

Public Document Pack



Northumberland County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Friday, 4 February 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in **COUNTY HALL, MORPETH, NORTHUMBERLAND, NE61 2EF** on **MONDAY, 14 FEBRUARY 2022** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Castle Morpeth Local Area Council members as follows:-

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

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

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



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



AGENDA

PART I

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

1. **PROCEDURE AT PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 26)

Minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 8 November 2021 and Monday 10 January 2022, as circulated, to be confirmed as a true record and signed by the Chair
4. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact the monitoring officer by email at monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.
5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 27 - 30)

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 not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>
6. **20/02094/FUL** (Pages 31 - 76)

**Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description
Land North West Of Burgham Park Golf Club, Burgham Park, Felton, Northumberland**

7. APPEALS UPDATE

(Pages
77 - 88)

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

8. LOCAL TRANSPORT PLAN PROGRAMME 2022-23

(Pages
89 - 108)

The report sets out the details of the draft Local Transport Plan (LTP) programme for 2022-23 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Interim Executive Director of Planning and Local Services in consultation with the Cabinet Member for Environment and Local Services.

9. URGENT BUSINESS

To consider such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

- Declare it and give details of its nature before the matter is discussion or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

Name (please print):
Meeting:
Date:
Item to which your interest relates:
Nature of Registerable Personal Interest i.e either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):
Nature of Non-registerable Personal Interest (please give details):
Are you intending to withdraw from the meeting?

1. Registerable Personal Interests – You may have a Registerable Personal Interest if the issue being discussed in the meeting:

a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or

b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purpose includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

2. Non-registerable personal interests - You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

3. Non-participation in Council Business

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must : (a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; **and either** (b) the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; **or** (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members' Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.

This page is intentionally left blank



Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

CASTLE MORPETH LOCAL AREA COUNCIL

At the meeting of the **Castle Morpeth Local Area Council** held at Meeting Space - Block 1, Floor 2 - County Hall on Monday, 8 November 2021 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

L Darwin
L Dunn
V Jones
G Sanderson
R Wearmouth

R Dodd
J Foster
M Murphy
D Towns

OTHER COUNCILLORS

OFFICERS

J Blenkinsopp
M Bulman
L Dixon
M King
W Laing
L Little
E Richardson

E Sinnamon
R Soulsby
M Taylor

S Wardle

Solicitor
Solicitor
Democratic Services Assistant
Highways Delivery Area Manager
Planning Officer
Senior Democratic Services Officer
Senior Manager Specialist Services -
Poverty Lead
Development Service Manager
Planning Officer
Director - Business Development (Care
Services)
Neighbourhood Services Divisional Manager

Around 3 members of the press and public were present.

55 **PROCEDURE AT PLANNING MEETINGS**

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

56 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Dickinson, and M

Stoneman, Project Manager, National Highways.

57 **MINUTES**

RESOLVED that the minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 13 September 2021 as circulated, be confirmed as a true record and signed by the Chair.

58 **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.

The Chair confirmed that all Members had been able to view the site visit videos and there were no questions on these.

RESOLVED that the information be noted.

M Bulman, Solicitor left the meeting this point.

59 **20/03851/COU**

**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**

An introduction to the report was provided by W Laing, Planning Officer with the aid of a power point presentation.

D Moore addressed the Committee speaking in objection to the application. Her comments included the following information:

- There were still inaccuracies in the report e.g. the stables were located to the east not the north and there was no bridleway.
- From the north end of the forest access track you could walk south and look down on undulating landscape with the relatively unobtrusive green roof of the stable block tucked away at the south east. If you looked south west the topography of ridges and furrows would be broken by 880m² of black rubber on view and to the west of the public footpath.
- Recent approved arena applications all appeared within the curtilage of associated steadings unlike this one.
- Policy C1 stated that development in the open countryside beyond settlement boundaries would not be permitted unless essential or allowed by alternative policies. The alternative policies quoted had no relevance to this site. The inset map 31 showed that the field formed part of a wildlife corridor which continued east towards Meadows Nature Reserve.
- Env2(iii)(a) stated that permission would be refused unless it could be

demonstrated the benefits clearly outweighed the harm to the nature conservation value of the site. 2m excavation for drainage and rubber surface contravened this.

- The field was less than 2 acres yet the arena would take up 12% of it.
- This was not sustainable development as it did not contribute anything to the surrounding area or environment.
- Rubber took at least 50 years to break down and leached pollutants into the soil, was toxic to flora and fauna and would be dragged into the surrounding wildlife environment.
- Env3(i)(e) stated that the contribution of the landscape to Northumberland's landscape would be recognised; and (iii) stated that ensuring that new development on the edge of the settlement should not harm the landscape character of the settlement edge and where possible it has a net positive impact; and (v) stated the potential impact of small scale development could have on the landscape in sensitive rural landscapes would be assessed.
- This arena did not sit well in the surrounding topography and did not add anything to it or to the community who used the footpath. It would have a net negative cumulative impact on the landscape character.
- STP7(b) safeguarded the countryside from encroachment and this application created piecemeal development by it being situated away from the existing stables. This could also be later infilled by other developments which was against STP4(vii) and could set a precedent.
- Policy STP8(i)(a) that development in the Green Belt would not be supported unless very special circumstances outweighed the potential harm to the Green Belt and other harm to the proposal.
- In relation to QOP1 the application did not make a positive contribution to the character including landform or topography. It did not integrate the build form of the development with the site as it was unrelated to it and users would need to pass through 3 gates travel north on the public footpath and go through another gate before entering the arena.
- Policy QOP2(ii) stated that development which had adverse impacts on neighbouring users, in terms of individual or cumulative impacts would not be supported.
- The application was visually obtrusive from the forest track, adjacent road and footpath. Easy access/exit was required from the forest track unhindered by parked vehicles.
- The application created a stand alone development in the Green Belt and wildlife corridor which altered the topography of the landscape; it would introduce rubber into the rural environment; it would be a dominating structure viewed from the footpath and proliferated urban sprawl and did not enhance and improve the local environment and this could be mitigated against by having the arena in the curtilage of the stables.

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

- The recognised use as an arena for horses would trigger a material change of use of the land, however it did not introduce any structure, it would remain a green field site and would not become a brownfield site which was able to be used for housing etc. The land would remain in the Green Belt and any future application would need to be considered in line

- with Green Belt policies.
- The use of rubber was proposed by the applicant however if members were happy with the principle of the development on the site but had concerns regarding the visual appearance or the toxicity of the surface, then a condition could be imposed on any permission granted to provide further details of the material to be used with the applicant.
- Concerns raised in respect of the Right of Way having been diverted without any consultation were outside of this application and the applicant was not proposing any new fencing, hardstanding or diversion of any routes through the site.

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

Members in debating the application felt that they would be more able to support an approval of the application if a condition was added to any permission granted which required the details of the colour and materials to be used in relation to the riding arena surface to be submitted and approved by the Local Planning Authority. Advice was provided by the Development Service Manager that whilst the colour of the proposed material was a planning consideration in terms of the visual impact, there was currently no planning legislation related to the toxicity of the material and could be an appealable part of the decision.

Councillor Wearmouth suggested that Councillor Dodd amend his proposal to approve the application and to include a condition which would require an alternative colour of the rubber surface which would need to be agreed in writing by the Local Planning Authority. Councillor Dodd advised that he would be happy to do this in order to progress the application and this was seconded by Councillor Wearmouth.

A vote was taken on the proposal to approve the application subject to the conditions as outlined in the report with an additional condition relating to the colour of the rubber surface to be used in the riding arena surface by the Local Planning Authority with delegated authority for the wording of the condition to the Director of Planning and it was unanimously:

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report with an additional condition stating that the colour of the rubber surface to be used was to be agreed in writing by the Local Planning Authority with delegated authority for the wording of the condition to the Director of Planning.

M Bulman returned to the room and J Blenkinsopp left.

60

21/01703/FUL

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

Greenfield House, Hepscoth, Morpeth, Northumberland, NE61 6LH

An introduction was provided to the report by R Soulsby, Planning Officer with the

aid of a power point presentation.

Councillor P Ashmore, Chair of Hepscott Parish Council addressed the Committee speaking in objection to the application. His comments included the following information:

- He wished to address the one remaining issue in respect of this application, the issue of village and neighbour amenity and in particular ecological amenity. It was a material planning consideration and was referred to in condition 3.
- It was dreadful what this application and the aftermath had done to the green wildlife corridor of the Hepscott Burn, which was supposed to be protected by the Morpeth Neighbourhood Plan. This once lovely, wooded site occupied 1.2 acres in the centre of the wildlife corridor. The removal of more 25 mature trees, the bird habitat and the destruction of the bat colony had seriously diminished the village's amenity.
- Some of this lost amenity could be regained through Condition 3 and the mitigation of the destruction of the bat colony when the roof was removed which the applicant was fully aware was a criminal act.
- The wording of Condition 3 was outlined, however it was considered that this would not happen as:
 - (1) The overwhelming evidence was that the putting up of the bird and bat boxes had still not happened 15 months after the outline permission was granted.
 - (2) The applicant had been reported to the police in 2020 for his destruction of the bat boxes by Northumberland County Council and nothing had happened since.
 - (3) The police did not appear to see it as a priority.
 - (4) A pre-commencement planning condition was placed on the outline planning application – condition 9 “no development should take place unless in accordance with the mitigation measures detailed in the ecological report. Development had started but still no mitigation measures.
 - (5) In June 2021 NCC's own ecology department said that due to the loss of the bat roost which was seen as a significant impact the requirement for further details on mitigation should not be left to a planning condition.
- It should be ensured that mitigation measures should be pre-commencement and carried out before any further work on site began.
- This Committee could not restore the bat roost or bring felled trees back to life but it could help restore some amenity to the village and the wildlife corridor by changing the wording of condition 3 to ensure that the mitigation measures were carried out before any further work was started. This would be the only way it could be ensured that the work was carried out. With this amendment Hepscott Parish Council would not oppose the application.

H. Wafer, Agent on behalf of the applicant addressed the Committee speaking in support of the application. Her comments included the following:-

- The application was a retrospective application for an existing residence and the principle of development was acceptable.

- All technical matters have been addressed and are suitable subject to conditions.
- There were no statutory objections apart from the Parish Council which had concerns regards to the scale of the works and works being carried out before permission had been granted.
- The applicant wished it to be noted that whilst the work would increase the height of the dwelling it was considered suitable for the surrounding area and similar to those in the reserved matters applications.
- Whilst the works had been carried out without consent the applicant was taking steps to rectify this and that the works to the roof had been carried out following advice that it was rotting and dangerous.
- The proposed development had been assessed by Officers against planning policy and had found it to be acceptable.
- With respect to ecology whilst a bat roost had been impacted, ecology plans had been submitted to address these concerns and these had been addressed by a condition.
- The applicant requested that the application be granted consent in line with the recommendations in the report

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

- It was not possible to include a pre commencement condition as the works had already commenced and conditions could not be attached to an alternative permission. In relation to enforcement action, a decision had to be made on whether any breaches could be regulated through the application of conditions and it was considered in this instance that it could be.
- If it was felt more appropriate then Members could change the timescale of condition 3 from 6 months to 3 months for the monitoring report to be submitted, however it had been Ecology who had requested the 6 month period.
- The fact that the application was for retrospective permission was not a material consideration and should not influence how the application was assessed.

Councillor Sanderson proposed acceptance of the recommendation to approve the application with a change to condition 3 that the timescale to submit the monitoring report should be reduced from 6 months to 3 months. He also asked that a note be prepared and submitted to the Director of Finance requesting that the raising of charges for retrospective planning applications be looked at as part of the budget proposals.

The Committee were advised that fees were set by Government and Local Authorities had no powers to change these. Councillor Sanderson advised that he would lobby Government on this.

Councillor Wearmouth seconded Councillor Sanderson's proposal.

During debate the appropriate timescale for the monitoring report was discussed as it was suggested that Ecology may have requested six months for a specific reason. Members were advised that the ecological breach would be dealt with

under separate legislation by the Police and whilst this was a material consideration on balance it did not outweigh the Planning policy support for the proposal. Members considered that 3 month timescale would be suitable to allow Officers to ensure that all mitigation had been implemented.

A vote was taken on the proposal to accept the recommendation to approve the recommendation with the change to condition 3 which requested the monitoring report to be submitted within 3 months and it was unanimously:

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

61

21/01426/FUL

Change of use of land and the siting of a repurposed train carriage to provide 2no holiday let properties.

R Soulsby, Planning Officer provided an introduction to the report with the aid of a power point presentation. He advised that a further condition was proposed to be included to any permission granted as follows:

“The development hereby approved shall solely be used for the purposes of holiday let accommodation and shall not be used for any other purpose unless written approval from the local planning authority advises otherwise.

Reason: To protect the amenity of neighbouring residents in accordance with the National Planning Policy Framework.”

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

- The site remained on Green Belt any development would not remove that status.
- Highways had been consulted and they had not stated that the development would impact on the highway and its current speed limit of 40 mph.
- It would a decision for Members to take on whether they considered that visual amenity had been harmed, however the railway carriage was not readily visible from the highway and was only visible once within the curtilage of the site itself.
- Additional details could be requested in respect of any proposed accessible access to the development or a ramped access could be conditioned.
- No changes had been proposed to the external appearance of the railway carriage however a condition could be added regarding the external appearance.
- The proposal complied both with the principle of development and also the Castle Morpeth Neighbourhood Plan in that it supported tourism and was also acceptable within the Green Belt. Members however might consider that the visual amenity outweighed those principles, however taking account the setting of the area, on Station Road and adjacent to the railway Officers considered there was some connectivity. Conditions could be used to ensure that if it was not used then it should be removed and to control the colour and appearance.

Councillor Towns proposed acceptance of the recommendation with the conditions as outlined in the report and with the additional condition as outlined above and with additional conditions related to:

- (1) the external appearance and maintenance of the railway carriage.
- (2) a robust condition regarding landscaping and that the carriageway should not be visible from the road or other residential properties.
- (3) its removal and the land to be restored to its former green space if the railway carriage ceases to be used for holiday accommodation for a period of 12 months or more.
- (4) additional information to be provided in relation to suitable accessible access to the railway carriage.

With the precise wording of the conditions to be delegated to the Director of Planning.

Clarification was sought on the external appearance, in that it was to be maintained in the existing colour or whether it was required to be painted a different colour. Councillor Towns stated that he was proposing that the colour remain as existing and the condition would be more to ensure that the external appearance was not allowed to deteriorate and it be kept in good condition. Councillor Darwin advised he would second the proposal if a slight amendment was made in relation to the removal of the carriage if it ceased to be used for holiday accommodation for a period of 12 months and remove “and more” which would provide a definitive timeframe.

Further discussion took place on the condition regarding the appearance and it was stated that it should be made clear that any change of colour would need to be agreed by the Local Planning Authority. In relation to the landscaping, following discussion Councillor Towns agreed to withdraw his proposal in respect of not being able to see the carriageway and would rely on condition 7 as outlined in the report. Councillor Darwin advised that he was happy with this. Further debate also took place on the proposal regarding the railway carriage to be accessible as it was considered that if the carriage was not accessible then this was not a reason to refuse the application. It was suggested that if the Committee were minded to approve the application this could be subject to the applicant submitting a revised plan to deal with the accessibility and other conditions and if acceptable the Director of Planning could grant permission.

The proposal was clarified as:

Members be minded to grant permission with the conditions in the report and additional condition regarding the use as holiday let accommodation only and the following additional conditions related to:

- (1) the external appearance and maintenance of the railway carriage
- (2) the railway carriage should be removed and the land to be restored to its former green space if the railway carriage ceased to be used for holiday accommodation for a period of 12 months
- (3) additional information to be provided in relation to the suitability of the railway carriage in relation to being DDA compliant and on receipt of this information permission be issued by the Director of Planning, with

delegated authority to the Director of Planning and the Chair to agree the precise wording of the additional conditions

A vote was taken on the proposal as follows: FOR 9: AGAINST 0; ABSTENSIONS 1.

RESOLVED that members be **MINDED TO GRANT PERMISSION** for the reasons and with the conditions outlined in the report and additional condition regarding the use as holiday let accommodation only as above and the following additional conditions related to:

- (1) the external appearance and maintenance of the railway carriage
- (2) the railway carriage should be removed and the land to be restored to its former green space if the railway carriage ceased to be used for holiday accommodation for a period of 12 months
- (3) additional information to be provided in relation to the suitability of the railway carriage in relation to being DDA compliant and on receipt of this information permission be issued by the Director of Planning, with delegated authority to the Director of Planning and the Chair to agree the precise wording of the additional conditions

62 **APPEALS UPDATE**

RESOLVED that the information be noted.

A short break was held at this point and Councillor Sanderson left. The meeting reconvened at 5.45 pm with Councillor J Beynon, in the Chair.

63 **PUBLIC QUESTION TIME**

No questions had been submitted.

64 **PETITIONS**

It was noted that an e-petition had been opened titled "Community campaign to amend the use of Military Road B6318". Members were advised that as the petition spanned more than one Local Area Council area then should it reach the number of signatures required a report would be prepared for the Petitions Committee in due course.

65 **LOCAL SERVICES ISSUES**

The Chair advised that any questions on the Winter Services report should be asked during this section.

Neighbourhood Services

S Wardle, Neighbourhood Services Division Manager provided an update as follows:

- Grass cutting had had some challenging periods with the warm wet weather however the season ended at the standard that was expected.

Routes were now under review.

- Street sweeping work was now being carried out on leaf hotspots and Members were asked to report any issues.
- The winter works programme was underway with core works to be carried out before moving on to the prioritised lists. Members were asked to report any issues.
- Waste collection and recycling were working well. There had been some pressure in relation to garden waste and the annual review would be undertaken shortly after the last collections at the end of the month. Income from garden, household and recycling all exceeded targets.
- The NEAT teams would be attending all war memorials to respectfully bring them to their best for the remembrance day services.
- Northumberland gained 11 green flag awards for their parks with success once again for Carlisle Park in Morpeth.

Presentation rates and yield exceeded expectations for the glass trial and a decision was awaited on extending the trial for a further year which would also include a further 1,000 properties to allow for more understanding and await the outcome of the Environment Bill which would inform what would happen going forward.

Officers were thanked for their prompt response to issues raised by Members over the previous period.

Highways

M King, Highway Delivery Area Manager was in attendance to provide an update as follows:-

- Covid practices were still in operation with no reported cases within the Castle Morpeth area team to date.
- The Highways Maintenance Engineer post had been filled by Lee Dundas and the Highways Inspector post by Eddy Mutton.
- Routine maintenance inspections were ongoing with a backlog due to the level of third party requests which were being received which impacted on the ability to undertake routine inspections. Investigations were ongoing into the high number of third party requests within the Castle Morpeth area.
- The routine gully maintenance programme was continuing with an overview of the routes and inspection frequency being undertaken.

A complete list of works undertaken in the Castle Morpeth area would be circulated to Members after the meeting.

Councillor Dodd highlighted an issue with traffic emerging from the Walton beside the Morpeth Golf Club and queuing traffic and questioned anything could be done to improve the situation. This would be forwarded to the Highway Safety Team. Councillor Jones requested that Great Whittingham Village be included on a winter gritting route as whilst it was not a bus route it was a school bus route.

Officers were thanked for their work over the previous period.

S Cully, Community Relations Manager and P Sheils, Community Relations Officer at Costain Jacobs Partnership were in attendance to provide a presentation to the Committee on the progress of the dualling of the A1. Apologies had been received from M Stoneman, Project Manager, National Highways. The Committee were advised of the works which would be needed to be undertaken over both the Morpeth to Felton and Alnwick to Ellingham phases. The application for the Development Consent Order had been submitted in July 2020 and had been subject to a public examination between January to July 2021. A decision was expected from the Secretary of State in January 2022 with works hoping to commence in the summer of 2022 and the road to be open to traffic in 2024/25. Work would be carried out in order that the scheme would be able to progress as soon as a decision was forthcoming. It was confirmed that as much compensatory woodland as possible would be planted to replace that lost during the construction of the road.

The Chair thanked Mr Culley and Ms Sheils for their attendance and update. A copy of the power point presentation would be filed with the signed minutes.

A short recess was taken at this point.

67 **NORTHUMBERLAND COMMUNITIES TOGETHER**

M Taylor, Executive Director Wellbeing – Adult Services, and E Richardson, Senior Manager Specialist Services - Poverty Lead, were in attendance to provide a presentation on the work of Northumberland Communities Together. A copy of the power point presentation would be filed with the signed minutes.

Members were advised that Northumberland Communities Together (NCT), which had been formed in order to provide support to residents and communities at the beginning of the Pandemic had become an inclusive community and multi-disciplinary team approach which responded to specific and emerging needs. NCT supported working together and by working in and with communities could make a difference where and how it was needed.

NCT aimed to prevent residents of all ages becoming more vulnerable, addressing the social determinants of health which included access to healthcare, housing, transport, hunger, fuel etc and ensuring that help was available to those that needed assistance in whatever form it was required.

The team was split across front line operational delivery and programme and project delivery with details provided of the different roles and the type of work undertaken by each team. A number of events had been arranged which helped with community engagement and enrichment, with over 70 young leaders coming forward within various organisations within the County and 36 summer camps took place for over 1800 children.

