

# 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: Thursday, 3 March 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 MARCH 2022** at **4.00 PM**.

Yours faithfully

Daljit Lally  
Chief Executive

To Castle Morpeth Local Area Council members as follows:-

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

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

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



Daljit Lally, Chief Executive  
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## AGENDA

### PART I

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

1. **PROCEDURE AT PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact the monitoring officer by email at [monitoringofficer@northumberland.gov.uk](mailto:monitoringofficer@northumberland.gov.uk). Please refer to the guidance on disclosures at the rear of this agenda letter.
4. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 3 - 6)

**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>*
5. **21/03918/FUL** (Pages 7 - 16)

**Proposed Demolition of Storey Park Community Centre.  
Storey Park Community Centre, St Marys Field, Highchurch, Morpeth,  
NE61 2QF**
6. **APPEALS UPDATE** (Pages 17 - 30)

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.

## 7. PUBLIC QUESTION TIME

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

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

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

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

And/or:

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

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

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

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

## 8. PETITIONS

This item is to:

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

- i. E-petition opened - Speed Reduction Northern Bypass - St Georges roundabout - Northgate roundabout, Morpeth

The speed on the Northern bypass road between St Georges and Northgate roundabout in Morpeth is reduced from 60mph to 30mph. NCC should also look at other precautions to ensure the safe crossing for children going to school.

As more houses are also to be built by St Georges roundabout, the traffic flowing onto the Northern bypass road leading onto the A1 and into Morpeth will only increase. It is important that safety measures are implemented at the earliest opportunity.

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

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

## 9. LOCAL SERVICES ISSUES

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

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

## 10. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages  
31 - 36)

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

## 11. DATE OF NEXT MEETING

The next meeting (Planning only) will be held on Monday, 11 April 2022.

## **12. URGENT BUSINESS**

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

**IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:**

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

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

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

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

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

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

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

The following are other Registerable Personal Interests:

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

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

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

### **3. Non-participation in Council Business**

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

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

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

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## Northumberland County Council

### PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

#### B Record attendance of members

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

#### C Minutes of previous meeting and Disclosure of Members' Interests

#### D Development Control

##### APPLICATION

##### Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

##### Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

**Committee members' questions to Planning Officers**

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

**Debate (Rules)**

Proposal

Seconded

DEBATE

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

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

**Vote(by majority or Chair's casting vote)**

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



## Northumberland County Council

### CASTLE MORPETH LOCAL AREA COUNCIL

14 March 2021

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### DETERMINATION OF PLANNING APPLICATIONS

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

**Cabinet Member:** Councillor C Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

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

#### **Key issues**

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

### DETERMINATION OF PLANNING APPLICATIONS

#### **Introduction**

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

#### **The Determination of Planning and Other Applications**

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

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

### **Important Copyright Notice**

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### **BACKGROUND PAPERS**

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

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

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

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

Report author : Rob Murfin  
Interim Executive Director of Planning and Local Services  
01670 622542  
Rob.Murfin@northumberland.gov.uk

## **APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES**

### **Chair**

Introduce s application

### **Planning Officer**

Updates – Changes to Recommendations – present report

### **Public Speaking**

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

### **Member's Questions to Planning Officers**

### **Rules of Debate**

Proposal

Seconded

DEBATE

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

### **Vote (by majority or Chair casting vote)**

Chair should read out resolution before voting

Voting should be a clear show of hands.

