6 months from the date of the planning consent, a monitoring report shall be submitted to the local planning authority that demonstrates through clear photographic evidence and a site visit by a suitably qualified ecologist that all mitigation shown in the 'Bat and Bird Box Plan' by OS Ecology Ltd and dated September 2021 has been implemented as designed.'

Reason: To maintain the favourable conservation status of soprano and common pipistrelle bats; a protected species and material planning consideration.

**Date of Report:** 21<sup>st</sup> October 2021

**Background Papers:** Planning application file(s) 21/01703/FUL



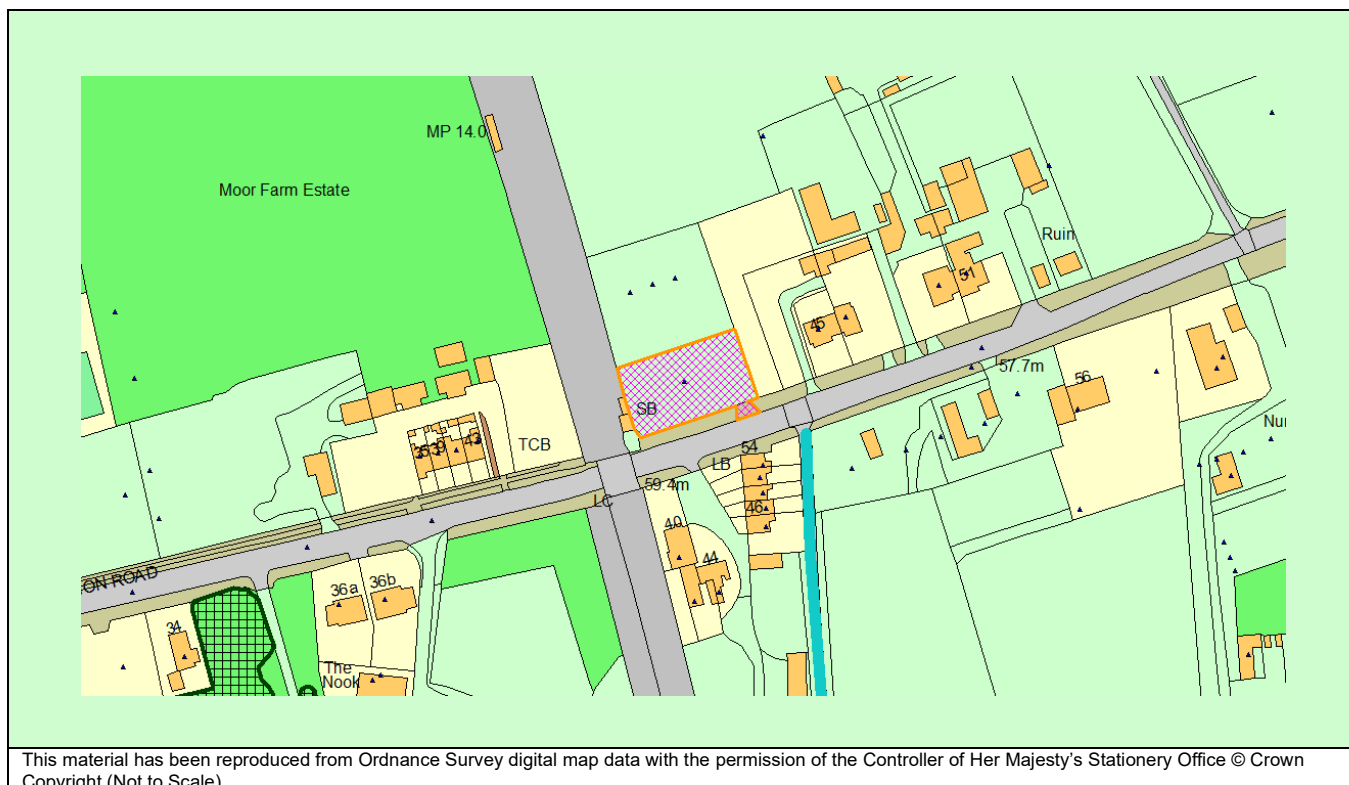


## Northumberland County Council

### Castle Morpeth Local Area Council Committee Monday 8<sup>th</sup> November 2021

<b>Application No:</b>	21/01426/FUL		
<b>Proposal:</b>	Change of use of land and the siting of a repurposed train carriage to provide 2no holiday let properties		
<b>Site Address</b>	Land South of Ivangill, Station Road, Stannington, Northumberland		
<b>Applicant:</b>	Mr And Mrs Williams C/O Agent, George F White, 4 - 6 Market Street, Alnwick NE661TL	<b>Agent:</b>	Mr Craig Ross 4-6 Market Street, Alnwick, NE66 1TL,
<b>Ward</b>	Ponteland East and Stannington	<b>Parish</b>	Stannington
<b>Valid Date:</b>	10 May 2021	<b>Expiry Date:</b>	9 November 2021
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

**Recommendation:** That Members GRANT planning permission for the proposed development, subject to recommended conditions.