The Council had been successful in a bid for funding from North of Tyne Combined Authority to establish community hubs, the first of which had been developed in Cramlington as there had been a Council owned building available to use. It was stressed that Hubs were not Council run, and engagement with local communities would assist in developing Hubs in other areas.

Statistical information was provided in relation to statutory covid support including the direct support and welfare visits to clinically extremely vulnerable residents and distribution of emergency food parcels; distribution of statutory aid including the emergency assistance fund, winter support grants and others. Members would be contacted shortly regarding the distribution of the Household Support Fund which had just been received.

Anonymised case studies were given which provided information on the interventions and assistance provided which had helped residents maintain jobs and tenancies. Information was also provided on the focus and priorities over the forthcoming winter period.

In relation to concern from Members on the sufficiency of being able to respond to the extra demand that was anticipated over the winter period, Members were assured that due to an increase in funding, the establishment had been increased and Community Champions appointed. There were good teams in place in order to ensure that early intervention could be provided. Many of the staff involved had already been employed by the Council and had been pulled together as a Team with additional resources being agreed by Cabinet. Funding had gone out to the Communities as they were able to make it go much further and provide more targeting spending. There had been a huge community response and change for the good and this needed to be sustained.

Members thanked NCT for everything they had done and were continuing to do for the residents of the County and were extremely thankful and grateful for the excellent work being undertaken by all involved and recognising that this was a very good service and made a valuable contribution to the lives of residents.

68 WINTER SERVICES PREPAREDNESS AND RESILIENCE

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

RESOLVED that the contents of the report be noted.

69 LOCAL AREA COUNCIL WORK PROGRAMME

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

RESOLVED that the information be noted.

CHAIR.....

DATE.....

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, 10 January 2022 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

D Bawn	L Darwin
S Dickinson	R Dodd
J Foster	V Jones
M Murphy	G Sanderson
R Wearmouth	

OFFICERS

G Binning	Deputy Chief Fire Officer
D Brown	Strategic Performance & Risk Officer
T Crowe	Solicitor
S Daniell	Community Safety Department Team Leader
P Hedley	Chief Fire Officer
M King	Highways Delivery Area Manager
L Little	Senior Democratic Services Officer
R Little	Assistant Democratic Services Officer
E Sinnamon	Development Service Manager
R Soulsby	Planning Officer
S Wardle	Neighbourhood Services Divisional Manager

Around 9 members of the press and public were present.

70 PROCEDURE AT PLANNING MEETINGS

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

71 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dunn and Towns.

72 MINUTES

RESOLVED that the minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 11 October 2021 as circulated, be confirmed as a true

record and be signed by the Chair.

73 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Murphy advised that she had a non-prejudicial interest in application 21/01614/FUL as she had friends who lived in Thorpe Avenue.

74 **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.

75 **21/01614/FUL**

**Construction of 5 residential apartments with undercroft parking and associated landscaping (amended plans received 02/09/21 - design changes, further amendments 01/11/21)
High End, 22 Thorp Avenue, Morpeth, Northumberland, NE61 1JR**

R Soulsby provided an introduction to the application with the aid of a power point presentation, advising that the application had been deferred from the previous meeting in order to allow a site visit to be undertaken.

A Welsh and C Routledge addressed the Committee speaking in objection to the application. Their comments included the following information:

- Mr Welsh lived at 21 Thorp Avenue with Ms Routledge living at 24 and they were speaking on behalf of 50 other local residents in objection to the application.
- They would be happy to see development on the site but it should be appropriate and comply with planning guidance.
- This application should be refused for being inappropriate, too high, too big and too intrusive and did not comply with planning guidance. It was not compatible with the locality which was comprised of single family homes.
- The development contravened multiple policies such as Castle Morpeth Development Plan H15; Morpeth Neighbourhood Plan DES1; SUS1 and HOU9 and QOP1 of the Northumberland Neighbourhood Plan. It did not achieve a sense of place by protecting or enhancing the character and distinctiveness of the settlement; it did not contribute to a sense of place which supported community identify and pride; and did not make a positive contribution to the local character.
- The huge block of flats seriously violated the policies and its enormous size contravened the DES1 requirement that development must enhance the character of the site and its surroundings.
- DES1 also forbid adverse impacts on occupants of neighbouring properties and QOP2 forbid unacceptable impact on users. The impact

on existing residents would be immense. The report stated that there would be no harm to the street scene or the wider area however over people in the community disagreed. The overbearing development would not only harm the privacy, but also the safety of residents due to increased traffic and on-street parking, along with increased noise levels. The report did not sufficiently address concerns from objectors regarding separation distances, which were stated as being acceptable and had been compared to Greystoke site which it was felt was misleading due to the raised height and domineering height of the development.

- Trees had been felled and the existing property demolished on the site and this was the third planning iteration with only minor tweaks being made which were insubstantial against the enormous overdevelopment.
- The proposed development was more than twice the footprint and twice the number of floors of the original dwelling, creating a top floor of 10m above the eaves of number 20 and 1m below the eaves of number 24, therefore overpowering and dominating neighbouring properties, overwhelming residents' amenity.
- The development would be overbearing and intrusive and contrary to the report would contravene both Articles 1 and 8 of the Human Rights Act which stated that a person had a right to peaceful enjoyment of all their possessions including their home and land and a substantive right to respect for their private family life. Outdoor movements of residents, family and friends at number 20, which only had a front garden and the south aspect of number 24 would be permanently and completely on view.
- Overlooking noise would be magnified by the close proximity of the balconies on the upper two floors.
- The population density increase would multiply vehicle movements and adhoc street parking escalate the danger to all street users.
- The application was contentious with objections from the community and Morpeth Town Council and Members were asked to use their discretion and do their duty to give consideration of each of the material considerations which had been raised by their constituents.
- The development would be too big a mass; too dominant, intrusive and overlooking; severely impacts residential amenity; and did not comply with planning legislation. The substantial material planning objections and adverse impacts were so great that the application should be refused.

Councillor A Byard addressed the Committee speaking on behalf of Morpeth Town Council in objection to the application. Her comments included the following:-

- She was speaking as Chair of the Planning and Transport Committee for Morpeth Town Council (MTC).
- A large number of residents of Morpeth had objected to these proposals and the Town Council wished to support their concerns.
- The changes in response to concerns regarding the height and overlooking along with the proposed widening of the road entrance splay had been noted, however MTC still objected to the development of 5 flats rather than the single detached dwelling as was there before. It

might be in the same use class but was a huge difference with up to 10 additional cars and visitors coming and going in Thorpe Avenue, a quiet residential cul-de-sac of residential homes first built in 1895.

- The existing properties were varied however this proposed development was very big and not in keeping with the street scene and constituted over development.
- The high hill top location, which was recognised in the report, would be readily visible from neighbouring viewpoints and partially visible from areas further afield.
- The large size of the development would result in over-massing, have an adverse impact on the street scene and would dominate the surrounding area.
- The development would contravene Policy SUS1.5 of the Morpeth Neighbourhood Plan (MNP) as it did not follow the good design which protected the character of the setting of the development and surrounding area; and policy DES1, paragraph B which stated that developments should make a positive contribution respecting or enhancing the character of the site and surrounding area in terms of proposal/ form/ massing/ density/ height/ size/ scale/ materials and detailed design features.
- MTC were concerned regarding comparisons made by the Officer to the other large block of 5 luxury flats at the site of the former Greystoke surgery. MTC would not like to see any precedent set for any large homes to be demolished to make way for blocks of flats which would be inappropriate in a market town.
- There was no housing need for this type of development in Morpeth, which has undergone a rapid expansion in recent years. NCC had recently acknowledged to MTC that they were well over the figure for required housing need and were already plenty of luxury flats in the town centre including retirement flats at William Turner Court and new flats at the old Registry Office which had not sold and the development at Cottingwood Lane.
- Paragraph 130(A) of the NPPF expected developments to function well and add to the overall quality of the area over the lifetime of the development. MTC support the views of residents that both during construction and occupation of the 5 flats on a difficult and sloping site on a blind bend would prove to be a significant reduction to their amenity and possible road safety. MTC requested that the application be refused.

D Nicholson, applicant addressed the Committee speaking in support of the application. His comments included the following:-

- Himself along with his wife were the owners of 22 Thorp Avenue and whilst currently living in a big house in the country were looking to relocate to Morpeth to a suitable property which would meet the needs of their advancing years. The property would need to be centrally located within walking distance of all the amenities and have no stairs. They had looked at what was available in Morpeth but had not found anything which was suitable and therefore looked at development opportunities.

- 22 Thorp Avenue had been on the market for some time and had failed to sell. They had looked at the property and had been impressed with the size of the site, its location and magnificent views.
- The property was on a large elevated site, one of the largest plots on Thorp Avenue, the front door of the house being 6m higher than Thorp Avenue itself which gave the property its superb views.
- The design concept was to create a small up-market apartment scheme with a roof line no higher than the previous property which would be achieved by demolishing the existing house and garage and by the removal of the small hill located on the plot. This would also allow for safe access to the site as well as providing generous car parking within the curtilage of the property and also provide some considerable development gain.
- The pre-application process was used to see if the Planning Department agreed with their views and their response and recommendations used to submit a full planning application.
- The full planning application generated a number of objections which in the main appeared to be the negative view of any apartment development on Thorp Avenue. They had tried to reach a compromise with the objectors and, at the suggestion of the planning officer, had amended their drawings four times to try to help allay their concerns, which had significantly reduced the number of objections.
- It was intended that they would live in one of the apartments, together with four other families who were in a similar position to themselves.
- The apartments would be of a high quality and it was believed would be of significant architectural merit. There was a huge demand for properties of this type due to the aging population and developments such as this were happening all over the Country, including Morpeth and he questioned why Thorp Avenue should be any different. He advised that a different developer might take the view that the site was big enough for 10 or 12 McCarthy & Stone type apartments, for which there was a proven demand.
- If Members agreed with the Officer recommendation they would be voting to help meet the recognised demand for this type of property and would also free up 5 large family homes for people who needed them in addition to generating more Council Tax revenue.

K Pimblott a Director at Acanthus Derbyshire Architects also addressed the Committee speaking in support of the application. Her comments included the following:-

- The Company had worked with Mr Nicholson on a number of successful commercial developments within Morpeth town centre but this was a one with a personal view; a wish for her client to relocate to the town centre and reside in a high quality, modern, energy efficient apartment property with access to all facilities that town centre living offered.
- The Planning Officer report was very thorough.
- The plot was a very individual plot and was unlike any other plot on the street and hoped you were able to appreciate this at the site visit which had been undertaken.
- Though the proposed scheme was larger in footprint than the previous house which occupied the site, the site was a large plot and due to its

elevated position presented the opportunity to create direct level access into an underground parking allowing for three stories of accommodation critically within the ridge height of the previous house.

- They had worked with the Planning Department through the planning process from pre-application through to full planning and had taken on board comments received from consultees and local residents with the scheme modified.

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

- The starting point for consideration of the development was SET1 of the (MNP). This application was within the settlement boundary of Morpeth and directs development in an already well developed densely populated location with good links to the town centre. A different offering of residential use on the site was acceptable. There was nothing in policy which separated whether it should be 1 residential unit or 5 residential units. Members could consider whether the application met design and visual character policies in terms of design, scale, form, massing, e.
- The bulk of the objections had been received during the first consultation. Amended plans had been submitted and a further consultation had taken place, objectors did not have to submit further objections to the revised plans, however the initial objections still stand.
- There were 10 undercroft parking spaces to be provided which provided 2 spaces per apartment. Highways had confirmed that the number of visitor parking spaces was within acceptable parking standards of 1 visitor parking place for 4 dwellings which would equate to 1.2 parking spaces with the application including provision for 2 parking spaces.
- Policy H15 of the CMDLP stated that there should be a minimum distance of 20m between primary facing elevations i.e. front and rear elevations. Due to the orientation of the site and neighbouring dwellings there were no facing elevations and a separation distance of 8m would be retained from the outside terrace area to the south of 20 Thorp Avenue and 11.3m from the built form to the north. There would be 12m separation distance between the apartment block and the southern gable of 24 Thorp Avenue and a minimum separation distance of 5m between the proposed building and the shared boundary.
- The ridge height of the proposed apartment block now matched the height of the previous dwelling.
- Northumbrian Water had been consulted and it was confirmed that foul and surface water drainage would be provided by the existing mains system and the applicant would be required to agree discharge rates with Northumbrian water prior to the commencement of the development, however this would be dealt with outside of the planning process.

Councillor Dodd proposed acceptance of the recommendation to grant permission as outlined in the Officer report, which was seconded by Councillor Jones.

Members expressed opinions that the proposal was an overdevelopment of the site and was not in keeping with the character of the area which was of red brick

dwellings with sandstone lintels. Concerns were also expressed regarding potential problems with car parking should residents choose not to park in the undercroft parking area, however it was recognised that the number of spaces accorded with policy and would not stand up as a reason for refusal. The potential precedent being set for developers to out-bid purchasers for other family dwellings on large sites such as this in order to build apartments was also highlighted and examples of this happening in other parts of the County had been seen with appeals being lost when they had been refused by the Planning Authority.

In response to a question on whether the applicant would work with the Planning Department on proposals for a reduction on the number of apartments to 4, Members were advised that would need to be a separate planning application.

The Development Service Manager advised that the large site was in a residential area and whilst the proposal was for a change from a large single residential unit into a small block of apartments the residential use would continue. Members were directed to consider if the proposal was in keeping with the character of the area which was predominantly large single residential dwellings. It was made clear that Planning policies did not stipulate the type of residential properties to be provided and on such a large site as this then an applicant might have come forward with a request to provide more than 5 apartments. Regarding other issues raised it was advised that Highways Development Management had confirmed that the level of car parking met the standards and policies and therefore this would not be a safe reason for a refusal. The separation standards between the proposed apartment block and neighbouring properties were also acceptable and in accordance with policies and plans. Members were advised that they could give further consideration to the impact on character, and design scale and massing , however they would need to give justification should they be minded to go against the recommendation.

A vote was taken on the proposal to accept the recommendation to grant permission as outlined in the report as follows: FOR 3; AGAINST 2; ABSTENSIONS 4.

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

76 **APPEALS UPDATE**

RESOLVED that the information be noted.

A short recess was taken at this point with Councillors Bawn and Dickinson leaving the meeting. The meeting recommenced with Councillor J Beynon in the Chair.

77 **PUBLIC QUESTION TIME**

No questions had been submitted.

78 **PETITIONS**

No new petitions had been submitted and there were no updates on previously considered petitions.

79 LOCAL SERVICES ISSUES

Neighbourhood Services

S Wardle, Neighbourhood Services Divisional Manager advised that front line staff had continued to deliver services throughout a very busy and challenging year and provided updates as follows:

- Refuse collection had continued across the Christmas period with an amended schedule with operatives working across the period to ensure litter bins were emptied and streets remained clean and tidy.
- Grounds maintenance crews continued to work on damage caused by Storm Arwen and winter maintenance activities with the Trees Team continuing to work on the devastation from the Storm. The priority immediately after the storm was to assist in the clearance of the road network with Highways teams, then moving on to cemeteries and other places of high footfall. The teams would move to woodland spaces and other areas in due course, however recovery would take a long time. The huge efforts of the front line teams were recognised and staff thanked for all their work.
- There had been 519 tonnes of refuse collected over the Christmas period which was 85 tonnes (or 20%) more than the previous two weeks. Glass bring sites were well used with 30 tonnes (or 37%) more collected during that period compared with the previous two weeks.
- Street cleaning teams had made a great contribution to the post Arwen clean up.
- Grounds maintenance programme had been severely impacted by the Storm, however they were working to recover schedules and complete on schedule.
- Leaf clearance was close to being completed with additional sweepers in the area following the storm.
- Members were asked to report any areas of concern.

The Chair thanked all staff involved for their efforts in relation to Storm Arwen. It was confirmed that following negotiations with the operators, there had been a relaxation in the rules for the waste recycling centres for residents to allow with the clean up following the storm, with this possibly being extended into February.

Highways

M King, Highways Delivery Area Manager advised that there had been a tightening up of guidelines in respect of Covid following a sharp rise in cases with 7 members of staff testing positive between Christmas and the date of the meeting. He provided updates as follows:-

- Town Centres had been inspected in respect of Covid signage with replacements provided as necessary.
- A lot of work had been placed on hold following the storm to allow resources to be directed to the clear up following the significant damage

within the Castle Morpeth area. It was expected that it would be a few months before the road network would be fully opened as problems were still being identified.

- There had been a knock on effect with debris being washed into the drainage system and with blocked ditches and culverts and work was being prioritised as best as officers could. Extra gully and sweeping machines had been deployed with assistance being provided by Grounds Maintenance to try to stop debris entering the drainage system. Staff had been working 6 days a week with cover initially being provided 24/7 in the aftermath of the storm.
- Efforts were being made to get back on track in respect of the LTP with resurfacing works needing to be completed by the end of the year, but it was a balancing act with trying to keep the network open and do other reactive work.
- Covid had not impacted winter services at the current time, however the Council were part of a North East group in case of any large scale issues with drivers reporting as sick. Work had continued as far as possible with grit bins being refilled etc and additional teams working over weekends.
- It was inevitable that some things would slip during this period as priorities changed on a daily basis, however all resources were being used for the clear up. Staff had also assisted with the emergency response with colleagues from the Northumberland Fire and Rescue Service along with other agencies.

The Chair once again thanked the staff and Councillors involved for the efforts made during the aftermath of the storm. The scale of devastation could not be underestimated with a view that it would take years for the County to recover.

In response to a query regarding road markings at the Throckley junction of the A69, Mr King advised he would chase this up with the Road Safety Team.

The Officers were thanked for their updates.

80 **BUDGET 2022-23 AND MEDIUM-TERM FINANCIAL PLAN**

Councillor Sanderson, Leader and Councillor Wearmouth, Portfolio Holder for Corporate Services provided a power point presentation advising that this provided initial thoughts on the budget although no specific new initiative announcements would be made as these would come out closer to the budget being presented to Council. A copy of the presentation would be attached to the signed minutes and provided with the meeting documents on the Council's website.

It was highlighted that key services had continued through the second year of the pandemic and Councillor Sanderson stated that he was immensely proud to be the Leader of the Council in a County which looked as good as Northumberland despite the effects of Covid and Storm Arwen. He took the opportunity to thank all front line staff for their continued work stating he was very proud of them. He continued by advising that it was hoped that no cuts to any front line services would be made during the budget process as a thanks to the staff across the services. The way services had continued to be run through the pandemic had

been exemplary.

It was stated that the pandemic should have been a huge economic shock, however due to the Government funding with furlough and business support grants this had not been the case within Northumberland, with no increase in unemployment which was better than the national and regional averages. There was a strong economy with the increase in staycations and the ability of businesses to keep going, along with major investors coming into the County such as BritishVolt and JDR Cable. The Corporate Plan's vision and aims were outlined with the overarching priorities of driving economic recovery, through growth, investment and jobs; and, tackling health inequalities in our communities through addressing the wider determinants, including income, education, housing and environment highlighted.

The overall funding context for the 2022/23 budget was provided with it being highlighted that any increase in Council Tax precept remained at 2% without holding a referendum with an additional 1% for Adult Social Care for the next three years. Details were also provided on how the Council would continue to invest in the future of the County.

In line with previous practice the Budget for the next year and the MTFP model had been reviewed. A savings requirement of £9.704 million had been identified as required to balance the budget for 2022-23. A provisional savings requirement of £28 million had been calculated as necessary for the following two financial years. The approach to identifying spend and savings within the budget were outlined and details provided on proposed savings by Portfolio Holder.

Members were advised that 200 comments had been made on the public consultation on the budget proposals which would be fed into proposals along with the views of Overview and Scrutiny Committees before final proposals were put to full Council on 23 February 2022.

Councillor Dodd advised of concerns regarding proposals for tree planting and re-wilding of the countryside and problems the latter could pose for Farmers in trying to grow good crops and support themselves, especially when it effects the delicately balanced uplands of the County. He also advised of the importance of providing shelter belts to protect against storms. Councillor Sanderson advised that agriculture was a very important part of the County's economy and recognised the serious concerns in relation to Government proposals for farming stating it was vitally important for the Council to listen and find a balance between environmental issues and becoming self-sufficient. He advised of meetings being held involving the North of Tyne Combined Authority, tenant farms, National Farmers Union, National Park along with the Council's Environmental team to come up with proposals to send to George Eustice and DEFRA highlighting the importance of that balance. Councillor Wearmouth also advised of the importance of sensitive planning and management of forestry and the need for good training facilities within the County.

The opportunity was once again taken to sincerely thank all staff across all services along with County Councillors for their efforts during and in the aftermath of Storm Arwen.

RESOLVED that the information be noted.

81 **YOUTH SERVICE**

The Chair advised that this item was being deferred as the Officers were unable to attend due to Covid impacts on the service.

82 **NORTHUMBERLAND FIRE AND RESCUE SERVICE: COMMUNITY RISK MANAGEMENT PLAN 2022-26 CONSULTATION**

The report provided information on the public consultation and details of the draft Northumberland Fire and Rescue Service (NFRS) Community Risk Management Plan (CRMP). Paul Hedley, Chief Fire Officer provided a power point presentation, a copy of which would be attached to the signed minutes and made available with the papers for this meeting on the Council's website. It was explained that it was a statutory requirement under the Fire Service National Framework Document (NFD) for each Fire and Rescue Authority to have a CRMP. The NFD detailed how each authority should discharge its functions, with the most relevant aspects to the CRMP highlighted as "identify and assess the full range of foreseeable fire and rescue related risks in their area" and "be accountable to communities for the service they provide".