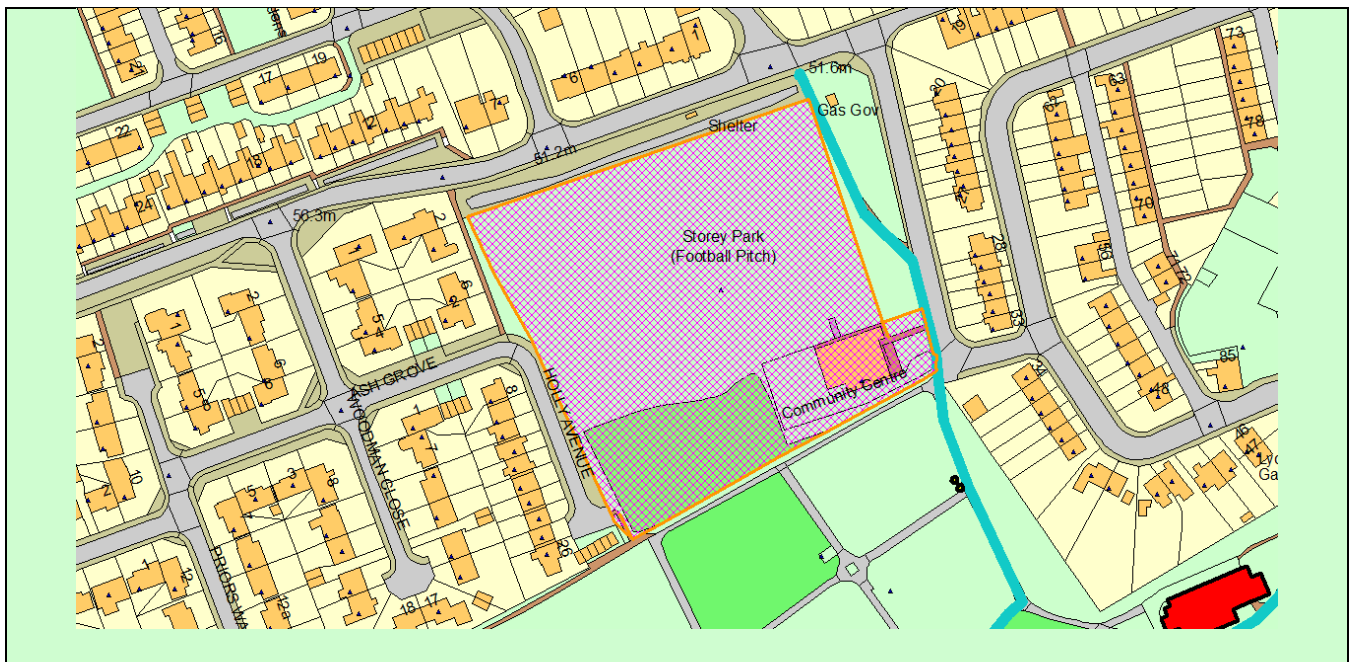


**Northumberland**  
County Council

**Castle Morpeth Local Area Council Committee**  
**Monday 14<sup>th</sup> March 2022**

<b>Application No:</b>	21/03918/FUL		
<b>Proposal:</b>	Proposed Demolition of Storey Park Community Centre.		
<b>Site Address</b>	Storey Park Community Centre, St Marys Field, Highchurch, Morpeth NE61 2QF		
<b>Applicant:</b>	Morpeth Town Council 4 - 6 Market Street, Alnwick, NE66 1TL,	<b>Agent:</b>	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL
<b>Ward</b>	Morpeth Kirkhill	<b>Parish</b>	Morpeth
<b>Valid Date:</b>	7 October 2021	<b>Expiry Date:</b>	15 March 2022
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

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



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**1. Introduction**

1.1 The application was referred to the Director of Planning and the Chairs of the Castle Morpeth Local Area Council. It was confirmed that the application should be determined at Local Area Council Committee.

## 2. Description of the Proposals

- 2.1 The application seeks planning permission for the demolition of a detached building recognised as Storey Park Community Centre, St Marys Field, Highchurch, Morpeth.
- 2.2 The building was constructed around the 1950s with subsequent extensions to the original structure. Over recent years, the building has fallen into disrepair with various quotes obtained for repairs to the building between 2014 and 2018. Due to the significant cost implications associated with bringing the building up to an acceptable modern standard, the decision was made to close Storey Park.
- 2.3 The supporting documents outline that in the years prior to its closure, 2019/2020, Storey Park was only used at approximately 25% of its potential capacity.
- 2.4 Prior to submission of this current planning application, a prior notification application was submitted to the LPA for assessment. During the assessment process, the Storey Park Community Group requested the building be identified as an Asset of Community Value (ACV). It was subsequently listed as an ACV in March 2021.
- 2.5 Section 88 of the Localism Act (2011) enables land and/or buildings to be listed as ACVs where it is the opinion of the authority that:
- a) An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interest of the local community; and
  - b) It is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interested of the local community

## 3. Planning History

**Reference Number:** 21/00892/DEMGDO

**Description:** Prior notification: Demolition of the community centre building

**Status:** Withdrawn

## 4. Consultee Responses

Highways	No objection; informatives recommended.
Morpeth Town Council	No comment.
Forestry Commission	No response received.
Countryside/ Rights Of Way	No objection providing no impact on PRoW.
County Ecologist	No objection; informative recommended.
Public Protection	No objection subject to recommended conditions.