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## 1. Introduction

- 1.1 Under the Council's current Scheme of Delegation, as an objection was received by Stannington Parish Council, the application was referred to the Director of Planning and chairs of the Castle Morpeth Local Area Council for determination as to how the application should be decided. It was confirmed the application shall be determined at Local Area Council committee.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for the change of use of land and siting of a repurposed train carriage to provide 2no holiday let properties at land South of Ivangill, Station Road, Stannington.
- 2.2 The application site is currently residential curtilage for the 2no dwellings located to the North. The submitted details indicate the siting of a carriage upon this land parcel with internal alterations facilitating its use for 2no holiday lets. The existing access off the C363 public highway would be utilised with car parking provision to the West of the entrance.
- 2.3 The submitted documents also indicate the provision of additional boundary treatments throughout the site, soft landscaping and an outdoor decking area for both units.
- 2.4 The application site is located within open countryside and designated Green Belt.

## 3. Planning History

**Reference Number:** 16/02946/FUL

**Description:** Erection of two residential units

**Status:** Permitted

**Reference Number:** 17/02390/DISCON

**Description:** Discharge of conditions 4 (scheme for the disposal of surface water), 9 (means of vehicular access), 10 (Construction Method Statement), 11 (surface and foul water), 13 (Construction Method Statement), 15 (full details of excavations and earthworks) and 19 (scheme for the disposal of foul sewerage) on approved planning application 16/02946/FUL (As amended 20/07/17).

**Status:** Permitted

## 4. Consultee Responses

Stannington Parish Council	The council supports tourism growth in the county and parish but cannot support this application because of the impact on road users and visual amenity next to the level crossing.
Highways	No objection subject to recommended conditions.
County Ecologist	No objection subject to landscaping condition.
Natural England	No comment.
Northumbrian Water Ltd	No response received.
Public Protection	No objection subject to recommended conditions

Network Rail	No objection subject to recommended conditions
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## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	3
Number of Support	0
Number of General Comments	1

### Notices

No Site Notice Required.

No Press Notice Required.

### Summary of Responses:

3no objections have been received against the application proposals from neighbouring residents. Concerns have been raised regarding:

- Impact on landscape and character;
- Impacts on highway safety and traffic;
- Impacts on residential amenity;

Material planning considerations will be assessed within the below appraisal.

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=QR6RR7QSFKF00>

## 6. Planning Policy

### 6.1 Development Plan Policy

Stannington Parish Neighbourhood Plan (2018) (SNP)

Policy 2 Settlements

Policy 5 New and expanding rural businesses

Policy 10 Design and Character

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

Policy RE5 Surface water run-off and flood defences

Policy RE6 Service Infrastructure

Policy RE8 Contaminated Land

Policy RE9 Land Stability

Policy C1 Settlement boundaries

Policy C11 Protected Species

Policy C15 Landscaping

Policy C17 Green Belt

Policy E10 Self-catering holiday accommodation

## 6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)  
National Planning Practice Guidance (NPPG) (2020)

## 6.3 Other Documents/Strategies

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

Policy STP 1 Spatial strategy (Strategic Policy)  
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)  
Policy STP 3 Principles of sustainable development (Strategic Policy)  
Policy STP 7 Strategic approach to the Green Belt (Strategic Policy)  
Policy STP 8 Development in the Green Belt (Strategic Policy)  
Policy ECN 15 Tourism and visitor development  
Policy ECN 16 Green belt and tourism and visitor economy  
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 WAT 3 Flooding  
Policy WAT 4 Sustainable Drainage Systems  
Policy POL 1 Unstable and contaminated land  
Policy POL 2 Pollution and air, soil and water quality

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

## **7. Appraisal**

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Stannington Neighbourhood Plan (SNP) and Castle Morpeth District Local Plan (CMDLP). The main considerations in the assessment of this application are:

- Principle of development (open countryside and Green Belt);
- Design and visual character;

- Residential amenity;
- Highway safety;
- Ecological impacts;
- Public Protection;
- Drainage;
- Network rail.

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.

## **Principle of development**

(open countryside)

- 7.2 Policy C1 of the CMDLP establishes settlement boundaries and states that development in the open countryside beyond settlement boundaries will not be permitted unless the proposals can be justified as being essential to the needs of agriculture or forestry or are permitted by alternative policies in the development plan. Policy E10 of the CMDLP supports the provision of self-catering holiday accommodation in the open countryside providing certain provisions are met. One of these provisions refers to the site being outside designated Green Belt which shall be assessed later in the appraisal.
- 7.3 Policy E10 states that proposals should be well related to an existing settlement or group of buildings and that the development should blend with the wider landscape. All buildings should be of a scale, character and materials which respect local building styles whilst appropriate parking provision should be accommodated within the development site.
- 7.4 At national planning policy level, paragraph 84 of the NPPF seeks to support a prosperous rural economy and states that planning decisions should enable *'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings'*. Part c) of this policy recognises that LPAs should support

*‘sustainable rural tourism and leisure developments which respect the character of the countryside’.*

7.5 Whilst limited weight can be given to policy ECN 15 of the NLP, this policy seeks for Northumberland to be promoted and developed as a destination for tourists and visitors whilst recognising the need to sustain and conserve the environment and local communities.

7.6 There is clear support for self-catering holiday accommodation within rural areas both in local and national planning policy, providing accordance with certain provisions. The site is surrounded by built form and has a number of everyday services in proximity which can be accessed via sustainable methods of transport. The principle of development within the open countryside is therefore acceptable.