A wide ranging public consultation exercise was now underway on the draft of the CRMP. Members were advised that each plan must reflect up to date risk analyses; demonstrate how prevention, protection and response activities would best be used holistically to best prevent and mitigate the impact of identified risks on its communities. Separate strategies were in place for emergency response, protection and prevention which sat beneath the CRMP which all identified how strands of delivery complement and help risk reduction. The CRMP must also cover a minimum three year time span, reflect effective consultation throughout its development and be easily accessible and publicly available.

Reassurance was provided that this was not a plan set in stone and would be flexible in order to respond not only to new and emerging risks but also unforeseen circumstances and impact. An annual update would take place where achievements and performance would be looked at along with what was needed for the forthcoming year, in order to assess if any changes to risk or service delivery models were required. If anything in this update required further public consultation then this would be undertaken. A range of partners, including a specialist risk modelling company had also been involved in the production of the CRMP which had included providing simulation models to predict what the impact of potential changes on community risk and resilience would look like. This allowed greater confidence that these were defined and communicated across the area and how resources would be matched.

The purpose of the CRMP was to provide assurance that the right resources were in the right places to respond effectively to the risks within Northumberland. It was important that communities understood the process undertaken to analyse risk. It was explained that risk was a combination of the likelihood and consequence of a hazardous event and the NFRS had a duty to work with communities and partners to minimise or prevent the likelihood of these

happening. In the last ten years there had been a 21% reduction in incidents attended, with 10 incident types identified as responsible for 90% of the events. It was explained that there was a correlation between outdoor fires and crime deprivation and good work was underway with Northumbria Police to work collaboratively with partners to reduce these risks.

Data was provided on incidents of dwelling fires and information was provided on what was currently done to reduce this risk and what was planned to further reduce incidents of this nature. Emerging risks were also identified and with the significant strain and challenge put on the service in responding to the pandemic and recent storms there was a need to ensure that the service would be able to meet future demands on the service. The Council's corporate plan was also used to look at how future development might impact on the service or increase risk to ascertain if any changes would be required in order to provide assurance of a suitable response.

The consultation would be wide ranging with sessions to be provided at all Local Area Councils along with a significant media and social media campaign providing links to the consultation document.

Members highlighted and welcomed the positive changes made to the NFRS over the years and recognised that they were called out to deal with a wide range of incidents along with providing assistance to a range of other services. In response Members were advised that whilst they were the smallest fire service within the mainland UK they would continue to be ambitious and add value wherever they could.

The Chair thanked the Officers for their attendance and presentation, advising that their work was much appreciated.

RESOLVED that the information be noted.

83 **LOCAL AREA COUNCIL WORK PROGRAMME**

The Chair advised that this was for information and should Members wish to ask for any items to be added to the agenda, then they contact either himself or Democratic Services.

RESOLVED that the information be noted.

CHAIR.....

DATE.....



Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

14 FEBRUARY 2022

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

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

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

Important Copyright Notice

- 6 The maps used are reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery office, Crown Copyright reserved.

BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

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

Report author : Rob Murfin
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 6 minutes
- Amendments to Motions
- Approve/ refuse/ defer

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

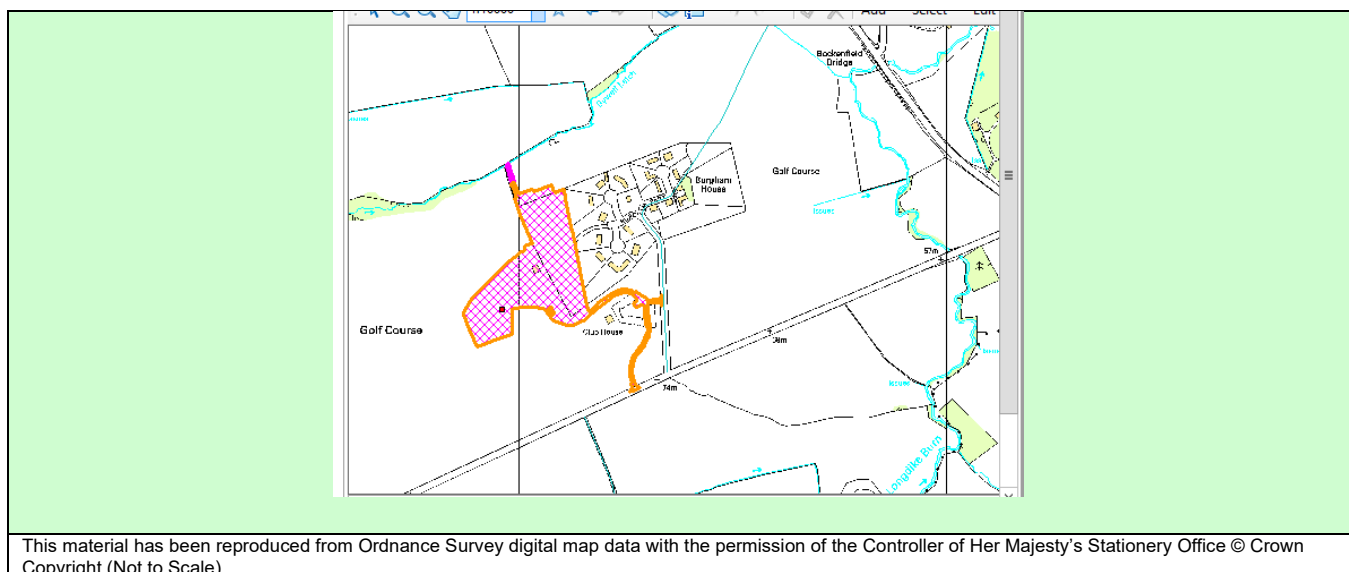


Northumberland County Council

Castle Morpeth Local Area Committee, 14th February 2022

Application No:	20/02094/FUL		
Proposal:	Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description		
Site Address	Land North West Of Burgham Park Golf Club, Burgham Park, Felton, Northumberland		
Applicant:	Mr David Brocklehurst 12-14, Bondgate Within, Alnwick, NE66 1TD	Agent:	None
Ward	Longhorsley	Parish	Thirston
Valid Date:	5 August 2020	Expiry Date:	30 November 2021
Case Officer Details:	Name: Mrs Tamsin Wood Job Title: Senior Planning Officer Tel No: 01670 625545 Email: tamsin.wood@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions and a section 106 agreement requiring contributions towards affordable housing, health care provision, education facilities and to tie a habitat management plan to the proposal.



1. Introduction

1.1 This application is to be determined at Castle Morpeth Planning Committee given the level of objections raised.

2. Description of the Proposals

2.1 Full Planning permission is sought for the removal of the green keepers compound and the construction of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage, on land North West of Burgham Park Golf Club at Burgham Park, Felton. The application site measures 5.8 hectares and is located immediately to the west of a group of 10 low density executive houses at Burgham Park, with a further 10 dwellings to the east of these, and to the north-west of the existing golf course club house. A development of 8 holiday lodges also lies directly next to and to the south of the site. These were granted under permission CM/20100070, as varied, and form 8 of 50 self catering holiday homes that were approved. The application site borders the west, north and eastern side of these holiday homes.

2.2 The proposal would include the construction of 38 detached dwellings and 10 terraced properties. 7 house types in total are proposed, as follows.

301- 3 bedrooms, 2 storey terraced brick pitched roof- 10 nos

404- 4 bedrooms, 2 storey detached brick pitched roof- 5 nos

405 - 4 bedrooms, 2 storey detached brick pitched roof-with 2 ½ dormers- 6 nos

502-5 bedrooms, 2 storey detached brick pitched roof - with dormers with rooms in roof- 5 nos

504-5 bedrooms and study– 2 storey detached brick pitched roof- 8 nos

501- 5 bedroomed, 2 story detached brick pitched roof- 7 nos

402- 4 bedrooms, 2 storey detached brick pitched roof- 7 nos

2.3 27 single and 4 double detached garages also form part of the scheme, together with a sub-station. Each dwelling would have an attached or detached garage and the terraced properties would all have parking spaces next to them. Each property would also have amenity space next to its rear.

2.4 This application was originally for the development of 56 dwellings on previously-undeveloped 'greenfield' Green Belt land within the wider Burgham Park Golf Course site, although now amended to 48 dwellings. The amended proposal is for 38 market homes comprising 18 x 4-bed and 20 x 5-bed detached houses, plus 10 x 3-bed affordable terraced/semi-detached homes. 21 of the new dwellings are proposed on the eastern part of the site which benefits from an extant proposal for 14 detached executive homes (14/02477/FUL, initial site works implemented). 27 of the new dwellings are proposed on the additional western part of the site. This western part of the application site has an earlier partly implemented extant planning consent for 50 self-catering holiday lodges (CM/20100070, 11/00938/VARYCO and 12/02136/REM), 8 of which have already been constructed to date (which fall just outside of this application site). 11/00938/VARYCO included a partial relaxation of the second home restriction on the occupation of the holiday cottages, such that they are still restricted from being occupied as a main permanent place of residence. Part of the new application site is the current access road to the golf course and to 8 of

the holiday cottages that have already been constructed to date (which fall just outside of the application site). It should also be noted that separate applications have been submitted that seek to release the occupancy restriction on the 8 existing holiday cottages to allow a change of use for permanent residence (20/02026/COU), and for a range of further improvements to the golf course (20/02093/FUL).

2.5 Access to the site would be from the road which runs along the southern boundary of Burgham golf club between the A1 and the A697. From this access an existing road runs through the golf club to 8 of the holiday cottages that have already been constructed to date (which fall just outside of the application site). It would lead to the site where the dwellings are proposed to be laid out around an estate road. Part of the new application site includes the current access road to the golf course.

2.6 The site is an area of grassland with mature planting within the site and outside to the north, south and west boundaries. It is located in open countryside and falls within the proposed general extent of the outer Green Belt around Morpeth. Access is taken from the C137 highway to the south. It lies around 920 metres west of the A1 Trunk road, 2.8km north-east of Longhorsley and 3.5km south-west of West Thirston and Felton.

Background

2.7 There is extensive history for this site, as set out below. Of relevance to this application is application CM/20100070 for the expansion of existing facilities to provide new club house, hotel, conference facilities leisure club, driving range and self catering holiday lodges (outline). This was approved on the 12/10/2010 and since varied. This current application covers the site where the 50 holiday lodges were approved, but not that part of the site where the 8 lodges have been built. No further works progressed. The committee report for the 14/02477/FUL application set out the lodges would form phase 1 of the development and that 'this was funded by a commercial loan and investment by the applicant. The remaining planned cottages will be built as sold thus not requiring further finance. This will be undertaken by means of stage payments from purchasers.'

2.8 An application under ref 14/02477/FUL was then submitted and approved for the 'Change of use to residential (C3) by way of erecting an enabling development of 14 no. detached executive homes'. The committee report for this application set out that 'The application seeks approval for the construction of 14 detached dwellings on the site, which is referred to in the description of the application as an enabling development of detached executive housing. The supporting planning statement makes reference to recent permissions granted for the new club house, golf academy, driving range, staff accommodation and holiday lodges and that the applicant has found it difficult to find adequate funding. This development is known as the Northumbrian Hills resort. It is stated that the applicant would like to secure additional funding from the banks by gaining planning permission for further residential development as a form of enabling development which it is stated would ensure that the resort redevelopment could progress in stages. Information provided with the planning application and set out in the report to the North Area Planning Committee in April 2015 stated that the first stage, which is the construction of the first 8 of 50 holiday cottages, began in July 2014 and has now been completed.' The report further states that 'the delivery of phase 2 (being the golf academy, green

keeping compound, staff accommodation and enhanced and extended pavilion and associated infrastructure works) is conditional on obtaining planning permission under this current application (14/02477/ful), which will enable the applicant to release value from the site for investment in phase 2 as an essential part of the overall funding package.' This application was approved subject to a section 106 where the applicant agreed that the net sale proceeds from the sale of the land shall be paid into a bank account that can only be used to facilitate the development of the larger scheme.

2.9 The development of the 8 holiday lodges and access to the site of the 14 dwellings makes both of these permissions extant.

2.10 This application was originally for 56 dwellings. The unit number originated from the 50 holiday units granted under CM/20100070 and the 14 dwellings granted under the 14/02477/Ful permission. This gives a total of 64 units, however, 8 of the holiday lodges have been built, this equals the 56.

2.11 The application has since been amended to include a reduction in number from 56 units to 48 units. Within the applicants supporting planning statement it states the number of dwellings has been reduced in response to comments from local residents and to reduce the footprint and volume of the scheme. A number of detached double garages and house type mix has been amended in order to reduce the overall footprint and volume of the scheme further, so that there is a material reduction when assessed against the extant planning consents on the site.

2.12 As the site is within the Green Belt the applicant has set out in their planning statement their justification for the proposal. In summary, the Cussins justification for the proposals are as follows:

-There is a fall-back position, established by the unique extant planning permissions on this site for the construction of 42 permanent holiday homes (being the balance of holiday homes not yet constructed of the 50 that have extant planning permission) and 14 permanent executive homes, all of which can be constructed in the Green Belt without further planning consent(s).

-The development would cause less harm to the openness of the Green Belt than the effects of development of the existing planning permissions because it is for a materially smaller footprint and volume than the fallback position. This material improvement on the effects on the Green Belt amounts to a very special circumstance that would warrant the Cussins permission being granted.

3. Planning History

Reference Number: CM/90/D/342

Description: Outline - construction of 27 hole golf course and clubhouse (as amended on 5th February 1991)

Status: Approved

Reference Number: CM/90/D/342B

Description: Details of club house car park landscaping and tennis courts (reserved matters) (as amended by plans received 15th February 1994)

Status: Approved

Reference Number: CM/90/D/942

Description: Development of golf club

Status: Approved 1992

91/D/428 – Outline residential development for 22 dwellings - Refused

Reference Number: CM/92/D/256 -

Description: Outline: Construction of 4 no. dwellings

Status: Approved

Reference Number: CM/94/D/378

Description: Outline residential development of building and land for 15no. executive dwellings as amended by plans received 4th August 1994

Status: Approved

The residential development (ref 92/D/256 and 94/D/378) was granted contrary to planning policy in order that the proceeds could enable the construction and completion of the golf course development.

Reference Number: CM/94/D/334

Description: Siting of marquee portaloos and portakabins

Status: Approved

Reference Number: CM/95/D/413

Description: Erection of entrance boundary wall and improvements to road from C137 as amended 26/10/95 & 30/10/95

Status: Approved

Reference Number: CM/95/D/467

Description: Erection of conservatory

Status: Approved

97/D/522 – Outline 15 no. dwellings - Approved

Reference: CM/03/D/692

Description: Construction of residential dwelling - Allowed on appeal in 2004

Reference: CM/05/D/510

Description: Construction of residential dwelling - Allowed on appeal in 2006

Reference Number: CM/20080865

Description: Expansion of existing facilities to provide new club house, hotel, conference facilities leisure club, driving range, self catering holiday lodges, and 10no plots for executive houses

Status: Withdrawn

Reference Number: CM/20100070

Description: Expansion of existing facilities to provide new club house, hotel, conference facilities leisure club, driving range and self catering holiday lodges (outline)

Status: Approved (12/10/2010)

Reference Number: 11/00938/varyco

Description: Variation of condition 13 attached to planning permission reference CM/20100070 relating to outline permission for the expansion of existing facilities to provide new club house, hotel, conference facilities, leisure club, driving range and self catering holiday lodges ...to change wording relating to holiday homes

Status: Approved

Appeals

Reference Number: 12/00034/REFUSE

Description: Full permission for the development of a holiday lodge and touring caravan site with ancillary manager's lodge, reception/shop, amenity block, play area and associated access, service roads, landscaping and vehicle and foot bridges

Status: Dismissed

Reference Number: 12/02136/REM

Description: Reserved Matters: Construction of Club House, Academy and Driving Range, Staff Accommodation, Vehicle Store, Gatehouse and Self-Catering Holiday Lodges. Consideration of Access, Appearance, Landscaping, Layout and Scale (11/00938/VARYCO Outline Application)

Status: Approved

Reference Number: 12/02467/FUL

Description: Change of use from agricultural field to service yard for golf club

Status: Approved

Reference Number: 13/03614/FUL

Description: Creation of a new permanent access road off the existing public highway to provide access to the approved re-development of Burgham Golf Club (as approved under Outline approval October 2010 (Ref CM/20100070) and reserved matters approval November 2012 (ref 12/02136/REM).

Status: Approved

Reference Number: 14/02405/DISCON

Description: Discharge of conditions 14, 15, 16 and 17 and part discharge of conditions 4 and 7 relating to planning permission 11/00938/VARYCO (Variation of condition 13 attached to planning permission reference CM/20100070 relating to outline permission for the expansion of existing facilities to provide new club house, hotel, conference facilities, leisure club, driving range and self catering holiday lodges)

Status: Approved

Reference Number: 14/02477/ful

Description: Change of use to residential (C3) by way of erecting an enabling development of 14 no. detached executive homes

Status: Permitted

Reference Number: 16/00313/DISCON

Description: Discharge of Conditions 6(in part) (external lighting), 9(Mitigation-Protected Species) and 10 (Water supply) of application 11/00938/VARYCO - Variation of condition 13 attached to planning permission reference CM/20100070 relating to outline permission for the expansion of existing facilities to provide new clubhouse, hotel, conference facilities, leisure club, driving range and self catering holiday lodges

Status: CONWD

Reference Number: 20/02093/FUL

Description: Replace greenkeepers shed, create six-hole golf course, re-locate driving range, create landscape bund, erect driving range shelter, extension and alteration of clubhouse and new car park layout

Status: Approved

Reference Number: 20/02026/COU- is for the change of use of 8 of the units built under the 20100070 application. The rest of the 50 units were not built out.

4. Consultee Responses

Education - Schools	1) Require a contribution of £414,000 2)Require a contribution of £192,000
Health Care CG	1)Require £47,100 2)Require a contribution of £33,600
Public Protection	1) In agreement subject to conditions.
County Archaeologist	1)Require further information 1) Require further information. 2) 30/9- There are no objections to the proposed development on archaeological grounds subject to a programme of archaeological mitigation being undertaken in association with the development works. This work can be secured by condition. 3)I have nothing to add to my comments of 30/9/21.
Eshott Airfield	No response received.
Affordable Housing	1) Require 10 affordable houses 2) It is recommended that all 10 x 3-bedroom are for shared ownership with the expectation that one of the RP's interested will purchase them
County Ecologist	1)Further information required. 2) Object and require further information. 3) Object and require further information. 4) No objection subject to conditions.
Highways	1)Require further information 2) Require further information 3) Require further information 4) Require further information 5) No objection subject to conditions

Thirston Parish Council

1) Thirston Parish Council are aware that planning approval has already been given for housing within this area so ultimately housing is going to be put on this site however the proposed number of houses is excessive and are too tightly packed especially in comparison to the houses already at Burgham Park. There is also no demand for the number of houses being proposed. This number of properties is not sustainable with that many family homes and no facilities. There are too many concerns about safety and schooling and the road to Longhorsley. Everybody would have to use a car to get to work, school, shopping etc. If a cycle track and a path was built to Longhorsley that would help however this would be costly and involve taking land from farmers and removing hedging to achieve which is not environmentally friendly. It does not appear that the golf club is really been developed enough to compensate for such an estate being built.

2) This proposed development will more than double the number of properties at Burgham Park which will have a huge visual impact especially as the construction materials are out of keeping with the existing properties at Burgham Park. The original plans were only approved on the basis of enabling development. Proceeds were to be reinvested into a golf complex benefiting the golfers, residents and local community. This revised application does not take this into account and the scaled back improvements to the club house is not in line with the original approval based on the enabling development. The Draft Northumberland Local Plan under Policy STP7 Green Belt will be protected to (b) Safeguard the countryside from encroachment. This is encroachment has come about by the original enabling development application this has now considerably changed - the original planning approval would not have been given under this revised proposal and NCC should look closely at the history of this application. The applicant makes the statement that "very special circumstances" exist without any evidence or argument to back this up. This conflicts with the draft Northumberland Local Plan under Policy STP8: a. Development that is inappropriate in the Green Belt, in accordance with national planning policy, will not be supported unless except in very special circumstances where other considerations clearly outweigh the potential harm to the Green Belt, and any other harm resulting from the proposal. The proposal is within Green Belt land with no infrastructure in place. There are no sustainable services and as such will involve a considerable increase in traffic on roads which are already in a bad state of repair, no footpath access and no bus service. Are there school places available for this increase in residents? This whole planning application needs to be reassessed by NCC planners taking into serious consideration of how the approval was originally given due to

	the enabling development, if this is now not a consideration then the application should be refused.
Countryside/ Rights of Way	1)No objection to the proposed development on the condition that Public Footpath No 11 is protected throughout
Natural England	1)No objection- require Coastal Mitigation (confirmed by Ecology not in zone) 2) Require further information 3) Require further information 4) Require further information. 5) Await final comments
Lead Local Flood Authority (LLFA)	1)Object 2)Object 3)Object 4)Object 5)No objection subject to conditions.
Environment Agency	1)Object require further information 2)No objections subject to advice- 23/7 3)No further comments.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	89
Number of Objections	27
Number of Support	0
Number of General Comments	1

Notices

General site notice, 30/11/20

Northumberland Gazette 18th February 2021

Summary of Responses:

27 letters of objection have been received in total, with 6 house holders submitting 3 objections, 3 households submitting 1 objection and 3 households submitting 2 objections.