## 5. Public Responses



## Neighbour Notification

Number of Neighbours Notified	39
Number of Objections	1
Number of Support	0
Number of General Comments	0

## Notices

Public Right of Way, 25th October 2021

Morpeth Herald 14th October 2021

## Summary of Responses:

1 no objection was received from a member of the public. Concerns were raised regarding:

- Over inflation of repair costs;
- Previous community uses within the building;
- Loss of community asset.

Material planning considerations will be assessed within the appraisal below.

A screenshot of an online petition with 1,018 signatures was also submitted by the objector against the demolition of the application property however, the petition was not formally submitted against the application by the creator.

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=R0I6UDQSJP600>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Morpeth Neighbourhood Plan (Made version, May 2016) (MNP)

Policy Sus1 Sustainable Development Principles

Policy Des1 Design Principles

Policy Set1 Settlement Boundaries

Policy Env3 Protected Open Space

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

Policy C1 Settlement boundaries

Policy C11 Protected species

Policy MC1 Settlement Boundary

Policy MC7 Protected Open Space

### 6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)

### 6.3 Other documents/strategies

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by Main Modifications recommended in the Inspectors' Report (January 2022).

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 4 Climate change mitigation and adaption (Strategic Policy)

Policy STP 5 Health and wellbeing (Strategic Policy)

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 3 Public realm design principles

Policy QOP 4 Landscaping and trees

Policy QOP 5 Sustainable design and construction

Policy QOP 6 Delivering well-designed places

Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

Policy ENV 2 Biodiversity and geodiversity 1

Policy INF4 Assets of community value

## **7. Appraisal**

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Morpeth Neighbourhood Plan (2016) (MNP) and the Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP). The main considerations in the assessment of this application are:

- Principle of development;
- Design and visual character;
- Residential amenity;
- Highway safety.

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Morpeth Neighbourhood Plan (2016) (MNP) and the Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The independent examination of the Northumberland Local Plan (NLP) has concluded, and the Inspectors' report is published on the Council's website. The Inspectors consider that subject to a number of recommended Main Modifications, the NLP is 'sound' and provides an appropriate basis for the planning of the County. The Plan is in the final stage of preparation, there are no unresolved objections, and the Plan is consistent with national policy, and therefore significant weight can be given to the policies in the NLP.

### **Principle of development**

- 7.2 Paragraph 12 of the NPPF outlines that development plans form the starting point for decision making by local planning authorities. Taking this into consideration, policies from the Morpeth Neighbourhood Plan (MNP) (made version) are given weight in so far that they accord with the provisions of the NPPF. Weight is also given to Castle Morpeth District Local Plan (CMDLP) which was made in 2003, with saved policies in 2007. Significant weight can now also be afforded to the Northumberland Local Plan.
- 7.3 Policy C1 of the CMDLP, read in conjunction with the Proposals Map, identifies settlements across the former district where development is expected to be located. The application site is located within the settlement of Morpeth, as well as an area of protected open space, however, the proposal is not for additional built form within the area and instead for the demolition of an existing building.
- 7.4 The building is identified as an asset of community value (ACV) with part 2.5 of this report noting the reason for designation. Whilst no objection or representations have been received as part of this application submission, comments against the previous prior notification recognised the building as important for community use and an asset to local residents.
- 7.5 Policy INF 4 of the draft NLP outlines that 'Proposals that involve the loss, redevelopment or change of use of any registered Assets of Community Value, or any part of that asset, will not be supported unless:
- a. alternative equivalent provision of the services and facilities provided by the asset is secured to meet community needs; or
  - b. it can be demonstrated that the continued use of the asset for its current use is no longer needed to meet community needs; or
  - c. it can be demonstrated that the continued use of the asset for its current use is no longer viable.

In applying parts 1(b) and 1(c) of this policy it will be necessary to demonstrate, with sufficient documentary evidence, that the asset has been marketed at a price reflecting its current or last use as a registered Asset of Community Value for a period of not less than six months prior to the date of submission of any planning application for its demolition, redevelopment or

change of use, and that no reasonable offers have been received to continue the current or last use of the asset'.

This policy now carries significant weight.