(Green Belt)

7.7 Saved Northumberland Structure Plan Policy S5 establishes the general extent of a Green Belt extension around Morpeth, with the detailed inner and outer Green Belt boundaries to be defined in the emerging NLP. While the plan did not define a detailed outer boundary or boundaries to settlements located within the general extent, as worded in Policy S5, it is clear that the application site on Stannington Station Road is located within this extended area. In addition the CMDLP defines boundaries to a number of settlements, it is considered that areas within these settlement boundaries are out with the Green Belt. Stannington, Station Road does not have a defined boundary. Therefore it is considered that in effect, Stannington Station Road is washed over by the Green Belt.

7.8 Paragraph 137 of the NPPF states that *‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’.*

7.9 Paragraph 138 of the NPPF details that Green Belt serves five purposes, which are:

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

7.10 Paragraphs 147 and 148 of the NPPF state *‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’.* *‘When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations’.*

7.11 Paragraph 149 of the NPPF notes that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Nevertheless, 7 exceptions to this are listed with these being:

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

7.12 The LPA consider that the proposal accords with the provisions of part e) in that it would represent infilling of an area whilst not conflicting with any of the 5no Green Belt purposes referenced above. Whilst there is no definition of 'limited infilling' within the NPPF, previous case law and appeal decisions recognise this as being the development of a site between existing buildings. The application site is located in front of 2no large, detached residential properties with a 2 metre boundary fence screening the development site from the adjacent public highway. To the East of the site is existing residential properties whilst dwellings are also located to the West beyond the railway line.

7.13 The application site currently serves as residential garden area to occupiers of the 2no dwellings located to the North. As the site is bounded by development to all elevations, the proposals cannot be considered to encroach into open countryside land. Furthermore, the scale and massing of the repurposed train carriage and associated infrastructure is clearly subordinate to these neighbouring dwellings and whilst there would be some physical impact upon openness, this would be negligible. In addition, the retention of existing boundary treatments and further soft landscaping ensure that the site is not readily visible within the public domain and therefore cannot be considered to significantly impact the openness of the Green Belt on visual grounds.

7.14 Policy ECN 16 of the emerging NLP is also relevant within this assessment, of which moderate weight can be given to this policy. This policy states that *'The potential of the Green Belt areas to contribute towards strategic economic and tourism aims will be maximised, while ensuring that there would be no*

*greater impact on the Green Belt and the purposes of including land in it'. For reasons stipulated above, the LPA consider that the proposal would not result in a greater impact of the Green Belt and that any harm caused in physical openness terms would be offset by the increased tourism opportunities for the site.*

- 7.15 Furthermore, it should be noted that as part of the emerging NLP the site would not be designated Green Belt as it would form part of the Stannington Station Road inset. Nevertheless, little weight can be given to Green Belt boundaries at this stage.
- 7.16 The LPA considers that the proposals represent an acceptable form of development in the Green Belt in accordance with both local and national planning policy.

### **Design and visual character**

- 7.17 Policy 10 of the SNP seeks to promote high quality design within developments that respects *'the context of the site and its surroundings, rural character, historic setting and context'*. The subtext to this policy has a section that specifically focuses upon Stannington Station Road where it states *'Stannington Station has a different character to Stannington village. It is a dispersed, rural settlement, with open views across to the countryside. It will be important to maintain these open views to retain the agricultural feel of the settlement, something which was considered to be highly important to people living in that area. This rural context will be an important factor to consider in the design of any future development proposals'*.
- 7.18 The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development. Paragraph 130 goes on to note that developments should *'function well and add to the overall quality of the area'* whilst being *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'*.
- 7.19 The submitted details demonstrate the repurposing of a train carriage which would be appropriately converted to 2no holiday lets. The application site is situated directly adjacent to a railway line with the former railway station building located upon the opposite side of the public highway to the South. The re-use of a train carriage to provide self-catering accommodation would respect the historic use of the surrounding land.
- 7.20 The scale and massing of the repurposed train carriage is clearly subordinate to existing dwellings that bound the application site with existing boundary treatments screening the development site when viewing from the adjacent public highway and footpaths. The introduction of additional soft landscaping within the site is welcomed to lessen any harm caused by the introduction of additional built form.
- 7.21 The proposal, whilst representing an unusual addition to the locality, would not cause harm to the visual character of the immediate or wider area and would respect the historic use of the land surroundings as an active train station. The proposal therefore accords with relevant local and national planning policy in relation to good design.



## **Residential amenity**

- 7.22 Policy 10, part f) of the SNP states that development proposals should ‘*secure a good standard of amenity for all existing and future occupants of land and buildings*’. Paragraph 130 of the NPPF mirrors these provisions, noting that developments should ‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.
- 7.23 A site visit was undertaken by the Planning Officer to assess the application site and potential impacts upon neighbouring dwellings. A separation distance of approximately 15.4 metres would exist between the rear elevation of the holiday units and the side elevations of the 2no neighbouring dwellings to the North. Whilst the existing dwellings have ground and first floor windows upon the South facing elevations, a 1.8 metre timber fence would be sited to the rear of the holiday lets therefore preventing any direct views between the dwellings and the holiday units. The scale and massing of the repurposed train carriage being solely single storey ensures there would be no overlooking or privacy concerns. Appropriate separation distances also exist to neighbouring dwellings to the East and West.
- 7.24 Occupiers of the proposed holiday lets would have appropriate internal space with access to outdoor amenity space towards the South of the site. The proposals would not be considered to generate significant noise levels which could adversely impact upon neighbouring residents. The proposal therefore accords with relevant local and national planning policy in relation to residential amenity.