1st Consultation

12 letters of objection were received which in summary raised objections referring to:

- materials not matching existing dwellings - brick rather than stone
- too many houses, density and lack of infrastructure
- loss of privacy on adjoining occupants
- lack of planting between with existing residents which would also help limit noise.
- Appearance of SUDs
- mix and appearance of dwellings not appropriate
- take opportunity to upgrade the utilities

- Greenbelt location, it should only be developed for purposes that would benefit the community and this part of Northumberland generally.
 - unsustainable location- lack of services, shops and bus routes. Everyone will be completely reliant on a car
 - contrary to Green Belt policy.
 - the Applicant's 'enabling' case is considered to be weak
 - contrary to the NPPF, paragraphs 78,79 and 103 which sets out a 'presumption in favour of sustainable development'.
 - contrary to both the LP and NLP as both identify the site and surrounding area as 'open countryside' where new-build housing will not be permitted.
 - the proposals to change the use of the 8 existing holiday cottages into permanent houses is also contrary to policy. The proposals are essentially 8 new-build houses in the open countryside that is contrary to local and national policy as noted above
 - the LPA has a healthy supply of housing land, well in excess of the Government's 5-year requirement
 - the visual appearance, the density, the size and building materials being out of character with the existing development.
 - previous applications were granted with enabling development which would have benefited the local community. This application only benefits a private business. It will not benefit Tourism ie nothing to attract Holiday makers. It will not benefit the local community.
 - hard to understand why 56 dwellings are needed to make the scheme viable now.
- 20

- whilst the sites planning history and acknowledged fall-back position is relevant, it does not justify the scale of development proposed in such an unsustainable location. Developers cannot circumvent the planning system by initially applying for a form of development that is acceptable (holiday accommodation) to then later re-apply for permanent housing. This could be repeated extensively and would have a significant adverse impact upon the open countryside.
- not in keeping with the existing housing in terms of type, style or finish. T
- the development of 70+ houses would result in a substantial increase in traffic coming to and from the existing A1 junction at a point on the A1 that is congested. The comments of the Highways Agency will be critical in this respect.
- Longhorsley being accessible by bike, it is an extremely dangerous stretch of road and we are aware of a number of very near misses between bikes and cars/ lorries who travelling around the sharp bends at the speed limit of 60mph. Suggest that any planning permission granted includes providing a pavement and or cycle/lane from Burgham park to Longhorsley village, make the village more accessible from the estate.
- Longhorsley village provides the closest school to Burgham park. Longhorsley first school is a small rural school catering for approximately 90 children between reception and year 4. The school generally has mixed classes for year groups and is often full. There is no capacity or plans for an extension to the school.
- there is no mention of children's play facilities in the plans. Again, the nearest are in the village, and this either encourages families to drive into the village or to brave a dangerous road with no pavement.
- Burgham Park has a history of extremely slow sales, with the two smallest houses taking 10 and 12 years to be sold respectively. It is difficult to imagine how 56 ill-conceived houses will be sold. In fact, the approval of the previous development, rather than "saving" the Golf Club, sent it into liquidation

-concerned that the road and access to the A1 would deteriorate with heavy vehicles during the construction phase;

- This new application for housing development on green belt land, seeks to distance itself from previous approved planning where the proceeds were to be reinvested into the golf club for the benefit of both members, local residents and the wider community.

-not opposed to development of further properties at Burgham but these must be linked with the development of the golf club facilities and to the establishment of appropriate financial reserves, to ensure a sustainable business which will provide a benefit to the local community for many years to come.

- there is no suitable screening between the existing development and the proposed development - there are no suitable local facilities to support this development

-the construction of the properties should be of natural stone, timber windows, slate roofing with traditional chimneys as was conditioned when constructing our own property at Burgham. 2.

-the number of houses in this eastern area should be reduced by design and a landscaped buffer area created to run alongside the entire Eastern boundary of the existing Burgham properties.

- consideration should be given to a minimum property size of three bedrooms., to expand the remit of Golf Club Re-Development with the provision of leisure facilities for golf club and all community members such as a gym, tennis court, community room and a perimeter off course country walk, involving the existing Burgham community in the creation of a traffic management plan pre and post construction. Jo and I would welcome the opportunity to discuss the contents of this letter with the landowner at any time.

1 General comment has been submitted which raises the following points:

-as Chair of Governors of St. Helen's First School Longhorsley I have been alerted of this planning proposal from a fellow governor. The school has not been formally involved in the consultation process and should be.

2nd Consultation

8 letters of objection were received which in summary raised objections referring to:

- objections remaining the same as objections have not been addressed

-plans, layout and materials continue to be out of character for the area.

- disregard of the greenbelt concept, with Cussins arguing the previous granted plans were more damaging to the environment, which is nonsense, the fallback position is a concept that was more well thought out, building houses that matched the area and mixing in holiday homes, which would not overstrain logistical resources as they would not always be occupied.

- although bungalows and dormer bungalows have now been proposed along part of the Eastern boundary, there are still two storey houses right at the point where they overlook existing properties the most severely i.e the North Eastern section. Also, I strongly disagree with the 'Very Special Circumstances' argument set out in the amended planning statement. The impact on the Green Belt comes from the very high housing density and extra people and cars and waste not from the small differential in square footage.

-The recent letter submitted by Cussins alleges that their proposal results in less impact on the Green Belt. This is incorrect as; - People and vehicles will have a

much greater impact and the already approved schemes will result in less people as the majority of the buildings will be holiday homes with relatively low occupancy.

-scheme will result in the provision of other amenities such as bus routes, retail opportunities etc having to be established whereas holiday homes are likely more self sufficient and would expect to be so.

- Burgham Park lacks the facilities to support such high density, permanent housing.

-the application clearly seeks to break the link to the original enabling development, whereby the net proceeds were to be reinvested in the golf club.

-it is an inappropriate development harmful by definition to the green belt, and should not be approved.

- The Opinion is clear in that the 'fall back' position by the Applicant's own admission is unviable and hence there is no 'real prospect' of it coming forward. Even if it were viable, the documents in the Application do not demonstrate that the existing scheme with planning permission would have a greater impact on the green belt than the proposed 56 residential units.

-advice notes were submitted giving legal opinion on how the application should be determined.

3rd Consultation

7 letters of objection were received which raise the same concerns as previous objections summarised above. In addition, the following objections have been made:

-The Governments 2020 manifesto, Planning for the Future, White Paper states "valued green spaces will be protected for future generations by allowing for more building on brownfield land". There is a wealth of brownfield sites as disclosed in the Northumberland Brownfield Land Register 2020, most of which are suitable for this size of development.

0Burgham Park is a green field site, regarded as an area of outstanding natural beauty, where there is considerable ecological interest including crested newts, red squirrels and nesting herons, the balance of profit versus ecology must be considered in full.

-The need for affordable housing is more than apparent, however the current proposal is an empty gesture given the low mix of affordable housing and extreme lack of infrastructure in the area.

-Both the damage to the ecological system and lack of infrastructure would extend the negative impact of the development far beyond the confines of Burgham Park. - This development provides a short-term economic gain to the developer. The proposal lends itself more to the second home or holiday home market. In this rural location, there is clearly a different set of challenges compared with urban living. The Northeast, in particular Northumberland, already has its fair share of seasonal, holiday home dwellings. The associated, low frequency, cyclic revenue, renders the local economy stagnant for 7 months of the year. The positive financial impact on the local economy of such a development is so small that when offset against the negative environmental impact via the increased carbon-loading and disruption to the surrounding ecological system, there appears to be no choice other than to abandon this wasteful, parasitic project.

-a further advice note has been submitted. This follows on from the first opinion which in summary states nothing has in reality changed since the first opinions were drafted. It is not just a simple volumetric assessment of the proposed development versus the fallback. It is a more complex planning judgement that involves land use, the pattern and density of development, volumes, visual impact.... The proposed use

of land may cause other non-GB harm The loss of benefits secured through the s.106 on the fallback permissions is still a material consideration with the weight to be determined by the LPA. The determination of the amended proposal must be in accordance with the development plan unless material considerations indicate otherwise. A fallback position is capable of being a material consideration but, as I stated in the first opinion, it is too simplistic to say that if the fallback has a greater volume than the proposal then it has a greater impact on the GB and therefore is a material consideration that clearly outweighs the harm to the GB and any other harm. The assessment is much more nuanced than that. The Council must properly assess the fallback position and then give it the appropriate weight. It must determine the harms to the GB and any other harms, then it must weight those harms against the benefits, which may or may not include the fallback. Unless the benefits clearly outweigh the harm, then very special circumstances have not been demonstrated and the application should be refused'

- it will change Burgham Park into a village or small town which has no facilities at all.

-I do not agree that very special circumstances exist. Northumberland County Council has a track record of approving application "A" and then further allowing applicants to change "A" to "B" which magically get approved. This has already happened here and is being sought again.

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=QD1YPHQSHAV00>

6. Planning Policy

6.1 Development Plan Policy

Thirston Neighbourhood Development Plan

Policy 1: Design and development principles

Policy 2: New housing development

Policy 4: Coastal mitigation service

Castle Morpeth Local Plan

C1 Settlement boundaries

C11 Protected species

C15 Trees in the countryside and urban areas

C16 Green Belt

C17 Green Belt

H1 Housing land supply

H6 Special executive housing

H9 Affordable housing in rural areas

H15 New housing developments

H16 Housing in the countryside

6.2 National Planning Policy

National Planning Policy Framework 2021

National Planning Policy Guidance (updated 2019)

National Design Guide

6.3 Emerging Policy

Northumberland Local Plan Publication Draft Plan (Regulation 19)

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 6 Green Infrastructure
Policy STP 7 Strategic approach to the Green Belt (Strategic Policy)
Policy STP 8 Development in the Green Belt (Strategic Policy)
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU4 Housing development site allocations
Policy HOU 5 Housing types and mix
Policy HOU 6 Affordable Housing provision
Policy HOU 8 Residential Development in the open countryside
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ICT 2 New developments and infrastructure alignment
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
Policy ENV 3 Landscape
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 INF1 Delivering development related infrastructure (Strategic Policy)
Policy INF6 Planning Obligations

6.4 Other

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

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the

development comprises policies in the Thirston Neighbourhood Plan, the Castle Morpeth Local Plan and Structure Plan S5, as identified above. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

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

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

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

- Principle of the development
- Section 106 contributions
- Design and impact on character of area
- Trees and landscape impact
- Residential Amenity
- Impact on Ecology
- Highways
- Drainage and Flooding
- Archaeology
- Contamination
- Other

Housing Land Supply

7.5 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The five-year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that paragraph 11(d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date.

7.6 As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. The forecast 'deliverable' five-year supply for 2020-2025 (as updated for the Local Plan examination in Spring 2020) would equate to a 10.9 year housing land supply against the updated April 2020 Local Housing Need figure. The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the past three monitoring years 2017-20.

7.7 Therefore, in the context of paragraph 11(d) and Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply. Northumberland has also evidently more than satisfied the NPPF requirement to significantly boost the supply of housing land in the county.

Principle of development

7.8 The application is for the development of 48 houses on land adjoining Burgham Park Golf Course and the residential properties at Burgham Park. The 5.80ha application site is located within the central part of the Burgham golf course site, north-west of the existing clubhouse, immediately west of an existing enclave of 20 large private dwellings and just north and west of 2 blocks of 4 holiday cottages (1-4 Bamburgh Cottages and 5-8 Craster Cottages). It comprises two adjoining fields, while the central part of the site is described on the application form as being "currently used in part as the golf course green keepers' compound for the storage of machines and equipment in the upkeep of the golf course." An access road into the western part of the site is already in place as part of the partly implemented permission for holiday cottages on that part of the site.

Open Countryside

7.9 The application site lies in an area beyond any settlement boundaries defined in the Thirston Neighbourhood Plan and Castle Morpeth District Local Plan (2003). Therefore, the site can be considered as being located in an area of open countryside.

7.10 Following publication of the National Planning Policy Framework (NPPF) the provisions of saved Local Plan Policies C1, H15 and H16 are still relevant in the determination of this application. 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. Policy H16 also states that new housing in the open countryside will only be permitted where, inter alia, they are required in connection with the day-to-day operation of an agricultural enterprise and where the proposal accords with other criteria. There are no policies which allow the construction of market residential buildings in the open countryside and the dwellings would not be used in connection with the operation of an agricultural operation. Given this it is considered the principle of new build dwellings on this site would be contrary to Local Plan Policies C1 and H16 and it would not appear to represent

special executive housing for which very exceptional circumstances may be considered under Policy H6.

7.11 The Thirston neighbourhood plan (TNP) was however 'made' in October 2021 and as such should be given more weight than the local plan. It is the starting point for determining the proposals. This made Plan forms part of the Development Plan and decisions must be made in accordance with the policies unless material considerations indicate otherwise.

7.12 Within the TNP this sets out that new housing is generally not appropriate in the open countryside unless it meets the criteria set out in Policy 2, which reflects national planning policy set out in the NPPF. Policy 2 advises that

'...Land outside the defined settlement boundaries will be treated as countryside whose intrinsic character and beauty must be recognised in all decision making on development proposals. Outside defined settlement boundaries, residential development will be limited to proposals that are in accordance with national policies, or strategic planning policies or allocations, and which comply with the other policies of the Neighbourhood Plan. Isolated homes in the countryside will not be supported unless one or more of the following circumstances apply: a) housing where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) housing that represents the optimal viable use of a heritage asset or that which would be appropriate enabling development to secure the future of heritage assets; c) additional housing created through the sub-division of an existing residential dwelling; d) housing whose design is of exceptional quality in that it is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area; e) the re-use of redundant and disused buildings to provide new housing where this would enhance their immediate setting.'

7.13 With regard to the above, Policy 2 of the TNP therefore refers decisions to be made in accordance with national policies which would be those set out in the NPPF, unless the location is isolated, which in this case the policy sets out those circumstances where housing could be supported. Whilst the application site is not considered to be in an isolated location, in terms of it being located next to the golf club, holiday units and houses at Burgham park, it is in terms of being isolated from services. Notwithstanding this the NPPF is relevant. This states at para 79 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

7.14 In terms of the sites location this itself does not have any services which the development could contribute towards other than the existing golf club house and it is not located close to good public transport links. Residents of the proposed properties would therefore not have convenient access to services which would meet many of their everyday needs and as such it is likely that any travel to services will be by car. It is considered that the site is in an unsustainable location. Furthermore,

regardless of the adjacent separate executive enclave of existing housing, the proposal would be development in the open countryside, not part of or adjacent to any existing settlement and thus somewhat isolated without easy access to local services and facilities. The site therefore does not fall within a village or settlement where development within would support the services within another village or settlement. The site is considered to be an open countryside location. As such the site is not considered to be a suitable location in terms of the provisions of the NPPF, TNP Policy 2 and Local Plan Policy C1. The proposal also does not fall within the criteria set out under Policy 2 and Para 80 of the NPPF either where certain isolated homes in the open countryside are considered to be acceptable either. The principle of the development in this open countryside location is therefore not considered to be acceptable and contrary to the NPPF, TNP Policy 2 and Local Plan Policies C1 and H16.

7.15 The application site is also located in the open countryside well outside any settlement boundaries under emerging Policy STP1 (the nearest settlements being Longhorsley, Longframlington, and West Thirston/Felton). It should be noted that significant proposed modifications to draft Policy STP1 include moving criterion g(viii) regarding housing into Policy HOU8 regarding residential development in the open countryside, which itself is proposed to be significantly modified at the direction of the inspector to better reflect the NPPF para.80 (formerly para.79) limitations on isolated dwellings in rural areas. However, these policies currently only have little weight due to the extent of as-yet unresolved objections and proposed modifications. Notwithstanding this the principle of the proposal would not accord with emerging plan policies either.

7.16 Emerging Policy HOU3 also identifies a zero-housing requirement for the designated Thirston neighbourhood plan area - ie. the baseline housing needs for that rural parish area have already been met. Given the extent of objections to the county's overall housing requirement, this policy can only be given limited weight at this stage. The Thirston neighbourhood plan was nevertheless adopted in October 2021 in the context of there being no need to allocate any additional sites for housing development.

7.17 Overall, the principle of the proposal would therefore not be acceptable in this open countryside location. The development would form an unsustainable form of development where residents are likely to be reliant on cars. As evidenced by the Council's high Housing Delivery Test result and strong 5-year housing land supply position, Northumberland has also already more than satisfied the NPPF's objective of significantly boosting the supply of housing well above the minimum Local Housing Need (para.60). There is therefore no consequent need to permit additional housing development that is contrary to the development plan and national policy in this location.

Green Belt

7.18 The site is not within the Green Belt boundary defined in the Castle Morpeth District Local Plan 1991-2006 Adopted February 2003 (the CMDLP). Saved Northumberland Structure Plan Policy S5 however whilst not defining the detailed outer boundaries on a plan, did provide a detailed description of where the general extent of a Green Belt extension around Morpeth would be, stating detailed inner

and outer Green Belt boundaries would be defined in a future local plan. In this case it is the emerging Northumberland Local Plan. Referring to the wording in Policy S5, it is considered the site would fall within the outer boundary of the Green Belt extension.

7.19 It is accepted however that the outer boundary of the Policy S5 Green Belt extension is somewhat ambiguous though. Nevertheless, in this context the Secretary of State took a precautionary approach to land towards the edge of the general extent at York, stating that Green Belt policies should be applied unless there is a 'good reason not to' (Avon Drive decision). Recent case law (See paras. 39-40 and 44-48 of *Wedgewood v City of York Council* [2020] EWHC 780 (Admin)) has established that the Secretary of State's position is correct in that land should not be arbitrarily excluded from the Green Belt where boundaries have not yet been defined. Therefore, further consideration should be given as to whether a site that lies within a more ambiguous outer area should be regarded as within the general extent of the Green Belt. Given that there is uncertainty as to whether the site is within the Green Belt, the site should be assessed on its own merits in relation to whether it contributes towards Green Belt purposes set out in the NPPF (para. 134). This approach aligns with two appeal decisions (APP/P2935/W/17/3167263 and APP/P2935/W/17/3167852), which considered applications adjacent to other settlements in the Policy S5 area of the Green Belt. In both cases the Planning Inspectors adopted an approach to the application of Green Belt policy whereby a contribution of the site towards any of the five Green Belt purposes would justify the application of Green Belt policies. It is considered that this application site would contribute towards the purposes of the Green Belt in assisting to safeguard the countryside from encroachment, as well as assisting in urban regeneration by encouraging the recycling or derelict and other urban land first and foremost. Consequently, Green Belt policies will apply to the site. Other applications at Burgham park have also been considered against Green Belt policies.

7.20 Emerging Draft Policy STP7 and the Policies Map designates the entire Burgham Park Golf & Leisure Club land as being within the northern edge of the defined Green Belt extension north of Morpeth. There are objections to this designation, while there are also objections relating to how far out the Green Belt extent should go, such that it is considered that only limited weight can currently be given at this stage to the proposed Green Belt boundaries delineated on the draft Policies Map under Policy STP7.

7.21 However, on the basis of the site contributing towards the purposes of the Green Belt it is considered Green Belt Policies apply to this site. This is also consistent with how the Council have approached other applications in the area.

7.22 In turn Local Plan Policy C17 identifies a list of appropriate uses in the Green Belt where new build development may be permitted. Any other uses not identified are deemed to be inappropriate. The provision of new build housing is not listed as one of the appropriate uses in the Green Belt under Local Plan Policy C17. Thirston Neighbourhood Plan is which given more weight due to it being recently 'made' and that it aligns more with the NPPF, however, states under Policy 2 that 'Residential development within the Green Belt will be considered in accordance with national planning policy on Green Belts set out in the National Planning Policy Framework.' This does differ slightly to the exceptions listed under Local Plan Policy C17.

7.23 Therefore in regard to national planning policy in the NPPF Paragraph 137 of the NPPF attaches great importance to Green Belts, with the fundamental aim of Green Belt policy being to prevent urban sprawl by keeping land permanently open. Paragraph 147 of the NPPF highlights that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 148 requires Local Planning Authorities (LPA) to ensure that substantial weight is given to any harm to the Green Belt, and that “‘very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.

7.24 The NPPF, at para 149, lists exceptions to the general policy of Green Belt restraint, setting out forms of development that are considered to be appropriate in the Green Belt. In terms of new buildings in the Green Belt the NPPF, under para 149, allows;

- 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.

7.25 With regard to para 149 of the NPPF the development would not be for agriculture or forestry or be an appropriate facility for outdoor sport/ recreation. Nor would it consist of an extension or replacement buildings in the same use, and it would not be for limited affordable housing for local community needs. As such it would not conform with criteria a,b,c,d,f.

7.26 The NPPF does allow limited infilling in villages under criteria e). This site however is not in a village or settlement for this matter but clearly in an open countryside location. The application site does not provide a small gap within an otherwise built-up frontage. It is an area of land with some houses to one side and with no built form to any other sides. The site is clearly not an infill site nor is it limited in size. The proposal would therefore clearly not fall under criteria e) either.