- 7.6 Whilst the ACV listing of a building does add a level of protection to the premises, it does not restrict the possibility of a building being demolished or redeveloped for alternative purposes. As part of this application submission, documents have been provided that demonstrate the use of the building prior to the Covid-19 pandemic was around 25% occupancy whilst quotes for essential repairs to the premises are extremely high. These figures demonstrate that it would not be financially viable for the applicant to agree to such repair costs with such a low use of the building.
- 7.7 The application documents reference that the Town Council, the applicant, has worked with existing groups who use the premises to try and find alternative arrangements in other venues. It is understood that the majority of these groups have made alternative arrangements away from Storey Park. The applicant has also undertaken a significant notification process to ensure residents are aware of the intended closure consisting of newspaper and magazine advertisements as well as public meetings.
- 7.8 Finally, the applicant has demonstrated within the application documents the provision of alternative accommodation throughout Morpeth with the majority of these buildings located within 1-2 miles of the application site.
- 7.9 Whilst the loss of an ACV is regrettable, the applicant has appropriately demonstrated that it is no longer viable for the premises to remain open and that significant costs are required to undertake essential repairs to the premises. The application demonstrates alternative accommodation within the locality whilst showing extensive consultation prior to the submission of this application. The principle of the proposed demolition is therefore acceptable.

### **Design and visual character**

- 7.10 A demolition method statement (DMS) has been provided as part of the submission and outlines the demolition procedure on site. Upon completion of the works, the land will be cleared of debris and regraded. Whilst the application site forms part of an area of protected open space, along with the adjacent football fields, the proposals would not introduce any additional built form that would reduce open space provision.

### **Residential amenity**

- 7.11 The DMS recognises the duration of work to be approximately 4 weeks and references that works will be undertaken Monday - Friday 08:00-16:30 with no weekend work unless agreed within the LPA in advance. This statement would constitute an approved document ensuring the working times are secured via this planning condition thereby minimising any impact on the nearest residential occupiers.

### **Highway safety**

- 7.12 Paragraph 111 of the NPPF states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 7.13 Consultation was undertaken with Highways Development Management who raised no objection to the application. A transport demolition method statement has been provided by the applicant which negates the need for a pre commencement condition and secures highway safety during the demolition works on site.

### **Equality Duty**

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

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

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

### **Human Rights Act Implications**

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

independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## 8. Conclusion

- 8.1 The application demonstrates sufficient evidence to ensure accordance with relevant local planning policies. Whilst the loss of an asset of community value is always sought to be avoided, the application demonstrates a sufficient number of similar facilities within the locality which can offer the same services to the community.
- 8.2 The application is therefore recommended for approval, subject to recommended conditions.

## 9. Recommendation

That this application be GRANTED permission subject to the following:

### Conditions/Reason

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

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

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

- 1) Location plan drawing no. ALN512386-01 (received 5th October 2021)
- 2) Proposed site plan drawing no. (L)02 (received 7th October 2021)
- 3) Demolition method statement Storey Park Centre (received 5th October 2021)
- 4) Bat Survey Storey Park Morpeth September 2020 (received 5th October 2021)
- 5) Transport demolition method statement (received 18th November 2021)

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

03. During demolition, there shall be no noisy activity, i.e., noise from the demolition activities which is audible at or beyond the site boundary, on Saturdays, Sundays, or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800,

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

04. The demolition shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site have been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the demolition is started.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy

### **Informatives**

- 1) You should note that a highway condition survey should be carried out before the commencement of any demolition/construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).
- 2) 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.
- 3) In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway
- 4) All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a small chance of encountering protected species during works. Demolition works and vegetation clearance should not be undertaken during the bird breeding season (March – August inclusive) unless a checking survey by an appropriately qualified ecologist has shown active nests to be absent within the 5 days prior to the start of works.

If protected species such as bats or nesting birds are encountered during development, then works should cease immediately and professional advice should be sought straight away. Applicants and contractors can obtain advice on bats by contacting their project ecologist or telephoning the National Bat Helpline on 0345 1300 228 <https://www.bats.org.uk/advice/bat-found-during-building-works>

- 5) The applicant should ensure that nuisance is not created to neighbouring residents during the demolition work. The Council retains its rights under Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory nuisance.

- 6) A Public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.
- 7) Please ensure that works involving the removal of asbestos containing materials (ACMs) are carried by either a competent and experienced contractor or one licensed by the Health and Safety Executive under The Control of Asbestos Regulations 2012, unless the works are exempt under Regulation 3(2). Under the 2012 legislation, even some non-licensed works require notification to the HSE, this can be done by completing an online form available at:

<http://www.hse.gov.uk/asbestos/licensing/notifiable-non-licensed-work.htm>

The waste asbestos material (or asbestos containing material) must be disposed of by a licensed hazardous waste company. Small quantities may be removed by Northumberland County Council Waste Services if they are correctly bagged and sealed, however this will only be up to 360kg. Details are under the section entitled "prepare your hazardous waste for collection" at:

<http://www.northumberland.gov.uk/Waste/Hazardous.aspx#howtodisposeofyourhazardouswaste>

There are safety requirements for any contractor removing asbestos under the Health and Safety at Work Etc. Act, 1974. Failure to successfully treat and remove asbestos during development could result in contamination of the site which could pose a risk to future users of the site and further action and costs to remediate such contamination.