## **Highway safety**

- 7.25 Paragraph 111 of the NPPF states that ‘*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*’.
- 7.26 Consultation was undertaken with the local authority’s Highways Development Management (HDM) team who raised no objection to the proposals subject to recommended conditions. The proposed development would utilise the existing access of the C363 public highway and would be unlikely to result in significant traffic implications upon the immediate or wider highway network. Whilst a car parking area is demonstrated upon the submitted details, HDM consider this to be excessive car parking for the development whilst the disabled parking area does not comply with standard. Nevertheless, as there is appropriate space within the site for the parking of vehicles, this information can be conditioned.
- 7.27 A condition is also recommended for a construction method statement to be provided prior to the commencement of development to ensure highway safety is retained throughout the construction period of the application proposals.

## **Ecological impacts**

- 7.28 Policy C11 of the CMDLP details that the LPA will not *‘permit development which would adversely affect protected species or their habitats’*. Paragraph 174 of the NPPF notes that *‘Planning policies and decisions should contribute to and enhance the natural and local environment’* with part d) stipulating this can be achieved by *‘minimising impacts on and providing net gains for biodiversity’*.
- 7.29 Consultation was undertaken with the local authority’s ecologist who, following the submission of additional information, raised no objection to the application proposals. The submitted documents indicate the use of Northumberland native species within the soft landscaping proposals whilst high quality bird boxes would be incorporated upon the application structure therefore demonstrating net gains for biodiversity.

### **Public Protection**

- 7.30 The application site is located within an area subject to former coal mining activity therefore consultation was undertaken with the local authority’s Public Protection team regarding the proposals. Public Protection raised no objection to the application subject to recommended conditions relating to contaminated land and ground gas protection.
- 7.31 Further discussions were held between the LPA and Public Protection following confirmation from the Planning Agent that there would be no physical connection between the holiday let structure and below ground level. As such, ground gas protection is not required within the development however, further information relating to land contamination is necessary to ensure the integrity of the land for development and to protect the end user.

### **Drainage**

- 7.32 The submitted details indicate that surface water will be disposed of via sustainable drainage systems whilst foul sewage will be disposed of by existing mains.

### **Network Rail**

- 7.33 Due to the proximity of the proposed development to the operational railway boundary, consultation was undertaken with Network Rail to ensure the safety of rail users and also the proposed development. Network Rail raised no objection to the application submission, subject to recommended conditions and informatives.

### **Equality Duty**

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

with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

### **Crime and Disorder Act Implications**

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

### **Human Rights Act Implications**

- 7.36 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.37 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.38 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Recommendation**

That Members GRANT planning permission for the proposed development, subject to the below conditions:

### Conditions/Reason

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

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

02. The development hereby approved shall be carried out in complete accordance with the approved plans. These plans are:
- 1) Location plan drawing no. 20/30/001A (received 7th April 2021)
  - 2) Proposed site plan drawing no. 20/30/004H (received 31st August 2021)
  - 3) Proposed elevations drawing no. PB-CO-2104431 (received 1st June 2021)
  - 4) Carriage plan as proposed drawing no. 20/30/006 Rev. A (received 31st August 2021)

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

03. Notwithstanding details submitted, the development shall not be brought into use until details of the car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

04. The development shall not be brought into use until cycle parking details have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented prior to the development being brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

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

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development
- v. details pertaining to the delivery and siting of the carriage on site

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

06. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework

07. The proposed landscaping, as shown on drawing no. 20/30/004G, must be planted during the first planting season following the commencement of development. The landscaped areas shall therefore be maintained for the lifetime of the development.

Reason: To ensure the proposal represents net gains for biodiversity in accordance with the National Planning Policy Framework.

08. Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate levels of safety on site and to maintain the operational needs and integrity of the railway in accordance with the National Planning Policy Framework.

09. The developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) and make provision for its future renewal and maintenance. Network Rail's existing fencing/wall must not be removed or damaged. Please note that we recommend further consultation with our Asset Protection Team for installation of any metal fencing in proximity to high voltage overhead lines to ensure that work can be undertaken safely.

Reason: To ensure appropriate levels of safety on site and to maintain the operational needs and integrity of the railway in accordance with the National Planning Policy Framework.

10. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a nontechnical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) If identified as being required following the completion of the desktop, a site investigation shall be carried out to fully and effectively characterise the

nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the SourcePathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

c) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

11. Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

12. If during development contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the end user.

**Date of Report:** 7<sup>th</sup> October 2021

**Background Papers:** Planning application file(s) 21/01426/FUL



# Northumberland County Council

## Appeal Update Report

Date: November 2021

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### Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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#### **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?
20/04234/FUL	<p>Proposed two storey side extension and demolition of existing garage – 23 Ladbroke Street, Amble</p> <p>Main issues: adverse impact on the street scene and the character and appearance of the conservation area due to scale, height and mass forward of the building line.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/00574/ADE	<p>Retrospective: Advertisement consent for installation of 3no. signs that have been in place for over 2 years - ADS Caravan Storage, Remscheid Way, Jubilee Industrial Estate, Ashington</p> <p>Main issues: Sign 1 has an unacceptable impact on the visual amenity of the site and surrounding area due to its siting and scale.</p> <p>Delegated Decision - Officer Recommendation: Refuse: split decision</p>	No – claim refused
19/04883/FUL	<p>Proposed demolition of existing garage to be replaced with two-storey dwellinghouse - 2 Sandridge, Newbiggin-by-the-Sea</p> <p>Main issues: harm to non-designated and designated heritage assets and the identified harm would not be outweighed by public benefits.</p>	No