7.27 Whilst the proposal does include some affordable housing, not all of it is. As such the proposal does not accord with criteria f) either.

7.28 In terms of criteria g, as stated above, the site is not limited in size nor considered to be an infill site. Whilst there is also a greenkeepers building on part of the site this is only a very small proportion of the site with the remaining majority of the site being greenfield land/ not previously developed land. The proposal would also clearly have a greater impact on the openness of the Green Belt than the current situation. As such the proposal would not fall under criteria g of para 149 of the NPPF either.

7.29 The proposal therefore does not fall within any of the criteria set out under paragraph 149 of the NPPF which sets out exceptions where new build development is allowed in the Green Belt. In addition it is considered the proposal would have a much greater impact on the openness of the Green Belt both spatially and visually than the site appears now. The proposal for this major housing development is therefore considered to be inappropriate development in the Green Belt which is by definition harmful to the Green Belt such that very special circumstances would need to exist in order to justify the proposed development. Thus, it would be contrary to TNP Policy 2, the NPPF and Local Plan policy C17. It would also be contrary to emerging plan policy STP8, although only little weight can currently be given to this policy.

Very special circumstances and the planning balance

7.30 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and '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. S.70 of the Town and Country Planning Act 1990, taken together with s.38(6) of the Planning and Compulsory Purchase Act 2004 also requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.31 In order to justify the proposal, it is therefore necessary, that it is demonstrated that 'very special circumstances exist that clearly outweigh the potential harm that would be caused to the Green Belt by the proposed development and any other harm. In this instance the harm caused by the site's location in an unsustainable open countryside location is considered to be classed as any other harm. There is no closed list of very special circumstances. Any material consideration which points towards a grant of planning permission is capable of contributing towards the assessment of very special circumstances.

7.32 In this instance the applicant has submitted supporting information with the application which they set out are very special circumstances that justify the proposal. This is on the basis that there is a fallback position with a realistic prospect that it would be carried out, that would cause more harm to the openness of the Green Belt than this current proposal.

7.33 In turn the applicant sets out that there are two extant permissions on this site including one for the construction of 50 holiday homes (CM/20100070, 11/00938/VARYCO and 12/02136/REM) of which 8 have been constructed and one for 14 permanent executive homes (14/02477/FUL), which can be constructed in the

Green Belt without further planning consent(s). Both applications were approved as schemes which would help diversify and strengthen the local economy and the tourism offer through the improvements to the Golf Course. The golf resort development was granted permission as an exception to policy on the basis of the significant benefits it would bring to the local economy and Northumberland generally. The reason for approval given on application CM/20100070 states "it is considered that there are very special circumstances which lead to the conclusion that the benefits which the proposed development would bring to the diversification and strengthening of the local economy would outweigh the harm caused by development outside of an existing settlement". The application for the 14 dwellings was approved as enabling development for the golf club improvements as it was considered that there would be clear benefits for the local economy and tourism market through supporting the continued development of an enhanced tourism, golf and leisure facility in its entirety. The benefits of significant economic development and tourism offer improvements in this area and that the dwellings would contribute towards the Councils 5-year housing supply at a time when there was a shortfall were considered to outweigh any potential harm arising through development in this location. This was solely on the basis that a Section 106 agreement where the applicant agreed that the net sale proceeds from the sale of the land shall be paid into a bank account that can only be used to facilitate the development of the larger scheme. However, the policy position giving rise to the extant planning permission is unlikely to be relevant, as in practical terms the extant planning permission can be built out regardless of any subsequent policy changes.

7.34 They further set out that the development now proposed for 48 dwellings (reduced from 56 dwellings originally proposed), would cause less harm to the openness of the Green Belt than the effects of development of the existing planning permissions because it is for a smaller footprint and volume than the fallback position. They set out that the material improvement on the effects on the Green Belt amounts to a very special circumstance that would warrant permission being granted.

7.35 To help justify this further the applicant has set out a table that summaries the volume and footprint of the extant fall back verses the current proposal. This sets out that the total volume of the proposal would be 20% less than that of the permitted schemes and the total floor space would be 5% less than the permitted schemes. This also takes into account that 8 of the approved holiday homes have been built. The applicant considers that this warrants approval of this proposed scheme.

7.36 In terms of the applicant's reference to their fall-back position the fact that an application for planning permission already has permission to develop the land in some other way (commonly known as a "fall-back position") is capable of constituting a material consideration. In considering a fall-back position it is then necessary to consider whether there is a "real prospect" of the fall-back coming forward in the event that the application is refused but this can amount to no more than a possibility. A degree of certainty in the planning status of the fallback position will also not always be necessary to the conclusion of it being a 'real prospect'. Sullivan L.J. said in his judgment in Samuel Smith Old Brewery, "... for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice" (paragraph 21).

7.37 With regard to the 'fall back' position the applicant has confirmed that if this application is not supported then there is a very real prospect, the extant developments will go ahead. Whilst originally stating that the extant permissions remain unimplemented after a number of years because the schemes would remain unviable and would not return sufficient funds to the Golf Course to fund the improvements in the 2010 Permission, the applicant is now stating that 'the 8 holiday home accommodation units built to date were built at a high build cost that led to a high asking price for their sale. This has proved difficult to achieve. However, the cost of building the rest of the units can be reduced and the sales price reduced to the point where sales are very likely. The executive homes have not yet been built but are fully viable.' It is therefore considered that there is a real possibility that the applicant would build out the original extant permissions should this application be refused.

7.38 Based on the probability that the extant permission could be built out, it is therefore considered necessary to assess whether the proposed development would give rise to effects that are worse than or broadly similar to the proposed development. Where a fall-back position would give rise to worse or broadly similar effects to the proposed development, it is likely to be a material consideration. With this in mind there are therefore 2 fall back permissions which need to be examined against the current proposal. The first is the 14/02477/FUL permission for 14 houses which has the section 106 attached ensuring proceeds from the land sale be used for the golf facility improvements. These houses were to be built out on the eastern side of the site. Under this current application, 21 new dwellings are now proposed on this part of the site. Whilst this would give a greater density than 14 on this site, the volume of built form would actually be less, amounting to a reduction of 14.28%. The current proposed layout also includes an area of open space which would add to the quality of the development, not previously proposed and it would provide an area of open space for residents and children to use. The dwellings would also still be 2 stories in height, although some would have rooms in their roofspace. Overall taking into account the new layout, reduction in volume and design of the development, it is considered that the development now proposed would have a slight less impact on the openness of this part of the greenbelt which is a material consideration in the planning balance. Whilst the previous application for this part of the site did have a section 106 which ensured funds from the land sale went towards the golf club improvements granted under the CM 2010 permission, and the club has had new plans approved since, this does not change the prospect of the fall back coming forward, as the section 106 could be varied easily so proceeds were spent on the new proposals. Notwithstanding this the applicant has confirmed the new golf club plans for expansion, now approved by the Council (Ref: 20/02093/FUL) would still be delivered by the Golf Club as a result of the sale of the land to Cussins, but the Cussins proposals are not being advanced or justified as enabling development as was previously.

7.39 In terms of the second fall back permission which needs to be examined against the current proposal, this relates to the western part of the application site which has an extant planning consent for 50 self-catering holiday lodges (CM/20100070, 11/00938/VARYCO and 12/02136/REM). 8 of these have already been constructed to date (which fall just outside of this application site) and as such a comparison of the remainder of the site where the other 42 holiday lodges would be built needs to be made against this current proposal. Under this current proposal

27 dwellings are proposed on this western part of the site. This includes two storey dwellings and single storey garages, which would give a lower density than 42 holiday lets. The volume of built form on this part of the site would also be less than the approved holiday lets, amounting to a reduction of 24.28% in volume. The holiday lets would also all be two storey in height whereas the current proposal include a mixture of two storey and single buildings (houses and garages). In terms of layout the current proposal would also include a central area of open space like the holiday let layout helping to keep a sense of openness within the site. The houses would also be set in from the boundary giving a buffer to the surrounding woodland, thus keeping the dwellings further within the site than the approved holiday lodges which would be much more dispersed around the site with development much closer to the woodland around. Overall taking these matters into account, the new layout, reduction in volume and design of the development, it is considered that the development now proposed would have a less impact on the openness of this part of the greenbelt which is a material consideration in the planning balance.

7.40 Taking an overview of the whole site the applicant has confirmed that the total footprint of the extant schemes (fallback) is 4,941m². When measured against Cussins' proposed scheme footprint of 4,692m², this presents a reduction of 249m² (-5%). The total volume of the extant schemes (fallback) is 35,549m³. When measured against Cussins' proposed scheme volume of 28,551m³ this presents a reduction of 6,998m³ (-20%) and the 2-storey element of Cussins' scheme presents a 28% reduction in 2-storey volume from the fallback thereby further reducing the impact on the openness of the Green Belt. While residential uses can create a whole range of paraphernalia that you would not expect on holiday homes, that can contribute to the loss of openness of the Green Belt, this can be limited however through the use of a condition which restricts permitted development rights on properties and within their curtilages so further extensions of any sort or outbuildings can be assessed against their impact on the Green Belt and open countryside.

7.41 In summary it is considered that the current proposal would therefore have an improved impact upon the openness of the Green Belt than the extant 'fallback' permissions for the site, where it is considered there is a real possibility of these coming forward in the event that this application is refused, and the reduction of harm can be given substantial weight.

7.42 Overall, it is recognised that the extant approval would benefit the rural tourist economy through the provision of holiday homes, that the provision of the 14 dwellings would help enable the golf club improvements, and the site is in an unsustainable location for housing development. However it is officer opinion that whilst other harm has been identified including the presumption against new dwellings in such a location which can be given significant weight, and is by definition inappropriate development in the Green Belt, given that the harm to the Green Belt has been reduced when assessing the extant consents against this proposal, this reduction to harm can be given substantial weight when considering the proposal. Furthermore, the benefit that the proposal would have on the openness of the Green Belt –both visually and spatially which in combination with other benefits, would cumulatively result in very special circumstances. Other benefits include the provision of useable open space on both eastern and western parts of the site, Electric Vehicle charging points on every property, cycle parking,

waste water heat recovery, and PV panel and solar heat boosters, which will help towards reducing carbon emissions and the sale of the land would still contribute towards the revised golf club proposals benefitting the local economy. On balance it is considered that these factors combined with the very special circumstances, which is the benefit the proposal would have on the Green Belt, clearly outweighs the potential harm to the Green Belt by reason of its inappropriateness and any other harms. As such the development is therefore justified as being acceptable in this instance in this location, having regard to para 148 of the NPPF. Whilst there has been a number of objections to the proposal on the basis that development cannot be considered to be justified as enabling development, the applicant has confirmed that they are not justifying the proposal as enabling development. As such this is now not being justified as a very special circumstance for allowing the proposal.

Section 106 requirements

7.43 When considering the use of planning obligations under Section 106 of the Town & Country Planning Act regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

7.44 The NPPF Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

7.45 Policy INF 6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) equally seeks to secure planning obligations in relation to any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms.

Affordable Housing

7.46 Northumberland County Council's Corporate Plan and Housing Strategy both identify the delivery of affordable housing as a key strategic priority. Policies H6-7 and H8-9 of the 'saved' Castle Morpeth District Local Plan, together with their supporting text, provide the current adopted development plan basis for considering housing mix and affordable housing matters in the area concerned. These are supported by national policy in the NPPF (July 2021) which is a material consideration of significant weight - affordable housing is defined in accordance with the NPPF Glossary - and relevant Planning Practice Guidance (including Housing Needs of Different Groups which provides advice on different types of housing, affordable housing and rural housing, Housing for Older and Disabled People, and First Homes).

7.47 NPPF para.63-65 requires that all major residential developments of 10 dwellings or more (or 0.5ha or more) should provide for a proportion of affordable housing, normally at least 10% of the homes on the site.

7.48 However, given how long ago the former district Plan was prepared and adopted, in accordance with national policy it is now more appropriate to take account of more recent up-to-date evidence (including the SHMA and local housing needs assessments) and emerging policies as material considerations in the assessment of planning applications.

7.49 The emerging new Northumberland Local Plan (Regulation 19 publication draft, January 2019, as amended by proposed modifications) is currently progressing through its examination stages, but generally has limited weight in decision-making at this stage in accordance with NPPF paragraph 48, pending receipt of the Inspector's final report and adoption. The Plan's requirements could however change during the time that a planning application is being assessed and a decision made. Draft Policies HOU5 (Housing types and mix) and HOU6 (Affordable housing provision) require that development proposals should be assessed in terms of how well they meet the housing needs and aspirations identified in the most up-to-date Strategic Housing Market Assessment (SHMA) or local housing needs assessment.

7.50 The draft Local Plan notes at paragraph 7.35 that the latest SHMA Update (June 2018) identifies a countywide net affordable housing need shortfall of 151 dwellings per annum over the period 2017-2022, which equates to a residual 17% affordable housing need in terms of the draft Plan's overall average annual housing requirement for the plan period 2016-2036. However, it should be noted that, due to the ongoing independent examination, the draft Policy HOU6 approach to breaking down this affordable housing needs requirement according to viability value areas only has little weight at this stage and is therefore not currently being applied for decision-making purposes. So pending receipt of the Inspector's report and adoption of the new Local Plan, the minimum affordable housing requirement being applied countywide is currently 17%.

7.51 The proposed development would provide 10 affordable dwellings which is 21% of the total dwellings as affordable homes, and thus would satisfy the requirements of 'saved' and emerging planning policies and the latest evidence base.

7.52 As regards the tenure split of the affordable housing to be provided, as noted at paragraph 7.38 of the draft Local Plan, the SHMA Update recommends a 50:50 split between affordable/social rented and affordable home ownership products. This takes into consideration the Government's drive towards enabling home ownership. However, given the NPPF paragraph 65 requirement for at least 10% of the total number of dwellings on major development sites to be for affordable home ownership (subject to certain exceptions), a 50:50 split of the current 17% affordable housing ask is not possible unless a scheme proposes 20% or more of the total dwellings to be affordable. The guideline tenure breakdown in draft Policy HOU6 seeks to address this, but due to the little weight able to be given to the viability value area provisions at this stage it is not currently being applied, so for the time-being the tenure split should be negotiated as appropriate taking the NPPF requirement into consideration

7.53 In terms of housing mix, types and sizes, paragraphs 7.28 and 7.39 of the draft Local Plan summarise the SHMA Update's identified predominant overall and affordable housing needs respectively

7.54 The proposed housing development should seek to reflect the latest evidence-based needs for housing mix, tenure and affordable housing, which are material considerations in the assessment of planning applications. The latest available information on local housing needs is informed by a combination of:

- the Strategic Housing Market Assessment (SHMA);
- relevant Local Housing Needs studies and assessments, including evidence papers prepared to inform the preparation of neighbourhood plans;
- Northumberland Homefinder statistics (the Council's choice-based lettings system); and
- information from Registered Providers.

7.55 Taking the above into account the Housing Officer had confirmed that the proposed housing mix and tenure breakdown is broadly in line with the county's identified needs and local and national policy requirements. In the consultation response for the original application, it was identified that affordable rented units on site would not be suitable due to lack of amenities and public transport. However, they now confirm that home ownership products would be ideal for the site with several RPs interested in taking all the affordable units for shared ownership. As such it is recommended that all 10 x 3-bedroom are for shared ownership with the expectation that one of the RP's interested will purchase them. The proposal would therefore provide sufficient affordable dwellings in line with current policy.

Health

7.56 The Northumberland Clinical Commissioning group has confirmed that £33,600 is required towards the provision of healthcare facilities. The applicant has confirmed their agreement to pay this contribution.

Education

7.57 A total of £192,000 is required as a contribution towards mitigating the impact of the proposed development on Chantry Middle School and KEVI schools as part of any S106 agreement. The applicant has confirmed their agreement to pay this contribution.

Sport and Play

7.58 The applicant has agreed to provide a play area on site, which can be conditioned. This would be in accordance with Castle Morpeth Local Plan Policy H15 which states that open spaces and children's play area must be included in all residential of 10 or more dwellings. Local Plan Policy R4 also requires children's play areas to be developed on sites where the development area is over 1 hectare in size. Given the site is also next to Burgham Golf club where proposals have been approved for its expansion, it is considered there would be no justification for further outdoor sports contribution in the area

7.59 The site falls outside the zones where a coastal mitigation contribution would be required. An updated Habitat Maintenance and Management Plan V3 (OS Ecology Ltd, May 2021) has been submitted though and as this document and the management actions relate to land outside of the red line boundary to mitigate and compensate for impacts because of the development, this will be tied to the section 106 agreement.

Design and impact on character of area

7.60 Policy 1 of the Thirston Neighbourhood Plan which deals with design and development principles sets out a range of criteria which proposals for new development, should adhere to. Such as they must demonstrate how - local context and character are reflected in scale, density, height, massing, layout, use of materials, hard and soft landscaping and means of enclosure; features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials used locally; and opportunities to incorporate sustainable drainage have been taken; and landscaping has been incorporated into the scheme including the retention of trees and hedgerows wherever possible.

7.61 Policy H15 of the Castle Morpeth District Local Plan seeks to ensure that all new housing development achieves a high standard of design which reflects local character and distinctiveness with proposals taking full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping. It also seeks to protect the amenity of residents.

7.62 The Government also attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. It also refers the reader to the National Design Code which sets out the characteristics of well-designed places and demonstrates what good design means in practice.

7.63 Emerging Local Plan Policies QOP1, 2, 4 and 6 reflect the above design objectives however these are currently given little to limited weight.

7.64 In terms of the proposal, the layout shows that the houses would be located with frontages onto an internal estate road, creating a rough boot shape development. This would have a higher density than the existing adjacent Burgham Park. The dwellings would all have rear gardens where the majority would bound the edge of the site. 2 Suds ponds and 2 areas of public open space will also be located within the site which will be landscaped with soft planting and trees. In addition, the applicant has agreed to add a play area on the site. The dwellings of different styles would all be two storey with traditional styled windows and details including lintels and cills. The plans also show that the dwellings would be constructed of either brick or stone, although a condition will be attached to ensure final materials are proposed. The existing holiday homes on the site are constructed of stone with slate roof. The properties at Burgham Park are also constructed of stone and slate and have fence/ stone wall boundary treatments.

7.65 In assessing the impact of the development officers have given careful consideration to the effects upon the character and appearance of the development in relation to the existing residential development in the area. A number of objections have been received too in this capacity, with concerns raised about the materials, design and density appearing out of character with the very low density properties at Burgham Park.

7.66 In terms of density the proposal would result in a higher density development than Burgham Park. The proposed development would have an overall density of 9.4 dwellings per hectare. The previously approved 2014 application had a density of 5.8 dwellings per hectare with larger plot sizes although still relatively small compared to the 10 dwellings immediately to the east with an average of 0.43 hectares. Based on the density of the 20 existing dwellings at Burgham Park these have a combined average plot size of 0.31 hectares and overall density of 3.2 dwellings per hectare which is significantly lower than that proposed now. It is therefore agreed that the density would not resemble that adjacent at Burgham Park, however it would still achieve a relatively low density in comparison to housing within towns and villages. The site layout now also includes public open spaces whereas the previously approved 2014 permission for 14 houses did not. As this site would also have its own access into the site, separate to that at Burgham park, it is not considered that it would need to have the same density as it is clearly a separate development.

7.67 Whilst the dwellings would be designed differently to that of the much larger scaled dwellings at Burgham Park, it is still considered that the design of the range of house types by virtue of their height, traditional appearance with features such as pitched roofs, vertically proportioned panelled windows, half dormers sills and lintels would still be acceptable. It appears on the plans that brick and stone would be used to construct the dwellings, however a condition would be attached to ensure materials are agreed. Through this the Council would ensure traditional materials are used and if brick they are of an appropriate type that would not look out of place with those dwellings that would be constructed of stone.

7.68 In terms of layout the development shows that each property would have adequate parking and visitor parking would be provided. Each property would also have rear gardens greater than 10m in depth which is considered to be acceptable. The lay out also shows open spaces and suds areas which will be landscaped and provide attractive outlooks from the dwellings and within the site. Planting is also proposed within the site. The applicant has also agreed to provide a play area on site, of which details will be conditioned. The plans also show that there will be no boundary treatments to the front of properties or if so low railings or hedging, helping to create an open appearance more suited to this rural location.

7.69 Overall in terms of appearance, layout and scale the proposal is considered to be acceptable and in accordance with Local Plan Policy H15, and the NPPF. It will also accord with the National Design Code and whilst little weight can be given to these also emerging plan policies QOP1 and QOP2.

Trees and landscape impact

7.70 The site is not located in any protected landscape area. It only falls within the Green Belt. The site occupies two parcels of land which comprise rough grassland surrounded and divided by existing plantations with an existing mature hedge in existing gardens forming the eastern boundary. A Tree survey has been submitted as part of the application which identifies the species and condition of the trees and which has informed the proposed development to allow appropriate mitigation to be implemented if necessary. A total of 7 woodlands, 9 groups and 12 trees within the site were surveyed. Several field boundary and other hedges and mature trees out with the site were noted. The trees were assessed by competent personnel experienced in arboriculture and in accordance with the methodology and recommendations of BS5837: 2012, 'Trees In Relation to Design, Demolition and Construction - Recommendations'.

7.71 The tree report and tree protection plan indicates that groups 1, 8, 6, 5,4,3,2, some of woodland number 5 and 7 would need to be removed to facilitate the development. 1 group and parts of plantation 5 and 7 fall within the moderate category due to their landscape and amenity value as a whole. These comprise Scot Pine and Ash. The remaining trees fall within Category Grade C which are of low value due to condition, size or of limited importance in the landscape as viewed from a public vantage point.

7.72 It is considered that whilst there would be some removal of trees, this would still leave excellent tree cover. The loss of trees would also be to be mitigated against by new tree planting, of which details can be agreed via a condition, to ensure planting of new trees are appropriate to the setting of the site. This would ensure there would be no loss of biodiversity in the long term. In addition, the remaining trees and hedgerow would be protected throughout development to limit harm to them. It is also considered appropriate to protect the existing hedgerow/ planting next to the eastern side of the site, which is within the existing neighbouring dwellings gardens, from construction works. Proposed tree management works, mitigation measures and post-development management works are outlined in the tree report. Overall, it is considered that subject to appropriate conditions and appropriate mitigation measures in place, it is considered that the removal of the trees to accommodate the proposed development would not affect the long-term tree cover or landscape character of the site. As such it is considered that the impact on the trees is acceptable and in accordance with Local Plan Policy C15.

Residential amenity

7.73 Policy 1 of the Thirston Neighbourhood Plan which deals with design and development principles sets out a range of criteria which proposals for new development, should adhere to. As well as setting out design criteria it covers impact on amenity and specifically states - in terms of the massing, height, scale and proximity, the proposed development does not result in an unacceptable loss of light, overshadowing, significant adverse noise impacts or other significant adverse amenity impacts on existing or future residents and businesses.

7.74 Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. Paragraph 64 reinforces this message by stating that permission should be refused for development of poor design that fails to take the opportunities available for improving

the character and quality of an area and the way it functions. The NPPF Paragraph also seeks to 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.

7.75 With regard to the layout proposed whilst concern has been received regarding the impact on residents' privacy, the scheme has actually been drawn up with satisfactory distances between dwellings, which protects the residential amenity of existing and future occupiers in terms of loss of light, outlook and privacy. As set out in Local Plan Policy H15, normally the distance, between primary elevations of new and existing dwellings particularly at first floor level or above should not fall below 20 metres. The scheme ensures this distance is met and in fact allows a much greater distance between the dwellings proposed close to the eastern boundary and those at Burgham Park. This includes garden depths of approximately 15 to 20m and then distances of between 60m to 80m between the rear of the proposed and existing properties.

7.76 Public Protection, who also look at impact on amenity, have also been consulted and have no objection to the proposal subject to conditions. Overall therefore it is considered that the proposal will not impact upon the residential amenity of existing and future occupiers, in accordance with Local Plan Policy H15, TNP Policy 1, the NPPF and emerging plan policy Pol 2 (significant weight can be given) in this regard.

Impact on Ecology

7.77 The County Ecologist and Natural England have been consulted given the potential for the proposal to impact on biodiversity, protected species and protected sites including • River Coquet & Coquet Valley Woodlands Site of Special Scientific Interest (SSSI) • Northumberland Shore SSSI. Further information has been submitted as a result of previous comments made by the County Ecologist and Natural England. An updated Habitat Maintenance and Management Plan V3 (OS Ecology Ltd, May 2021) has been submitted which Ecology have confirmed addresses previous comments. As this document and the management actions relate to land outside of the red line boundary to mitigate and compensate for impacts because of the development, this will be tied to the section 106 agreement. The latest information that has been submitted is regarding the method of non-mains foul drainage so its impact on Sites of Special Scientific Interest (SSSI) can be assessed. Natural England have now provided their final comments in which they confirm they now have no objection to the proposal subject to a conditions regarding the package treatment plant, to ensure it won't have any adverse impact on ecology. The County Ecologist has also provided their final comments in which they set out they now have no objection to the proposal subject to conditions, to ensure the proposed development will not impact on protected or notable species, designated nature conservation sites or priority habitat. Subject to these conditions and in this respect the proposal is now considered to accord with Local Plan Policies C11, C15, the NPPF and emerging policy ENV2 (little weight can be given).

Highways

7.78 The proposal would utilise the existing access into Burgham Park, to the south of the site. From this the existing road through Burgham Golf course, which leads to the main part of site would lead to a new internal estate road and from this to the drives of the properties and garages. The terraced properties would all have parking bays opposed to garages. As such the Highway Authority have been consulted who when dealing with applications look at the roads capacity to deal with extra traffic movement, the accessibility of the development; trip generation; highway safety; adequacy of parking and highways works necessary to facilitate the development.

7.79 The Highway Authority have assessed the application and having asked for further information to be submitted initially which included whether the estate would be private and road designs, now have no objection to the proposal subject to conditions. They state that 'the applicant has provided a revised block plan giving details of the proposed traffic calming measures and has confirmed that the estate road will have a 20mph limit. Due to site constraints design of straight sections of highway no greater than 60m in length were not always achievable. In these instances, the applicant has introduced Speed restraining features in the form of raised Tables and Speed humps at the required spacings. The applicant has confirmed that the estate road is to remain private and estate roads and drainage will be the responsibility of the Management company to maintain. The management company is paid for by the residents of the development. With regards to refuse collection, the applicant has sent a letter to NCC Neighbourhood services to confirm all roads have been designed and will be constructed to a suitable standard to take the weight of Northumberland County Council refuse vehicles and that all turning heads have been designed to accommodate the same refuse vehicle. The applicant is required to confirm whether NCC accepts this arrangement, and should the case be that it is not accepted provide details of alternative arrangements, however this matter can be dealt with by way of planning condition.' They further state that 'the imposition of conditions and informatives with regards to refuse storage, car parking and the impacts during the construction phase will address any concerns with the proposed development.'

7.80 Given these comments it is therefore considered subject to the conditions proposed by the Highway Authority that the proposal would be acceptable in highways terms, in accordance with TNP Policy 1, the NPPF and emerging plan policies Tra 1 (limited weight can be given), 2 (little weight can be given),4 (limited weight can be given).

Drainage and Flood Risk

7.81 The application site lies in Flood Zone 1, however as the proposal is for a major development including two SUDS areas, both the LLFA and the Environment Agency have been consulted, who assess the impact on surface water run off and flood risk. The Environment Agency in this instance have also considered the use of a non-mains foul drainage system.

7.82 Whilst originally objecting to the proposal, after the submission of further information, the LLFA now raise no objections to this current application subject to conditions. The Environment Agency also have no objection to the proposed method of foul water disposal. As such the proposal is considered to be acceptable in terms of surface water and flood risk, in accordance with TNP Policy 1, Local Plan Policy

RE5, the NPPF and emerging plan policies Wat 3 (limited weight) and Wat 4 (significant weight).

Archaeology

7.83 The site is located within a landscape retaining evidence of human occupation spanning the prehistoric to modern periods. The area of the existing golf course coincides approximately with the site of the deserted medieval village of Burgham (HER ref 11351). Given the site has the potential to contain archaeological remains the County Archaeologist has been consulted. Whilst originally asking that this application is not determined until further work had been carried out by the applicant, they have now carried out a programme of archaeological evaluation (trial trenching exercise), during July 2021, in accordance with an approved Written Scheme of Investigation. The findings have been submitted in a report dated September 2021. The County Archaeologist states that the proposed development site has been subject to a phased programme of archaeological assessment comprising desk-based assessment, geophysical survey and targeted trial trenching. Potentially significant archaeological remains were identified in two of the nineteen trenches excavated and these remains should be regarded as 'non - designated heritage assets' for the application of NPPF policy.

7.84 Whilst potentially significant archaeological remains have been identified the County Archaeologist does states the impact of the proposed development on the archaeological resource could be mitigated by a programme of targeted archaeological investigation with provision to record and that this work could be secured by condition. As such subject to this condition, it is considered that the proposal is in accordance with the NPPF in respect to archaeological impact and emerging plan policy ENV1 (little weight can be given).

Contamination

7.85 Policy RE8 of the Castle Morpeth District Local Plan states that the Council will require proposals for the development of all land identified as being, or potentially being contaminated by previous developments or mineral workings to be accompanied by a statement of site investigation outlining the tests undertaken and the evaluation of results, in order that the Council may assess any direct threat to health, safety or the environment.

7.86 The applicant has submitted a phase I and II investigation which has determined that that site is not at risk from physical contamination and a ground gas assessment has been submitted. Overall Public Protection are in agreement with the proposal providing conditions regarding contaminated land and ground gas protection are added to the decision. Thus, subject to these conditions it is considered that the proposal will be acceptable in terms of impact from contamination and land stability, in accordance with Local Plan Policy RE8 and emerging plan policy Pol 1 (moderate weight can be given).

Other

7.87 A number of objections have been received which have all been taken into account in the determination of this application.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Recommendation

That this application be GRANTED permission subject to the following conditions and a section 106 agreement requiring contributions towards affordable housing, health care provision, education facilities and to tie a habitat management plan to the proposal.

Conditions/Reason

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

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

2 Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on the following plans and documents:

Planning Layout 2006.01 Rev Q
Planning Layout Coloured 2006.01 Rev Q
Location Plan 2006.02 A
Proposed External Materials Plan 2006.03 Rev H
Street Scenes 2006.04 Rev E
Design and Access Statement – Version 5
Tree Survey Plan - Figure 2 862-02 -
Tree Constraints Plan Figure 3 862-03 -
Tree Protection Plan - Figure 4 862-04 - D
Planting and Management Plan 862-06 - E
Tree Survey Report 862 R02
Design Rationale Document - 6
Easement Plan 2006.EP D
Swept Path Analysis 137-CUS-SPA-001 P2
Flood Risk Assessment and Drainage Strategy 20011-01-FRA&DS P4 dated 26th October
Addendum to Flood Risk Assessment and Drainage Strategy: 27 October 20011-R1-FRA -

SUDS Sections 20011 – DS11 P1
Drainage Strategy 2011 – DS01 P6
Sections to Proposed Bund 20011 – 222 P1
Sections to Proposed Ditch 20011 – 221 P2
Contributing Area to Proposed Culvert 20011 – 202 P1
Proposed Levels Sheet 1 20011 – 01 P5
Proposed Levels Sheet 2 20011 – 02 P5
Proposed Levels Sheet 3 20011 – 03 P5
Proposed Levels Sheet 4 20011 – 04 P5
Access Road Proposed Drainage Sheet 1021 P1
Access Road Proposed Drainage Sheet 2 1022 P1
Access Road Proposed Drainage Sheet 3 1023 P1
Watercourse Survey 1927 V2

Bulk Earthworks As Shown PRELIMINARY 20011 91 P4
Details of sewerage treatment plant (14 documents) uploaded 5/1/22, as received 22/12/21
Access Road Proposed Levels Sheet 1 1:200 PRELIMINARY 20011 1011 P1
Access Road Proposed Levels Sheet 2 1:200 PRELIMINARY 20011 1012 P1
Access Road Proposed Levels Sheet 3 1:200 PRELIMINARY 20011 1013 P1

Overland Flow Paths Proposed 1:500 PRELIMINARY 20011 211 P3

Burgham - Traffic Calming proposal 21 12 21 2006.01 N

Garages

Single Garage 2006.G.01

Double Garage 2006.G.03

House Types

Daisy- 2006.h301.01 - A

Lily

H402 2006.H402.AS -Rev B

H402 2006.H402.OP -Rev B

H404 Jasmine

H404 2006.H404.AS - Rev B

H404 2006.H404.OP - Rev B

H405 Lavender

H405 2006.H405.AS - A

H405 2006.H405.OP - A

H501 Orchid

H501 2006.H501.AS -

H501 2006.H501.OP -

H502 Violet

H502 2006.H502.01 - A

H502 2006.H502.02 - A

H502 2006.H502.03 - A

H502 2006.H502.04 - A

H504 Rose

H504 2006.H504.AS - A

H504 2006.H504.OP - A

Proposed Substation Plan and Elevation CUS-137-SS01 P1

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

3. Construction work or deliveries associated with the development hereby approved shall only take place between the hours of 0800 to 1800 hours Monday to Friday and 0800 to 1300 Saturday, with no activity on Sundays or Bank Holidays.

Reason: In the interests of amenity of nearby and new residents having regard to Policy H15 of the Castle Morpeth District Local Plan.

4. Notwithstanding the description of the materials in the application or on any plans, prior to the construction of any external elevations above damp proof course level, a

schedule of the materials to be used on the external elevations (including walls, roofs, windows) of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: In the interest of visual amenity in line with the National Planning Policy Framework and TNP Policy 1 and Policy H15 of the Castle Morpeth District Local Plan.

5. No landscaping works shall commence until a detailed landscaping scheme, showing both hard and soft landscaping proposals (the detailed landscape planting plan must include the planting of locally native trees and shrubs) has been submitted to and approved in writing by the Local Planning Authority. This shall include a replacement tree planting schedule showing type and location of replacement trees and a fully detailed planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of an area of hardstanding, pathways etc., areas to be seeded with grass and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: To ensure an appropriate landscaping scheme is implemented and maintained in accordance with Policy H15 of the Castle Morpeth District Local Plan and Policy Env1 of the Morpeth Neighbourhood Plan.

6. Before the occupation of any dwellings full details regarding the location and specification of an onsite play area and a timetable for its provision, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the play area shall be implemented in full accordance with the approved timetable, and it shall be maintained so it does not all within a state of disrepair.

Reason: To achieve a satisfactory form of development and to secure appropriate provision for on-site play provision in accordance with Policy R4 of the Castle Morpeth Local Plan.

7. No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Local Plan Policy C11.

8. All garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain the population of a priority species. In accordance with Local Plan Policy C11.

9. All trees and hedgerows not identified to be removed shall be protected throughout construction against potential damage by barrier fencing and/or ground protection, before any materials or machinery are brought onto the site, and before any development or stripping of soil commences, in accordance with the recommendations in the approved tree report and tree protection plan and BS5837: 2012, 'Trees in Relation to Design, Demolition and Construction.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

10. . All trees and hedgerows close to the eastern boundary of the site, which fall within the boundary of the houses at Burgham Park but could still be impacted upon by the development, shall also be protected throughout construction against potential damage by barrier fencing and/or ground protection sited in the application site, before any materials or machinery are brought onto the site, and before any development or stripping of soil commences, in accordance with BS5837: 2012, 'Trees in Relation to Design, Demolition and Construction.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

11. No dwelling hereby approved shall be occupied unless and until a detailed Open Space Management and Maintenance Scheme for the maintenance and management of all areas of open space (excluding private gardens) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works. Details to be submitted shall include;

- i) Details of landscape management and maintenance plans
- ii) Details of planting, grass cutting, weeding and pruning
- iii) Inspection, repair and maintenance of all hard landscaping and structures
- iv) Management, monitoring and operational restrictions
- v) Maintenance and planting replacement programme for the establishment period of landscaping
- vi) Establish a procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/ destroyed or dying which shall ensure that any soft landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next planting season with soft landscaping of a similar size and species to that which it is replacing.

The open space areas provided shall be retained for their intended purpose at all times thereafter unless otherwise is approved in writing by the Local Planning Authority.

Reason: To ensure appropriate maintenance and management of open space having regard to the National Planning Policy Framework.

12. Any trees or hedges not identified for removal shall not be removed.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order), no extensions, porches, dormer windows, roof lights or free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: To protect the openness of the Green Belt and in order that the impact on the Green Belt of any future development can be assessed, in accordance with the NPPF.

14. Prior to the construction of any external elevations above damp proof course level, full details of the solar panels and solar heat boosters to be installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details for each house before it is occupied.

Reason: To help promote sustainable development and in the interests of reducing carbon emissions in accordance with the National Planning Policy Framework.

15. Every house or parking area for that house, shall have an electric vehicle charging point.

Reason: To help promote sustainable development and in the interests of reducing carbon emissions, in accordance with the National Planning Policy Framework.

17. All felling operations shall be implemented in accordance with both BS 3998: 'Recommendations for Tree Work' and the 'Guide to Good Climbing Practice' 2005 Edition, Arboricultural Association

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

18: If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a 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 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. In accordance with Local Plan Policy RE8.

19. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, for those properties constructed within the area defined as the Coal Mining Reporting Area, by the Coal Authority, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties. In accordance with Local Plan Policy RE8.

20. No building shall not be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 19 which has been approved in writing by the LPA.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties. In accordance with Local Plan Policy RE8.

21. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 01/10/11). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason The site is of archaeological interest. In accordance with the NPPF.

22. Prior to first occupation details of the adoption and maintenance of all surface water and SuDS features, including perimeter bunds and ditches shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all surface water and SuDS features for the lifetime of development shall be composed within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime. In accordance with TNP Policy1, Local Plan Policy RE5 and the NPPF.

23. Prior to first occupation details of the new culvert and associated headwalls shall be submitted to and agreed with the Local Planning Authority and be implemented forthwith in perpetuity.

Reason: To ensure the risk of flooding does not increase on and off site. In accordance with TNP Policy1, Local Plan Policy RE5 and the NPPF.

24. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features. In accordance with TNP Policy1, Local Plan Policy RE5 and the NPPF.

25. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer or a suitably qualified professional must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include: * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc); * Construction details (component drawings, materials, vegetation); * Health and Safety file; and * Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards. In accordance with TNP Policy1, Local Plan Policy RE5 and the NPPF.

26. Development work likely to affect great crested newts shall not in any circumstances commence unless the local planning authority has been provided with either: a) licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or b) a copy of the countersigned District Level Licencing agreement with Natural England (Impact Assessment and Conservation Payment Certificate document); or c) written justification by a suitably qualified ecologist confirming why a licence is no longer required.'

Reason: To maintain the favourable conservation status of a European protected species. In accordance with Local Plan Policy C11.

27. Prior to the first occupation of the approved development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should describe how parking will be distributed and managed on the site and the location of On-Street electric vehicle charging points.

Reason: To ensure suitable arrangements for car parking as part of the development. In accordance with the National Planning Policy Framework.

28. No dwelling shall be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

29. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework.

30. Development shall not commence until a Construction Method Statement, together with a supporting plan 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 and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

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

31. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Chapter 7 of the National Planning Policy Framework.

32. Notwithstanding any approved details, before the foul drainage system (package treatment plant) is installed, details of the chemical dosing agent to be used in the package treatment plant, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Natural England. The selected chemical

should be assessed to have no significant ecological impact. The development shall then be carried out in accordance with these agreed details and at all times.

Reason: In order to reduce ecological impacts resulting from the chemical being released into the watercourse, in accordance with the NPPF.

33. The selected package treatment system should be installed and managed as set out in the supplied documents, as listed in the approved plans (condition 2) including the guidelines for the system, environment protection measures, monitoring and maintenance requirements. Evidence of a service contract with a certified maintenance provider must be submitted to and approved by the Local Planning Authority prior to first occupation of the development to ensure the long-term efficiency of the proposed system.

Reason: In order to reduce ecological impacts from the use of the package treatment plant on the natural environment, in accordance with the NPPF.

34. Prior to first use of the package treatment system a monitoring plan for the receiving watercourse to ensure that the effects are as predicted in the 'Watercourse Survey' by OS Ecology Ltd dated December 2021 and are not likely to impact on the River Coquet SSSI, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Natural England. The development shall then be carried out in full accordance with these agreed details and at all times.

Reason: In order to reduce ecological impacts from the use of the package treatment plant on the natural environment and statutory nature conservation sites (SSSI), in accordance with the NPPF.

35. Prior to the commencement of development details of screening to be located along the eastern boundary of the site and around the holiday homes, shall be submitted to and approved in writing with the Local Planning Authority. The screening shall then be erected in accordance with these approved details during any time any works are being carried out around that area.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy H15 of the Castle Morpeth District Local Plan and Policy Des1 of the Morpeth Neighbourhood Plan

Informatives:

1. Parish of Thirston Public Footpath No 11 passes adjacent, further to the east of the applications red line site boundary. I have no objection to the proposed development on the condition that Public Footpath No 11 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.

2. Non-Mains Drainage - Advice to Applicant In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit. Further advice is available at <https://www.gov.uk/permits-you-need-for-septic-tanks>

3. LLFA

The culverting of any watercourse or alternations of any existing culverted watercourse will require the prior written consent of Northumberland County Council, under the Land Drainage Act (1991). Please contact the FCERM team (fcerm@northumberland.gov.uk) for further information.

4. Highways

INFO33 Reminder to not store building material or equipment on the highway
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.