	Delegated Decision - Officer Recommendation: Refuse	
20/02548/FUL	<p>Construction of dwelling – land and building east of Ovington House, Ovington</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; harm to the setting of a non-designated heritage asset and the Ovington Conservation Area; and a Section 106 agreement has not been completed in respect of a contribution to sport and play.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02693/FUL	<p>Two-storey side extension – 2 Bromley Gardens, South Beach, Blyth</p> <p>Main issues: siting, scale and design of the extension would result in harm to the street scene and visual amenity of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Committee Decision - Officer Recommendation: Approve</p>	No
20/04134/FUL	<p>New sunroom – Outwood, Riding Mill</p> <p>Main issues: alongside existing extensions the proposal would result in a disproportionate addition</p>	No

	<p>over and above the scale of the original building and would be inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
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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
20/03861/VARYCO	<p>Variation of condition 2 (approved plans) pursuant to planning permission 20/00297/FUL in order to allow new wall to be moved closer to boundary wall to underpin and give support. Also French doors have 3/4 height windows on either side and single window in extension will be replaced using existing 2no. sash windows and mullions – Ashleigh, 26 Cade Hill Road, Stocksfield</p> <p>Main issues: extension would be out of scale and character with the existing property and would have a harmful impact on the character and appearance of the site and surrounding area; and detrimental impact upon the residential amenity of the neighbouring property.</p>	<p>26 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00925/OUT	<p>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</p> <p>Main issues: harm to setting of a designated heritage asset; insufficient information in</p>	<p>30 June 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	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.	
21/01205/AGTRES	<p>Prior notification for change of use of an existing agricultural building and conversion to 1no. Dwelling - land to east of Edgewell House Farm House, Edgewell House Road, Prudhoe</p> <p>Main issues: insufficient information to establish if the proposal complies with relevant requirements regarding the last use of the building.</p>	<p>16 July 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00543/ADE	<p>Display of 1no. 'Development Opportunity For Sale' board for 6 months (Retrospective) - land north of Shaw House Farm, Newton</p> <p>Main issues: the signage would cause harm to public and highway safety.</p>	<p>4 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00496/FUL	<p>Construction of a bungalow – land east of Dukewilley, Lowgate</p> <p>Main issues: inappropriate development in the Green Belt; unsustainable development in open countryside; unacceptable impacts on residential amenity; and no Section 106 agreement has been competed in relation to sport and play provision.</p>	<p>18 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03541/FUL	<p>Erection of five camping pods and associated clubhouse – land south-west of Catton Pumping Station, Catton</p> <p>Main issues: isolated from and not well related to existing development as well as being visually intrusive in the countryside; detrimental impact on residential amenity; adverse impact on the North Pennines AONB; and inadequate information regarding ecology of the site and surrounding area and inadequate mitigation.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04660/FUL	<p>New external plant – Asda, Main Street, Tweedmouth</p> <p>Main issues: insufficient information in relation to noise and potential impacts on residential amenity.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00128/FUL	<p>Change of use from public house at ground floor (Sui Generis) to 1no. self contained two bedroom apartment at ground floor (C3 Use).</p>	<p>20 August 2021</p> <p>Delegated Decision - Officer</p>

	<p>Retention of existing 7no. existing holiday let rooms at first floor (C1 use); 1no. existing self contained apartment at first floor (C3 Use); and 1no. existing self contained apartment at second floor (C3 use) (Amended description 06/04/2021).</p> <p>Main issues: proposal is unable to provide sufficient on-site car parking with unacceptable adverse impact on highway safety; and no completed Section 106 Agreement to secure sport and play contributions.</p>	<p>Recommendation: Refuse</p>
21/00834/FUL	<p>Stone clad side extension with pitched roof to form new open plan kitchen, dining and master with part mezzanine above kitchen – The Gin Gan, Whalton</p> <p>Main issues: poor design that would have a significant detrimental impact on the character of the property and inappropriate development in the Green Belt.</p>	<p>23 August 2021</p> <p>Appeal against non-determination</p>
21/00844/FUL	<p>Adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed</p> <p>Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.</p>	<p>25 August 2021</p> <p>Appeal against non-determination</p>
21/00845/LBC	<p>Listed Building Consent for adjustment to front boundary, replace lawn with permeable surface to allow parking for 2 cars, addition of electric vehicle charging point, remove pedestrian access, create central 10 foot wide vehicle/pedestrian access, installation of wrought iron gates and dropped kerbs to highway - 51 Ravensdowne, Berwick-upon-Tweed</p> <p>Main issues: the proposal would result in less than substantial harm to the Conservation Area and listed buildings and there are no public benefits to outweigh the harm.</p>	<p>25 August 2021</p> <p>Appeal against non-determination</p>
20/02536/FUL	<p>Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west of North Farm Cottages, Embleton</p>	<p>26 August 2021</p> <p>Delegated Decision - Officer Recommendation:</p>

	Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.	Refuse
20/03231/OUT	Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury  Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.	10 September 2021  Delegated Decision - Officer Recommendation: Refuse
20/03542/FUL	Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham  Main issues: inappropriate development in the Green Belt; inadequate flood risk assessment; and insufficient information regarding foul water treatment.	13 September 2021  Delegated Decision - Officer Recommendation: Refuse
19/01008/FUL	Construction of 58no. dwellings with associated landscaping, access and infrastructure works – land to north of Fairmoor Centre, Morpeth  Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education, primary healthcare and affordable housing have not been secured.	16 September 2021  Appeal against non-determination
21/01393/FUL	Single-storey flat-roofed garage to rear of back garden – 7 First Avenue, Blyth  Main issues: design, scale and massing would result in an incongruous addition with a negative visual impact on the property and surrounding area.	30 September 2021  Delegated Decision - Officer Recommendation: Refuse
21/01085/FUL	Single storey front extension – 2 The Limes, Morpeth  Main issues: the proposals would result in an incongruous and overbearing addition with visual harm to the property and wider street scene.	12 October 2021  Delegated Decision - Officer Recommendation: Refuse

## Recent Enforcement Appeal Decisions

### Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

### Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

## Enforcement Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date
18/00223/ENDEVT	Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB  Main issues: material change of use of the land from agricultural for the siting of 4 caravans	1 February 2021
18/00223/ENDEVT	Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB  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	<p>Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington</p> <p>Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.</p>	<p>Inquiry date: 9 March 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>
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

<b>Policy</b>	Decisions on appeals may affect future interpretation of policy and influence policy reviews
<b>Finance and value for money</b>	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
<b>Legal</b>	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
<b>Procurement</b>	None
<b>Human resources</b>	None
<b>Property</b>	None
<b>Equalities</b> <b>(Impact Assessment attached?)</b> <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
<b>Risk assessment</b>	None
<b>Crime and disorder</b>	As set out in individual reports and decisions
<b>Customer consideration</b>	None
<b>Carbon reduction</b>	Each application/appeal may have an impact on the local environment and have been assessed accordingly
<b>Wards</b>	All where relevant to application site relating to the appeal

## Background papers

Planning applications and appeal decisions as identified within the report.

## Report author and contact details

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**COMMITTEE: CASTLE MORPETH LOCAL AREA COUNCIL**

**DATE: 8 NOVEMBER 2021**

**TITLE OF REPORT: Winter Services Preparedness and Resilience Report**

**Report of Interim Executive Director – Rob Murfin**

**Cabinet Member:** Councillor John Riddle

**Purpose of report**

The purpose of this report is to provide an overall update of the pre-season preparations ahead of the forthcoming winter services season.

**Recommendations**

The Local Area Council is recommended to accept this report as an information item.

**Key Issues**

The County Council undertakes its winter services activities to ensure, 'as far as is reasonably practicable' that the highway is maintained in a safe condition in accordance with our legal obligations under the Highways Act 1980.

There has been no change to the service standards or winter maintenance policy since last winter. The Council is still treating the same lengths of road within the same agreed timeframes and meeting all of the Council's agreed policies and standards for winter services.

Arrangements are still in place to ensure operations are Covid-19 compliant to protect the operational teams delivering the service throughout the winter period.

**Background**

**Staffing and Control of Operations**

Winter Services are carried out by the Technical Services division within Local Services. Kris Westerby, Highways Delivery Manager, has countywide responsibility for winter services, with Michael Carle, Lead Highways Delivery Manager, acting as countywide operational lead.

The Council undertakes its winter services activities to ensure, 'as far as is reasonably practicable' that the highway is maintained in a safe condition in accordance with our legal obligations under the Highways Act 1980. All of our primary and secondary routes remain unchanged from the 2020/21 season. Following the completion of previous contracts, the arrangements for additional support from agricultural contractors for dealing with snowfall and prolonged periods of extreme cold weather have been re-procured.

The delivery of the winter service overall requires 105 staff, including managers, supervisors, drivers and operatives. Staffing rotas are in place to ensure sufficient staffing resource is available on the three-shift rota.

The majority of staff involved in winter services come from Technical Services, with a small number of drivers also coming from within Neighbourhood Services.

Highways have 2 Winter Services Delivery Managers (Michael Carle and Andrew Olive) who operate on a two-week rota (24/7) and whose job it is to consider the variable forecasting information and make a decision on the most appropriate course of action and what, if any, treatment is necessary based on the forecast information provided by our forecaster (Meteogroup) and bureau provider (Vaisala). The Winter Services Delivery Managers then pass instructions on to the Winter Services Supervisors who manage the gritting operations. The Winter Services Supervisors also work on a rota basis with their shifts.

The rota for the Winter Services Delivery Managers will be circulated to Members shortly. As you can imagine, this role can be very stressful and hectic at times. Members are, therefore, asked to only contact them directly in an **emergency situation**. All non-emergency situations should be reported through the Council's contact centre and the out of hours arrangements via Northumberland Fire and Rescue Service in the usual way. Similarly, Members are requested not to contact Winter Services Supervisors out of hours as their rotas can change and officers not on call or on rest periods can be unnecessarily disturbed.

### **Weather Monitoring**

Arrangements are in place for the winter services manager to use the web based Vaisala weather system which collates all of our local weather station data. This also gives the Council direct access to regional forecasting information across neighbouring authorities. The Council has access through the MeteoGroup system and the Met office Hazard Manager for accurate weather data/forecasts.