INFO40 Reminder to not deposit mud/ debris/rubbish on the highway In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

5. Non-mains foul drainage - Package treatment plants require regular servicing and are vulnerable to breakdowns and therefore an intensive ongoing maintenance contract with a competent and certified maintenance provider is necessary. Very regular monitoring of the treated effluent will be required to establish the correct dosing regime, followed by periodic checks. A list of service providers can be found

at <https://www.britishwater.co.uk/search/custom.asp?id=6244>. The proposed package treatment plant is likely to require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

Date of Report: 1st February 2022

Background Papers: Planning application file(s) 20/02094/FUL

This page is intentionally left blank



Northumberland County Council

Appeal Update Report

Date: February 2022

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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



Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

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

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	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	26 May 2021 Delegated Decision - Officer Recommendation: Refuse

	<p>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>	
19/04660/FUL	<p>New external plant – Asda, Main Street, Tweedmouth</p> <p>Main issues: insufficient information in relation to noise and potential impacts on residential amenity.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02536/FUL	<p>Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west of North Farm Cottages, Embleton</p> <p>Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.</p>	<p>26 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03231/OUT	<p>Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury</p> <p>Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.</p>	<p>10 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03542/FUL	<p>Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; inadequate flood risk assessment; and insufficient information regarding foul water treatment.</p>	<p>13 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01008/FUL	<p>Construction of 58no. dwellings with associated landscaping, access and infrastructure works – land to north of Fairmoor Centre, Morpeth</p> <p>Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education,</p>	<p>16 September 2021</p> <p>Appeal against non-determination</p>

	primary healthcare and affordable housing have not been secured.	
21/01085/FUL	<p>Single storey front extension – 2 The Limes, Morpeth</p> <p>Main issues: the proposals would result in an incongruous and overbearing addition with visual harm to the property and wider street scene.</p>	<p>12 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/04369/REM	<p>Reserved Matters application in accordance with condition 1, 2 and 5 - seeking approval of layout, scale, appearance and landscaping, including details of materials/finishes (residential development of up to 6 dwellings) pursuant to planning permission 13/00802/OUT - land north of High Fair, Wooler</p> <p>Main issues: layout, scale and massing would be out of character with surrounding area.</p>	<p>18 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01578/OUT	<p>Outline permission with all matters reserved - demolition of existing garage, stable block and tennis court and erection of 1 dwelling with associated driveway and landscaping (Self Build) - land west of Roecliffe, Ladycutter Lane, Corbridge</p> <p>Main issues: inappropriate development in the Green Belt; and encroachment into the countryside and would not respond to the character of the area.</p>	<p>19 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/04343/LBC	<p>Listed building consent for metal railings to balcony – 8 Prospect Place, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building.</p>	<p>19 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01918/FUL	<p>Demolition of modern agricultural sheds and development of six new residential dwellings, including gardens, car parking, and all ancillary works – Longbank Farm, Longhoughton</p> <p>Main issues: principle of housing in an isolated location in the open countryside is unacceptable; significant urbanising effects in the open countryside eroding the local landscape and not enhancing the Northumberland Coast AONB; insufficient information to assess off-site highway works;</p>	<p>26 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	and no Section 106 Agreement completed to secure affordable housing.	
20/01600/FUL	<p>Development of 9no. affordable houses, including access road, gardens, car parking and other ancillary works - land north of B6350, Corbridge</p> <p>Main issues: inappropriate development in the Green Belt; development in an unsustainable location in the open countryside; results in encroachment into the countryside, loss of mature trees and visually intrusive and harmful impact on rural and open character of the site and setting of Corbridge; and loss of Grade 2 agricultural land.</p>	<p>27 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03224/FUL	<p>Change of use of private dwelling into 4no. holiday lets and separate holiday home to rent and erection of 4no. holiday homes to rent with associated car parking – Bayview, Beachway, Blyth</p> <p>Main issues: inadequate off-road car parking provision and resultant off-site impacts; increased noise and light pollution to the shoreline of the Northumberland Shore SSSI and harmful to bird species in that area; inadequate provision to mitigate the impact of increased recreational disturbance to designated sites of ecological importance; insufficient information to demonstrate that the proposals are acceptable in terms of coastal erosion vulnerability and surface water drainage; and insufficient information to demonstrate the proposals are acceptable in terms of impacts on the World War II pill box and setting of Blyth Battery.</p>	<p>27 October 2021</p> <p>Appeal against non-determination</p>
20/04348/FUL	<p>Former Veterinary Clinic Converted to 4 x Residential Apartments – 37-39 Croft Road, Blyth</p> <p>Main issues: harmful impact on residential amenity; fails to address highway safety matters in relation to parking provision; and lack of completed planning obligation in respect of a contribution to the Coastal Mitigation Service.</p>	<p>27 October 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03777/FUL	<p>Change of use to dwelling with single storey extension and internal/external alterations – The Water House, Redesmouth, Hexham</p> <p>Main issues: no completed Section 106 Agreement to secure planning obligation of</p>	<p>28 October 2021</p> <p>Delegated Decision - Officer</p>

	financial contribution for sport and play provision.	Recommendation: Refuse
20/02282/LBC	Listed building consent for replacement of all single glazed windows with double glazed units matching the current design – West House, Chillingham Castle, Chillingham Main issues: insufficient information to demonstrate that the proposed works are necessary or justified and the existing windows are beyond reasonable repair.	2 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/00667/FUL	Conversion of agricultural buildings into 4no. residential units – High Baulk Farm, Great Whittington Main issues: retention and alteration of modern hay barn as part of conversion works is unacceptable in principle; and harmful design that would not be in keeping with the curtilage listed buildings.	2 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/01660/FUL	Proposed erection of perimeter fencing and gates – site of former The Bungalow, High Pit Road, Cramlington Main issues: by virtue of siting, height and design the proposal constitutes an incongruous feature that fails to respect or enhance the character of the area.	3 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/02878/FUL	Change of use of land for siting of shepherd's huts and associated development – land north of White House Farm, Slaley Main issues: inappropriate development in the Green Belt.	4 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/03062/FUL	Proposed alterations and rear extension to dwelling house (retrospective) - 23 Shoresdean, Berwick-upon-Tweed Main issues: poor quality flat roof design with detrimental impact on the property and the character of the environment.	10 November 2021 Delegated Decision - Officer Recommendation: Refuse
21/00656/FUL	Retrospective: replacement of all windows and doors – 67 Main Street, North Sunderland, Seahouses Main issues: proposal does not preserve or enhance the character and appearance of the Conservation Area and results in less than substantial harm with no public benefits.	22 November 2021 Delegated Decision - Officer Recommendation: Refuse

21/02916/FUL	<p>Addition of a balcony to the first floor east facing gable elevation accessed by new door – 1 Elfin Way, South Shore, Blyth</p> <p>Main issues: incongruous feature on the property that fails to respect or enhance the character of the area; and harm to amenity.</p>	<p>24 November 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/00465/FUL	<p>Resubmission: alterations to existing window opening on front elevation and installation of replacement balcony – Riverview, Shepherds Hill, Alnmouth</p> <p>Main issues: unacceptable impact on amenity of neighbouring properties; and detrimental impact on the AONB.</p>	<p>1 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00705/FUL	<p>Proposal for the erection of a dwelling and garage with associated landscaping – Plot 28, Grange Road, Berwick</p> <p>Main issues: scale and visual impact would be detrimental to and out of character with the immediate surroundings.</p>	<p>1 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02734/FUL	<p>Demolish garage and erect two storey side extension and single storey flat roof rear extension – 23 The Beeches, Ponteland</p> <p>Main issues: disproportionate addition to the property resulting in negative impact to the character of the area and inappropriate design.</p>	<p>7 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01136/FUL	<p>Construction of 1no detached dwelling (as amended) - land south of Embleton Hall and behind Front Street, Longframlington</p> <p>Main issues: fails to protect and enhance the landscape character of the village; and forms an incursion into the open countryside, is not essential and fails to support the conservation and enhancement of the countryside.</p>	<p>13 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01697/FUL	<p>Single-storey dual pitched extension to rear – 11 Quatre Bras, Hexham</p> <p>Main issues: the extension would not be in keeping with the traditional character of the building or the Hexham Conservation Area; and detrimental impact on residential amenity of neighbouring properties.</p>	<p>17 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01882/FUL	<p>Change of use of agricultural buildings to residential use and incorporation into existing dwelling; creation of one new dwelling - Stublic Hill, Langley-on-Tyne, Hexham</p>	<p>4 January 2022</p> <p>Delegated Decision - Officer</p>

	Main issues: the site is located in open countryside, the building is of no historic merit and the conversion proposes a large extension; inappropriate design resulting in harm to the building and the North Pennines AONB; and no contribution to sports and play provision has been provided.	Recommendation: Refuse
21/03059/FUL	Erection of garage – The Red House, Fairmoor, Morpeth Main issues: inappropriate development in the Green Belt.	6 January 2022 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	<p>Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB</p> <p>Main issues: material change of use of the land for the siting of one caravan and the erection of fencing in excess of 2 metres in height</p>	1 February 2021
-----------------	--	-----------------

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
20/01932/FUL	<p>Construction of single dwelling with annex and ancillary accommodation, c.6.5 metre high wind turbine, associated landscaping and highway works (amended description) - land south of Church Lane, Riding Mill</p> <p>Main issues: isolated dwelling in the open countryside; inappropriate development in the Green Belt; insufficient information to fully assess ecological impacts; harmful impacts on the character of the site, wider area and countryside; lack of completed Section 106 Agreement to secure planning obligations for contributions to sport and play provision; and insufficient information to assess noise from wind turbine and impacts in residents and local area.</p>	<p>Hearing date: 18 January 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
21/01584/FUL	<p>Demolition of agricultural buildings. Replace and build on footprint 4 workers cottages and install solar panels – South Dissington Farm, Eachwick</p> <p>Main issues: development in the open countryside and no demonstrated need for new rural worker's dwellings; and inappropriate development in the Green Belt with no very special circumstances demonstrated.</p>	<p>Hearing date: to be confirmed.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

<p>20/03389/FUL</p>	<p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: the proposal would appear as an incongruous and over-dominant addition to the street scene, would not be sympathetic to the built environment or local character, and would fail to add to the overall quality of the area and undermine community cohesion.</p>	<p>Hearing date: to be confirmed.</p> <p>Committee Decision - Officer Recommendation: Approve</p>
---------------------	--	---

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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

This page is intentionally left blank



Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

DATE : 14 FEBRUARY 2022

LOCAL TRANSPORT PLAN PROGRAMME 2022-23

Report of the Interim Executive Director: Rob Murfin, Interim Executive Director of Planning and Local Services

Cabinet Member: John Riddle, Cabinet Member for Environment and Local Services

Purpose of report

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2022-23 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Interim Executive Director of Planning and Local Services in consultation with the Cabinet Member for Environment and Local Services.

Recommendations

Members of the Local Area Council are asked to comment on the proposals, so that their comments can be considered in the finalisation of the LTP programme for 2022-23.

Link to Corporate Plan

This report is relevant to the following key themes in the Corporate Plan for 2018-2021:

- 'Connecting - We want you to have access to the things you need'
- How - "We want to be efficient, open and work for everyone"

- 'Living - We want you to feel safe, healthy and cared for'
- 'Enjoying - We want you to love where you live'
- Success Measures - "We want to make a difference"

Key issues

1. The Local Transport Plan grant allocation is determined for the Council by the Department of Transport (DfT). The DfT have yet to announce the capital allocations for 2022/23 and beyond. Subsequently, at this stage an indicative settlement of £23,488,124 has been assumed, based on the LTP allocation received from the DfT at the start of 2021/22.
2. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee. A £23,425,624 Council Local Transport Plan programme has therefore been developed for 2022-23, consisting of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures & Landslips.
3. Appendix A to D sets out the details of the recommended LTP Programme for 2022-23.
4. The final LTP programme will need to be reviewed and refined as appropriate to reflect the actual level of funding received from DfT and following consideration of feedback from the LACs, before being finalised in late February 2022.

Background

LTP PROGRAMME 2022 - 23

5. The draft LTP programme 2022/23 is based on an indicative settlement from DfT of £23,488,124, which reflects the LTP allocation received from the DfT at the start of 2021/22. This is made up of an indicative allocation of £21,780,000 for maintenance and £1,708,124 for integrated transport improvements. A sum of £62,500 of the integrated transport allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee, leaving a funding allocation for the Council's 2022/23 LTP programme of £23,425,624.
6. As in recent years, the highway maintenance element of the settlement is expected to include a contribution from the Highway Maintenance Incentive fund initiative. The capital funding from this element assumes that the Council retains the highest possible band 3 status and receives the maximum available funding. Confirmation of the funding settlement from the DfT is expected by the end of March 2022.
7. The £23,425,624 Local Transport Plan programme developed for 2022-23 consists of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures &

Landslips, the details of the 2022/23 LTP programme are set out in Appendix A to D.

8. The summary of proposed expenditure in 2022-23 across scheme types is as follows:

Appendix	Scheme Type	Proposed Expenditure
A	Walking and Cycling	£1,302,000
B	Safety	£2,100,000
C	Roads	£15,275,624
D	Bridges, Structures and Landslips	£4,748,000
	Total Programme	£23,425,624

9. The LTP programme has been developed following a comprehensive review of the needs for the maintenance of the highway asset, identified road safety issues and potential improvement of the highway and transport network. Requests for improvements and maintenance received from the local community over time are recorded in the Directory of Requests database. County Council Members and Town and Parish Councils are provided with details of requests made from their own areas throughout the last year and they are asked to take these into account when considering their priorities for the programme.
10. Priorities for the 2022-23 programme were invited from County Council Members and Town and Parish Councils during summer 2021 and those put forward have been assessed against criteria from our Local Transport Plan and Transport Asset Management Plan (TAMP). These are then combined with consideration of road safety improvement needs, based on accident statistics and other data sources, and the asset management needs of the overall highway network, based on inspections, condition data and the network hierarchy, to determine an overall programme of capital investment.
11. It should be noted that in some cases the budget allocations contained in the Appendices to this report are estimates only. At this stage it is the issue or problem that has been prioritised for inclusion in the programme and the design process will provide options for finding a solution. The assessment of options takes account of a number of factors including value for money and affordability. Costs will be firmed up as the proposals proceed through the design process.
12. It should also be noted that any schemes from the 2021-22 programme which are not completed by the end of the financial year will continue to be implemented in 2022-23 and are not detailed in this report.
13. A brief description of the types of highways and transport issues addressed by the LTP programme is set out below.

14. Priority for Integrated Transport is given to schemes that contribute to the achievements of the LTP objectives. The objectives reflect local needs and are related to national transport goals. These goals are:
- to support economic growth;
 - to reduce carbon emissions;
 - to promote equality of opportunity;
 - to contribute to better safety, security and health; and,
 - to improve the quality of life and a healthy natural environment.
15. The improvement part of the programme is aimed at creating improvements for all types of users of the highway network. The allocations are split between different types of proposals aimed at making improvements for walking and cycling, as well as improvements for vehicular users such as public transport and road users. The improvements are designed to make the highway environment more attractive to pedestrians and cyclists, address areas of congestion and meet new and increased demands.
16. The Highway Capital Maintenance programme is split between different types of proposals aimed at maintaining the highway infrastructure by achieving objectives set out in the Council's Transport Asset Management Plan (TAMP). Funds are allocated across the programme by applying a scoring process that has been developed following asset management principles in order to deliver the TAMP objectives.
17. The majority of the highway maintenance programme is aimed at addressing the structural decline of our roads as they form the largest part of our highway assets. We also take account of the needs of the other asset groups such as footways and cycleways, drainage, structures and traffic management assets. A risk based approach is used to determine priorities for maintenance and is based on priorities at a strategic level, transport network level and asset maintenance level.
18. It should be noted that proposed expenditure for Maintenance within the programme is £21,453,624 and for Integrated Transport is £1,972,000. These are generally in line with the expected allocations, but with Integrated Transport slightly exceeding the allocation and Maintenance expenditure set to balance this.

Walking and Cycling

19. Improvements for walking and cycling are already a significant feature within the LTP programme. This year the draft LTP for 2022-23 has a specific allocation of £1,302,000 for walking and cycling as set out in Appendix A attached to this report.
20. This allocation includes £222,000 for schemes that directly improve the environment and provision for walking and cycling, as well as £1,080,000 for maintaining existing footpaths (rights of way), footways (along the side of the road) and cycleways (either part of the road or adjacent to it).
21. Alongside these specific allocations, it should be noted that much of the Safety element of the programme in Appendix B will also contribute to ensuring that

the highway environment is improved in a way that will encourage more walking and cycling, for example, £500,000 for the completion of the 20mph programme at schools, which will support cycling and walking by creating a safer environment for cyclists and pedestrians.

22. It should be noted that the Council continues with its initiative to produce Local Cycling and Walking Infrastructure Plans (LCWIPs) in Northumberland's main towns. (Berwick Upon Tweed, Alnwick, Amble, Ashington, Morpeth, Bedlington, Blyth, Cramlington, Prudhoe, Ponteland, Hexham, Haltwhistle). The LCWIPs will provide an evidence base for future investment in walking and cycling and a separate dedicated capital funding allocation of £1.5m for 2022/23 is included within the Council's MTFP to support the development and delivery of walking and cycling schemes. The key outputs of LCWIPs when completed will be:
- A network plan for walking and cycling which identifies preferred routes and core zones for further development;
 - A prioritised programme of infrastructure improvements for future investment;
 - A report which sets out the underlying analysis carried out and provides a narrative which supports the identified improvements and network.
23. Focusing on the main towns will ensure that key employment sites, travel to work areas, school transport interchanges and significant new housing developments are all considered. It is anticipated that as the LCWIPs develop then they will become a key consideration in future when bidding for external funding, seeking developer contributions and allocating funds within future LTP programmes for cycling and walking schemes.
24. It should be noted that a number of County Councillors and Town and Parish Councils put forward priorities for the introduction of new cycleways and footways which when assessed were considered to be beyond the funding scope that would be available through the LTP capital programme. The details of these potential cycleways and footways have been captured separately and recorded so that they can also be considered should any other appropriate sources of external funding or bidding opportunities for such schemes become available.
25. The details of the draft LTP Walking and Cycling Programme of £1,302,000 for 2022-23 is set out in Appendix A, attached to this report.

Safety

26. An allocation of £2,100,000 has been made to improve safety on the highway network. Details of the programme are set out in Appendix B attached to this report
27. £695,000 is aimed at reducing the number and severity of road traffic casualties, through a programme of local safety schemes. Funding available for safety improvements to High Risk Sites will be at an increased level of £400,000 compared to £220,000 in 2017-18. It also includes allocations of

£175,000 for Rural Road Safety Improvements and £50,000 for Urban Road Safety Improvements.

28. £1,055,000 has been allocated to improve traffic management and traffic calming measures. Much of this funding will also create safer conditions where road safety concerns have been identified which will in turn encourage more walking and cycling. Specifically, an allocation of £500,000 has been made for further introduction of 20mph speed limits outside schools which will address safety concerns and should encourage more children and their parents and carers to walk or cycle to school. This final phase of activity should conclude the countywide programme of introducing 20mph speed limits at schools where it is appropriate to do so, with any further works near schools being picked up as part of general safety improvements going forward
29. A £350,000 allocation has been included to continue with the general refurbishment and renewal of existing signage and the replenishment of existing road markings. Both of these activities seek to improve the general safety for the highway user.

Roads

30. This section of the programme is the largest part of the programme with an allocation of £15,275,624 for maintenance of existing roads, including drainage, traffic lights and car park maintenance.
31. The programme is guided by the principles of effective asset management and is made up of £6,805,000 for named carriageway repair and drainage schemes (of which £2,590,000 is on major roads and the resilient road network and £4,215,000 on other local roads); £3,775,000 for surface dressing; £635,000 for micro surfacing and retexturing; and finally £4,060,624 of general refurbishment which includes drainage, traffic signals, car parks and footways as well as preparatory work for the next year's surface treatment programme.
32. The details of the draft Roads Programme for 2022-23 is set out in Appendix C attached to this report.

Bridges, Structures and Landslips

33. An allocation of £2,325,000 has been made for bridge maintenance. Again, effective asset management is the main driver. This includes a programme that also addresses the maintenance backlog by providing bridge strengthening to a number of bridges as this continues to remain a key objective.
34. There is also an allocation of £2,423,000 for addressing landslips to enable stabilisation work as a cost effective approach to prevent the deterioration and potential loss of use of the network at critical locations throughout the County. This includes an allocation from the LTP to deliver an engineering solution to stabilise the active landslip at Todstead on the B6344 Weldon Bridge to Rothbury road. The overall cost of the Todstead scheme is estimated to be £9.3m and will be funded wholly by NCC, with this partly being funded through

LTP capital of £1.863m in 2022/23. The landslip is caused by a complex geotechnical failure of the valley and is an extremely difficult site. Options to arrest the landslip and protect the road are difficult due to the geotechnical properties of the soils, the artesian water pressures, the proximity of the river and the nature conservation designations. A comprehensive ground investigation involving deep boreholes was carried out during 2021, which in itself was complex due to the artesian water pressures encountered. The testing of all the material samples taken during the ground investigation has been undertaken and a full geotechnical interpretative assessment of the landslip is nearing completion that will be used to inform final design of proposals. In parallel, preliminary design work has been completed by specialist geotechnical consultants and contractors to identify an appropriate long term solution for the landslip. It is anticipated that detailed design work will be completed by April 2022 which would allow a contractor to be procured and start work on the construction works mid way through 2022/23. Works are expected to last around 60 weeks and be completed mid way through 2023/24.

- 35. The details of the Bridges, Structures and Landslips Programme of £4,598,000 for 2022-23 is set out in Appendix D, attached to this report.