Vaisala is a company who collect weather information from various sources including the Meteogroup and their own weather and road surface temperature monitoring equipment on site. They then run a large amount of weather models with this information to accurately predict weather conditions over the next 24 - 36 hrs using weather stations which are positioned around Northumberland. This allows the Council to make informed decisions on road surface treatment.

Forecasts are received on three occasions through the day to allow operational decisions to be made, with any change of forecast also notified to the Winter Services Delivery Manager at any time 24/7 so that changes to planned actions can be made as necessary.

### **Covid 19 Measures**

The Highways team have reviewed existing processes and brought them in line with the current Covid 19 guidance. This has meant the introduction of revised risk assessments and operational procedures to make sure we keep all staff involved in winter services as safe as possible. To minimise the potential impact Covid 19 may have on the delivery of winter services we have reviewed how we deliver the services and introduced new operational guidance to staff and additional checks to ensure the working environment is as safe as possible. Any necessary PPE has been provided to all winter services drivers. Antibacterial wipes are available for vehicle cleaning between shift swaps. All staff involved in winter services have also been strongly encouraged to have a flu jab.

Managers and supervisors will conduct winter services activities remotely using the web-based software systems we have available, as well as on site should the requirement arise. Supervisors and managers will have the ability to communicate with operational staff through a new radio communication which is installed on laptops. All staff involved in Winter Services are available on mobile communication. This allows the teams to still ensure the operation is being conducted in an efficient and effective manner.

During the summer we have set up and are now completing the testing and introduction of a new IT system and vehicle hardware for specialist winter maintenance route management and automated salt spreading technology across the Council's gritter fleet. This will provide a system that allows enhanced vehicle tracking, route management, automated navigation, automated gritting spread patterns, improved data collection and recording, and improved live monitoring of operations. This will improve the resilience of operations considerably as we will be able to deploy any driver with any gritter to any of the routes across Northumberland without them needing prior training on navigation and gritting spread patterns on the particular route. It also improves driver health and safety by automating the control of the spreading rate and patterns for the salt, so that they can focus on driving the vehicle in often very challenging weather conditions. This new system once fully installed and tested will be extremely valuable given the risks of potential driver absence due to seasonal illnesses and coronavirus.

### **Vehicles and Gritting Routes**

The fleet of 28 multi-purpose gritting vehicles with plough attachments have been serviced and prepared ahead of the winter so that all vehicles are on station by mid to late October. In addition to the front line gritters, we also have 2 purpose built snowblowers for use in the high areas of the County to be deployed when conditions dictate, as well as a fleet of 4 gully tankers that are deployed throughout the County, which are available to assist should the need arise with flooding caused by rapid snow melt.

This coming season, we have 28 primary gritting routes. These routes are gritted regularly throughout the winter period in accordance with forecasts as a precaution against icing. In addition, we have 26 secondary gritting routes which are treated in more severe conditions and after the primary routes have been satisfactorily treated.

As part of the ongoing Fleet Replacement programme we are about to take delivery of nine state of the art Mercedes/Econ 6m<sup>3</sup> and 9m<sup>3</sup> capacity gritters. These will be put into service as the winter commences replacing selected existing fleet.

Fleet Services supply all the necessary expertise to keep the vehicle's operating at full capacity throughout the winter period.

Five Hiltip spreaders and ploughs have been put in service and fitted to NCC 4x4 vehicles. These are placed across the operational areas and provide another highly useful piece of equipment that can be deployed rapidly to some of the more difficult areas across the network. This will reduce demand on our gritting fleet and allow it to continue to be dedicated to the primary and secondary network during snow events.

### **Salt Management**

The operation is delivered from 11 manned or unmanned depots across Northumberland. Michael Carle has the responsibility for ordering and management of salt and will oversee the ordering, delivery and ongoing monitoring of stock levels throughout the winter period for each depot assisted by the area based Quantity Surveyors. As mentioned above our new route optimisation software will also monitor exact salt use across the entire fleet and across the network. This will provide the most accurate salt usage data the Council has ever received.

At the end of last season, we had 14,000T of salt in stock across Northumberland. This is being replenished in all of our main depots and we will have a starting stock of 44,000 tonnes at the commencement of winter. This includes our strategic reserve in Powburn which holds 6,000 tonnes to add to Northumberland's resilience levels.

The service is continuing to progress the construction of new salt barns. The Council has constructed a new salt barn in Otterburn highways depot. We are also going through the process of identifying locations for two more salt barns/strategic storage structures in Bellingham and Morpeth, so that once these final two salt barns are constructed all of Northumberland's 42,000 tonnes of salt will be covered. This investment in salt barns is essential to deliver increased efficiency, better consistency of gritting, reduced wastage of rock salt.

### **Grit Bins/Heaps**

All grit bins and salt heaps throughout the County are currently being inspected and replenished as necessary. This includes removing litter etc and making sure the existing condition is to standard. The service supports an inventory of over 1,600 grit bins and over 200 heaps. Each bin has a notice and serial number attached giving contact details so members of the public can report a bin or heap requiring a refill during the winter period via the website or the Councils call centre.

Whilst the majority of grit bins are bright yellow, you may notice some green grit bins. These bins have been provided by the town or parish council who remain responsible for their upkeep and replenishment although, in practice they generally ask NCC to carry out this service on their behalf on a rechargeable basis.

### **Customer Services**

For all winter service requests for additional gritting, grit bin replenishment and general enquiries please contact our customer services and out of hours teams on **0345 600 6400**.

Winter services information contained on the NCC website is being reviewed and updated accordingly to accurately reflect our operations. There will also be ongoing meetings between Technical Services and Customer Services to ensure call handling procedures and internal communications are in place so that a joined-up service is delivered to the customer with one point of contact.

As with previous years, we will again be producing our customer information leaflet titled 'Highway Services in Winter', that provides useful information to the public on all aspects of the service. The leaflet, which includes when gritting will take place and on which roads and footpaths, as well as giving general advice on how to drive in winter conditions, will be available by the end of November following a thorough review of the information it contains. Given Covid considerations this will be distributed electronically rather than in the usual paper format, with paper copies available on request. The document will be distributed to all County Councillors and Town and Parish Councils. Information on the website includes details of our policies and maps of our primary gritting routes, along with those showing our strategic footpath network which will be treated in severe conditions such as snow or heavy icing.

Alerts are sent out daily during the winter using social media. This will advise people on weather conditions and our proposed response. This information is also made available on the Northumberland County Council website.

### **Additional Support**

We have recently renewed our Snow Clearing contract with local Farmers and sub-contractors to assist our operations by removing snow from the more remote roads in rural Northumberland. We are currently issuing pre-start letters to the farmers and contractors. The Council has requested copies of insurance documentation and a schedule of equipment to be made available to provide support. We are conducting an audit of the equipment and its condition. This is ahead of the winter period and the exercise will be completed by the end of October early November 2021. The new contract will provide the farmers and sub-contractors with designated routes. This will ensure that we are clearing the area in the most efficient way we can during a snow event and not revisiting areas which have been cleared. The contractor's plant and equipment will be integrated into our new automated gritting system to allow the Council full visibility of resources during intense periods of weather.

The Council has still retained the 5 voluntary groups which we refer to as "snow squads" who help with snow clearing from footpaths in villages such as Wooler, Belford and Bamburgh; Hexham Town Council also aid with snow clearance. The offer to be included in the 'Snow Squads' will be rolled out again this winter. All volunteers have been trained, equipped with tools, and supplied salt to assist the Council and clear local footpaths around the County helping to keep residents safe.

In addition, we rely on our colleagues from Neighbourhood Services to assist with snow clearing and gritting of key car parks and footpaths.

### **Cross Boundary Working**

Arrangements are in place with Newcastle City, Durham County Council, Cumbria County Council & Scottish Borders Council, Colas and Highways England to aid each other in periods of heavy snow, to ensure that the strategic routes such as the A69, A686 and A68 are kept clear as far as possible. It should also be noted that the County Council supplies a management service to Newcastle City Council, whereby we decide when precautionary salting is needed across their administrative area as well as in Northumberland. This service is provided under a contractual arrangement and generates added income for the County Council, which helps protect front line services from budget cuts.

### **Severe Weather Procedures**

During heavy snow conditions, it is normal for a “snow room” to be set up to coordinate our response to ensure efficient service delivery on the ground. Also, if required due to the severity of the event we will open the incident support room and work alongside the civil contingencies team and all emergency services within the area.

### **Winter Storms/ Flooding**

Staff on the Winter Service rota will respond to precautionary gritting and winter events as normal. Where applicable and when the weather dictates, they will also respond to flooding issues supporting the existing Out of Hours rota in anything above and beyond the normal response levels. The authority receives severe weather warnings many days in advance from several sources including the Met Office Hazard Manager. This gives us the ability to track storms and plan resources around the potential impact.

## **Implications**

<b>Policy</b>	There are no changes to winter services policy or gritted network for the 20/21 winter season.
<b>Finance and value for money</b>	None
<b>Legal</b>	None
<b>Procurement</b>	None
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	None
<b>Risk Assessment</b>	Additional risks due to coronavirus have been considered in operational processes
<b>Crime &amp; Disorder</b>	None
<b>Customer Consideration</b>	The delivery of winter services will assist the public to travel safely during the winter period.
<b>Carbon reduction</b>	None
<b>Wards</b>	All

## **Background papers:**

None

**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	Rob Murfin
Chief Executive	N/A
Portfolio Holder(s)	John Riddle

**Author and Contact Details**

Mick Carle – Lead Area Highways Manager (South East)

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**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:

Off-street Electric Vehicle Charging Points  
Cycling and Walking Board  
Enforcement

Northumberland County Council Castle Morpeth Local Area Council Work Programme 2021-22	
8 November 2021	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Local Services Update</li> <li>• Dualling of the A1 - Presentation</li> <li>• Northumberland Communities Together – Presentation</li> <li>• Winter Services Preparedness and Resilience</li> </ul>
13 December 2021	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>

<b>10 January 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Budget Presentation</li> <li>• Local Services Update</li> <li>• Youth Services Provision</li> </ul>
<b>14 February 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Local Transport Plan</li> </ul>
<b>14 March 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Local Services Update</li> <li>• Members Local Improvement Schemes</li> <li>• Enhanced Services with Town and Parish Councils</li> </ul>
<b>11 April 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>

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

Ref	Date	Report	Decision	Outcome
1	12.07.21	<b>Appointments to Outside Bodies</b>	<p>Appointments to outside bodies were confirmed as follows:-</p> <p>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</p> <p>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.</p>	
2		<b>Local transport plan update</b>	<b>RESOLVED</b> that the information be noted.	

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