Next Steps

- 36. Following consideration by Local Area Councils at their meetings in February, any comments received will be considered and the final 2022-23 programmes for the Local Transport Plan will be prepared for consideration and approval by the Portfolio Holder for Environment and Local Services and the Interim Executive Director for Planning and Local Services.
- 37. Following agreement of the final programme, all County Council members and Town and Parish Councils who put forward priorities for the LTP programme will then be provided with further information regarding the outcome of the assessment of their submission and whether it has been possible to include their priority schemes within the programme this year.
- 38. It should also be noted that it is intended to undertake a review of the process for developing future years LTP programmes during 2022/23, in particular to consider moving away from an annual process to a multi-year LTP programme that better aligns with the MTFP period. The LACs will be consulted on any proposed changes as part of the LTP review process.

Implications

Policy	The proposed programmes are consistent with existing policies
---------------	---

Finance and value for money	<p>The LTP Programme allocations are within the expected budget available for 2022-23. The £23,425,624 quoted in this report is an indicative figure and confirmation of the final allocation is awaited from DfT and is expected before March 2022.</p> <p>Should the allocation vary from that expected the programme will be amended in the final decision report.</p>
Legal	<p>The LTP is delivered by the County Council using its powers and in fulfilment of its statutory duties as a Highways Authority, primarily under the provisions of the Highways Act 1980</p>
Procurement	<p>Not applicable</p>
Human Resources	<p>None</p>
Property	<p>None</p>
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>As a key issue for Northumberland, the needs of those that are socially excluded have been taken into account in the development of this programme.</p>
Risk Assessment	<p>The programme has been developed to minimise risks to the travelling public.</p> <p>Risks to the delivery of any individual scheme within the programme will be considered during scheme development. By managing risk at scheme level risk to delivery of the programme will be controlled.</p>
Crime & Disorder	<p>The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing this proposal, there are no perceived adverse effects.</p>
Customer Consideration	<p>The delivery of the programme will improve the highways and transport network in Northumberland for the benefit of the travelling public.</p>
Carbon reduction	<p>Schemes to encourage walking and cycling, as well as road safety and those which aim to reduce congestion will encourage modal shift and reduce overall carbon levels making a positive contribution to the achievement of the Council's Climate Change targets.</p>

Health and Wellbeing	Schemes to encourage more active travel through improved infrastructure for walking and cycling, road safety measures and improvement to the condition of footways and roads all act to improve the overall health and wellbeing of our communities.
Wards	All

Background papers

N/A

Report sign off

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

	Full Name of Officer
Monitoring Officer/Legal	Suki Binjal
Executive Director of Finance & S151 Officer	Jan Willis
Relevant Executive Director	Rob Murfin
Chief Executive	Daljit Lally
Portfolio Holder(s)	John Riddle

Author and Contact Details

Dale Rumney, Principal Programme Officer.

Email dale.rumney@northumberland.gov.uk

Appendices

Appendices A to D – LTP Programme 2022-23

Summary		
Local Transport Plan Programme 2022-23		
Appendix A	Walking and Cycling	£1,302,000
	Improvements for Walking and Cycling	£222,000
	Maintenance of Footpaths, Footways and Cycleways	£1,080,000
Appendix B	Safety	£2,100,000
	Safety Improvement Schemes for All Users	£1,750,000
	Maintenance of Signs and Lines	£350,000
Appendix C	Roads	£15,275,624
	Major Road & Resilient Network Maintenance Schemes	£2,590,000
	Other Local Roads Maintenance Schemes	£4,215,000
	Surface Dressing Programme	£3,775,000
	Micro Surfacing Programme	£635,000
	General/Structural Refurbishment Work	£4,060,624
Appendix D	Bridges, Structures and Landslips	£4,748,000
	Bridges and Structures	£2,325,000
	Landslips	£2,423,000
	LTP Programme Total	£23,425,624
	LTP - Maintenance Block	£21,780,000
	LTP - Integrated Transport Block	£1,708,124
	Less NECA Contribution	-£62,500
	Total	£23,425,624
	Balance	£0

This page is intentionally left blank

			Appendix A
Local Transport Plan Programme 2022-23			
Cycling and Walking		£1,302,000	
Improvements for Cycling and Walking			
Location	Issue	Potential Solution	Budget Allocation
Narrowgate/Bondgate Within & Fenkle St/Market St junction, Alnwick	Pedestrianisation and junction improvements following trial closure - Phase 1	New road layout.	£40,000
Percy Drive near the Health Centre, Amble	Pedestrian safety	Zebra Crossing	£20,000
Blanchland	Village centre improvements	various tbc	£5,000
Various Countywide	Disabled access	Dropped Kerbs	£50,000
Various Countywide, including High Pit Road Cramlington, Crow Hall Lane, Cramlington & Cheviot View Ponteland.	Access to bus services	New/improved bus stops	£27,000
Bridleway between the High School and St James Rbt, Alnwick	Route to school	Surface upgrade	£80,000
		sub total	£222,000
Maintenance of Footpaths, Footways and Cycleways			
Rights of Way			
Reference	Proposed Improvement	Budget Estimate	
Slaley	Route reconstruction (byways 49,39,19)	£55,000	
Knaresdale with Kirkhaugh	Structure consolidation	£45,000	
Blanchland BY 26 (Baybridge Road)	Feasibility and design for consolidation/reconstruction works	£15,000	
Haltwhistle FP 25	Feasibility and design for consolidation/reconstruction works	£10,000	
Bedlington Permissive Path on NCC land	Riverside Bridlepath requires rebuild alongside river blyth in Bedlington Country Park. Phase 1 design and cost	£15,000	
Blyth Rights of way and permissive Bridleway links	Surface and accessibility improvements	£20,000	
Blyth FP 91	Seaton Sluice ECP surface and accessibility improvement	£10,000	
Ponteland FP 91	Riverbank stabilisation	£20,000	
Hexham FP7	Path improvements linking QE II school access	£10,000	
National Park	Path surface improvements. Details to be agreed.	£10,000	
Various	Capitalised signage works.	£15,000	
Various	Capitalised surface improvements.	£50,000	
Various	Capitalised structures improvements.	£45,000	
Various	Capitalised accessibility improvements.	£10,000	
	Total	£330,000	
Footway Maintenance			
B6305	Hencotes, Hexham	£60,000	
A192	Newgate Street, Morpeth (Phase)	£60,000	
C99	High Street, Amble	£80,000	
U6084	Woodside Crescent, Hadston	£60,000	
U3149	Magdalene Fields, Warkworth	£70,000	
U113	Dean Drive, Tweedmouth	£50,000	
U6111	Lancaster Park, Morpeth (Phase)	£70,000	
C410	Newsham Road, Blyth (Phase)	£60,000	
U9707	Elsdon Avenue (opp. shops), Seaton Delaval	£40,000	
	Total	£550,000	
General Cycleway and Footway Refurbishment Work		£200,000	
A countywide programme of sites selected on a priority basis.			
Cycling and Walking Total		£1,302,000	

Local Transport Plan Programme 2022-23			Appendix B
Safety	£2,100,000		
Local Safety Schemes			
Location	Issue	Potential Solution	Budget Allocation
Various Countywide	High Risk & Route Action Sites	Various safety measures	£400,000
Various Countywide (includes Holywell Village, Phase 1 Croft Ward Home Zone area)	Urban road safety issues	Various safety measures	£50,000
Various Countywide (includes Warkworth village, Scales Cross, Apperley Dean crossroads, Horsley Village)	Rural road safety issues	Various safety measures	£175,000
Various Countywide	Urgent Safety Measures	Various safety measures	£50,000
Junction Improvements, C265/C270 The Glen Crossroads	Implementation of Safety Measures	Improved signs and markings	£20,000
		Sub Total	£695,000
Traffic Calming			
Location	Issue	Potential Solution	Budget Allocation
Beresford Road, Seaton Sluice	Traffic speeds	Traffic calming measures	£100,000
		Sub Total	£100,000
Traffic Management			
Location	Issue	Potential Solution	Budget Allocation
Craster	Parking issues	Implementation of entry scheme following experimental order	£50,000
Various Countywide	Traffic speeds	Reduced speed limits (non school related)	£50,000
Crow Hall Lane, Cramlington	Road safety concerns	Introduction of 40mph speed limit	£50,000
East Thirston	Traffic speeds	Introduction of 30mph speed limit	£25,000
B6303 Station Road Catton to Allendale 30mph Extension	Reduced speed limit	Extension of 30mph limit	£20,000
Various Countywide	Various traffic management issues	Traffic Regulation Orders	£200,000
Schools countywide	Safety outside schools	School 20mph speed limits	£500,000
Countywide Safer Streets for schools (Lynemouth, Moorhouse Lane Ashington)	Safety outside schools	Various safety measures	£60,000
		Sub Total	£955,000
General Traffic Sign/Road Markings Refurbishment			£350,000
A countywide programme of sites selected on a priority basis.			
		Safety Total	£2,100,000

Local Transport Plan Programme 2022-23

Roads

£15,275,624

Major Road & Resilient Network Maintenance Schemes

Road No	Location	Description	Budget Estimate
A1167	North Road, Berwick	Carriageway Resurfacing	£180,000
A197	Hirst Roundabout, Ashington	Carriageway Resurfacing	£120,000
B1505	Horton Road, Shankhouse	Carriageway Resurfacing	£90,000
A686	Esp Hill, Haydon Bridge	Carriageway Resurfacing	£200,000
A197	Woodhorn Road, Newbiggin	Carriageway Resurfacing	£320,000
C172	Greenside Bank, Flotterton	Carriageway Resurfacing	£120,000
A1061	Laverock Hall Road Phase 1	Carriageway Resurfacing	£240,000
B6318	High Seat to Rudchester Phase 2	Carriageway Resurfacing	£180,000
A193	Cowpen Road, Blyth	Carriageway Resurfacing	£110,000
B6318	Wallhouses	Carriageway Resurfacing	£150,000
A696	South of Shiningpool Bridge, Belsay	Carriageway Resurfacing	£220,000
A698	Ord Road, Tweedmouth	Carriageway Resurfacing	£100,000
B6346	Canongate Bridge to Smiley Lane, Alnwick Phase 1	Carriageway Resurfacing	£200,000
A190	Seghill to Annitsford Phase 2	Carriageway Resurfacing	£150,000
B6341	Knocklaw, Rothbury	Carriageway Resurfacing	£210,000
Major Road & Resilient Network Maintenance Schemes Total			£2,590,000

Other Local Roads Maintenance Schemes

Other Local Roads Maintenance Schemes - North Northumberland

Road No	Location	Description	Budget Estimate
B6347	West Falldon to Rock Mill	Carriageway Resurfacing	£180,000
C70	Preston Tower	Carriageway Resurfacing	£120,000
B6346	A697 jct. to New Bewick Farm	Surface Dressing Preparation	£190,000
U1063	Brewery Road, Wooler	Carriageway Resurfacing	£100,000
C176	Trewitt Hall to Netherton	Carriageway Resurfacing	£160,000
U3124	Swansfield Park Road, Alnwick	Carriageway Resurfacing	£120,000
C136	The Lee to B6342 junct. Phase 2	Carriageway Resurfacing	£80,000
B6525	Barmoor to Doddington	Surface Dressing Preparation	£70,000
U113	Dean Drive, Tweedmouth Phase 1	Carriageway Resurfacing	£160,000
B6354	Etal Road, East Ord	Carriageway Resurfacing	£40,000
B1341	A1 to Lucker	Surface Dressing Preparation	£80,000
Sub Total			£1,300,000

Other Local Roads Maintenance Schemes - Ashington and Blyth

Road No	Location	Description	Budget Estimate
C403	Unity Terrace, Cambois	Carriageway Resurfacing	£180,000
U9511	Princess Louise Road, Blyth	Carriageway Resurfacing	£170,000
U6710	Fourth Avenue, Ashington	Carriageway Resurfacing	£130,000
U9503	Thoroton Street, Blyth	Carriageway Resurfacing	£90,000
U6704	Alexandra Road, Ashington	Carriageway Resurfacing	£90,000
Sub Total			£660,000

Other Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley

Road No	Location	Description	Budget Estimate
C420	Durham Road, Cramlington	Carriageway Resurfacing	£200,000
B1319	Low Main Place/ Station Road, Cramlington Village (phase)	Carriageway Resurfacing	£160,000
Sub Total			£360,000

Other Local Roads Maintenance Schemes - Tynedale

Road No	Location	Treatment	Budget Estimate
B6320	Bellingham to Hareshaw junct. Phase 2	Surface Dressing Preparation	£170,000
B6305	Allendale Road junction, Hexham Phase 2	Carriageway Resurfacing	£130,000
U8289	Whetstone Bridge Road, Hexham	Carriageway Resurfacing	£90,000
C254	Ovingham to Wylam	Carriageway Resurfacing	£100,000
C198	Hareshaw Common (Greenhaugh to Sundaysight jct)	Carriageway Resurfacing	£180,000
U5079	Kielder Road, Kielder	Carriageway Resurfacing	£90,000
C199	Falstone to Lanehead Phase 2	Carriageway Resurfacing	£70,000
B6309/C247	East Wallhouses to A69	Surface Dressing Preparation	£50,000
C202/U5026	Buteland Fell (further phase)	Carriageway Resurfacing	£105,000

C324	Tows Bank, North of Eals (Phase)	Carriageway Resurfacing	£80,000
C282	Dalton to Channel Well, Hexham	Surface Dressing Preparation	£50,000
		Sub Total	£1,115,000

Other Local Roads Maintenance Schemes - Castle Morpeth

Road No	Location	Treatment	Budget Estimate
C144	Maidens Hall, nr. Pigdon	Carriageway Resurfacing	£140,000
C187	Harwood Phase 3	Carriageway Resurfacing	£200,000
U6112	Gas House Lane, Morpeth	Carriageway Resurfacing	£90,000
C341	Fenwick to Matfen	Carriageway Resurfacing	£70,000
U9071	Kirkley Mill Farm to Berwick Hill	Surface Dressing Preparation	£160,000
C129	A1 junct. to Tritlington	Carriageway Resurfacing	£120,000
		Sub Total	£780,000

Other Local Roads Maintenance Schemes - Total **£4,215,000**

Surface Dressing Programme

Major Road & Resilient Network - Countywide

Road Number	Location	Description	Budget Allocation
A1068	Hawkhill Bridge to Lesbury	Surface Dressing	£125,000
B6341	Elsdon to A696 junct.	Surface Dressing	£190,000
B6344	Knocklaw to Black Burn Bridge, Rothbury	Surface Dressing	£80,000
A696	Monkridge to Raylees	Surface Dressing	£90,000
B1342	Outchester to jct Waren Mill	Surface Dressing	£70,000
A689	Slaggyford to Lintley Bank	Surface Dressing	£115,000
A689	County Boundary to Halton Lea Gate	Surface Dressing	£65,000
B6318	Low Teppermoor to Carraw Farm	Surface Dressing	£120,000
A6079	Wall to Low Brunton	Surface Dressing	£65,000
A197	Pegswood Bypass Ph 2	Surface Dressing	£155,000
A1068	Hagg Farm to Mile Road jct	Surface Dressing	£35,000
A697	Linden Square	Surface Dressing	£25,000
A197	Rotary Parkway (Lidl Rbt to Hirst Rbt), Ashington	Surface Dressing	£50,000
B1331	Nedderton village	Surface Dressing	£50,000
		Sub Total	£1,235,000

Other Local Roads - North Northumberland

Road Number	Location	Description	Budget Allocation
C33	Pawston to Scottish Border	Surface Dressing	£150,000
B6342	Rothbury 30 limit to The Lee Junction	Surface Dressing	£115,000
B1339	Embleton Mill	Surface Dressing	£100,000
C85	Glanton to High Powburn	Surface Dressing	£110,000
C60	Cragmill Road, Belford (East of A1)	Surface Dressing	£20,000
C60	Cragmill Road, Belford (West of A1)	Surface Dressing	£40,000
B6349	Station Road, Belford	Surface Dressing	£30,000
C12	Duddo to Grindon	Surface Dressing	£85,000
C23	East Learmouth to East Moneylaws	Surface Dressing	£85,000
C182	Whitton Bank Road, Rothbury	Surface Dressing	£40,000
U3030	Low Buston to Shortridge Hall	Surface Dressing	£120,000
C51	North Middleton Junction to Cheviot Street, Wooler	Surface Dressing	£100,000
		Sub Total	£995,000

Other Local Roads - Castle Morpeth

Road Number	Location	Description	Budget Allocation
C343	Birney Hill to The Plough Inn	Surface Dressing	£160,000
B6309	Stamfordham Rd to Heugh	Surface Dressing	£60,000
C364	Stannington to Duddo Hill	Surface Dressing	£150,000
C144	Netherwitton to Folly House	Surface Dressing	£140,000
B6309	West Belsay to A696	Surface Dressing	£120,000
		Sub Total	£630,000

Other Local Roads - Tynedale

Road Number	Location	Description	Budget Allocation
C322	Whitfield to U7011 jct	Surface Dressing	£105,000
U7070	Melkridge to Henshaw	Surface Dressing	£145,000
B6305	Lowgate to Hexham	Surface Dressing	£95,000
U5010	Greenrigg to Sweethope Lough	Surface Dressing	£135,000
C195	Ridsdale to Knowesgate	Surface Dressing	£75,000

C268	Epershield	Surface Dressing	£135,000
C265/C270	Lead Road (A68 to B6306)	Surface Dressing	£175,000
Sub Total			£865,000

Other Local Roads - Ashington and Blyth

Road Number	Location	Description	Budget Allocation
U6575	Boiler Road, Ashington	Surface Dressing	£50,000
Sub Total			£50,000

Surface Dressing Programme Total **£3,775,000**

Micro Surfacing Programme

Other Local Roads - North Northumberland

Road Number	Location	Description	Budget Allocation
B6345	Acklington Road, Amble	Micro Surfacing	£65,000
U3102	Greyfield Estate, Embleton	Micro Surfacing	£50,000
Sub Total			£115,000

Other Local Roads - Castle Morpeth

Road Number	Location	Description	Budget Allocation
U6109	Church Walk, Morpeth	Micro Surfacing	£70,000
U6088	The Gables, Widdrington Station	Micro Surfacing	£55,000
Sub Total			£125,000

Other Local Roads - Ashington and Blyth

Road Number	Location	Description	Budget Allocation
U9516	Twelfth Avenue, Blyth	Micro Surfacing	£80,000
U9524	Shearwater Way, Blyth	Micro Surfacing	£45,000
Sub Total			£125,000

Other Local Roads - Cramlington, Bedlington and Seaton Valley

Road Number	Location	Description	Budget Allocation
U9567	Broad Law Business Park, Cramlington	Micro Surfacing	£60,000
U6551	Poplar Grove, Dene View East & West, Bedlington	Micro Surfacing	£60,000
U9540	The Crescent, Seghill	Micro Surfacing	£50,000
Sub Total			£170,000

Other Local Roads - Tynedale

Road Number	Location	Description	Budget Allocation
U8293	Wydon Park, Hexham	Micro Surfacing	£40,000
U8276	Castle Road, Prudhoe	Micro Surfacing	£60,000
Sub Total			£100,000

Micro Surfacing Programme Total **£635,000**

General Refurbishment Countywide

General Carriageway Refurbishment Work

A countywide programme of sites selected on a priority basis.

£2,025,624

Surface Dressing & Micro surfacing Pre Patching Work

Preparation of sites included in the programme

£200,000

Retexturing Refurbishment

A countywide programme of sites selected on a priority basis.

£50,000

General Structures Refurbishment Work

A countywide programme of sites selected on a priority basis.

£450,000

General Drainage Refurbishment Work

A countywide programme of sites selected on a priority basis.

£805,000

General Car Park Refurbishment Work

A countywide programme of sites selected on a priority basis.

£100,000

Traffic Signal Refurbishment	<u>£100,000</u>
Highway Maintenance Assessment and Advance Design	<u>£330,000</u>
General Refurbishment Countywide Total	<u>£4,060,624</u>

		APPENDIX D
Local Transport Plan Programme 2022-23		
Bridges, Structures and Landslips		£4,748,000
Bridges and Structures		
Location	Description	Budget Estimate
Various	Structural Assessments	£120,000
Various	Interim Measures Inspections	£35,000
Various	Advance Preparation - Advance design of future schemes	£300,000
Berwick Old Phase 3	Phase 3 - Refurbishment of the outer masonry elements	£500,000
C279 Blue Gables	Strengthening of RC slab	£160,000
C358 Ogle North	Strengthening of masonry arches extended with RC slabs	£170,000
C82 Dubbs Burn	Strengthening of brick arch	£160,000
U4093 Harwood Village	Refurbishment	£130,000
C205 Middleburn	Strengthening of RC slab	£130,000
U6008 Earsdon Mill	Strengthening of steel trough deck	£150,000
U33 Fenwick Granary Ford	Strengthening of RC Slab	£160,000
C2 Union Chain Bridge	Contribution to restoration	£150,000
U8177 Garden House	Strengthening of filler beam deck	£160,000
Bridges and Structures Total		£2,325,000
Landslip Management		
Location	Description	Budget Estimate
Todstead	Land slip	£1,863,000
A697 Haugh Head, Wooler	Embankment stabilisation	£250,000
C100 Guyzance Mill	Embankment stabilisation	£80,000
U5034 Blindburn	Road strengthening and drainage	£30,000
A686 North of Light Birks	Haunch failure	£80,000
Various	Advance preparation	£120,000
Landslip Management Total		£2,423,000
TOTAL		£4,748,000

This page is intentionally left blank