**Date of Report:** 4<sup>th</sup> February 2022

**Background Papers:** Planning application file(s) 21/03918/FUL





# Northumberland County Council

## Appeal Update Report

Date: March 2022

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### Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

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

#### **Link to Corporate Plan**

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

#### **Key issues**

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



# Recent Planning Appeal Decisions

## Planning Appeals Allowed (permission granted)

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

## Planning Appeals Split Decision

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

## Planning Appeals Dismissed (permission refused)

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

	<p>Cramlington</p> <p>Main issues: by virtue of siting, height and design the proposal constitutes an incongruous feature that fails to respect or enhance the character of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	refused
20/03231/OUT	<p>Erection of 4no. dwellinghouses (C3 use class) with all matters reserved – land north-west and south-east of The Haven, Back Crofts, Rothbury</p> <p>Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01918/FUL	<p>Demolition of modern agricultural sheds and development of six new residential dwellings, including gardens, car parking, and all ancillary works – Longbank Farm, Longhoughton</p> <p>Main issues: principle of housing in an isolated location in the open countryside is unacceptable; significant urbanising effects in the open countryside eroding the local landscape and not enhancing the Northumberland Coast AONB; insufficient information to assess off-site highway works; and no Section 106 Agreement completed to secure affordable housing.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/04343/LBC	<p>Listed building consent for metal railings to balcony – 8 Prospect Place, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/02282/LBC	<p>Listed building consent for replacement of all single glazed windows with double glazed units matching the current design – West House, Chillingham Castle, Chillingham</p> <p>Main issues: insufficient information to demonstrate that the proposed works are necessary or justified and the existing windows are beyond reasonable repair.</p>	No

	Delegated Decision - Officer Recommendation: Refuse	
21/01085/FUL	Single storey front extension – 2 The Limes, Morpeth  Main issues: the proposals would result in an incongruous and overbearing addition with visual harm to the property and wider street scene.  Delegated Decision - Officer Recommendation: Refuse	No
21/01697/FUL	Single-storey dual pitched extension to rear – 11 Quatre Bras, Hexham  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.  Delegated Decision - Officer Recommendation: Refuse	No
20/00705/FUL	Proposal for the erection of a dwelling and garage with associated landscaping – Plot 28, Grange Road, Berwick  Main issues: scale and visual impact would be detrimental to and out of character with the immediate surroundings.  Delegated Decision - Officer Recommendation: Refuse	No
20/02536/FUL	Retrospective - Installation of hard standing, electricity and water points, alterations to access and other ancillary works - land west of North Farm Cottages, Embleton  Main issues: incursion into the open countryside and would erode the rural character of the site and its surroundings.  Delegated Decision - Officer Recommendation: Refuse	No
20/04369/REM	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  Main issues: layout, scale and massing would be out	No

	<p>of character with surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
21/00656/FUL	<p>Retrospective: replacement of all windows and doors – 67 Main Street, North Sunderland, Seahouses</p> <p>Main issues: proposal does not preserve or enhance the character and appearance of the Conservation Area and results in less than substantial harm with no public benefits.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02916/FUL	<p>Addition of a balcony to the first floor east facing gable elevation accessed by new door – 1 Elfin Way, South Shore, Blyth</p> <p>Main issues: incongruous feature on the property that fails to respect or enhance the character of the area; and harm to amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/04348/FUL	<p>Former Veterinary Clinic Converted to 4 x Residential Apartments – 37-39 Croft Road, Blyth</p> <p>Main issues: harmful impact on residential amenity; fails to address highway safety matters in relation to parking provision; and lack of completed planning obligation in respect of a contribution to the Coastal Mitigation Service.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/00667/FUL	<p>Conversion of agricultural buildings into 4no. residential units – High Baulk Farm, Great Whittington</p> <p>Main issues: retention and alteration of modern hay barn as part of conversion works is unacceptable in principle; and harmful design that would not be in keeping with the curtilage listed buildings.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

## Planning Casework Unit Referrals

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

## Planning Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03861/VARYCO	<p>Variation of condition 2 (approved plans) pursuant to planning permission 20/00297/FUL in order to allow new wall to be moved closer to boundary wall to underpin and give support. Also French doors have 3/4 height windows on either side and single window in extension will be replaced using existing 2no. sash windows and mullions – Ashleigh, 26 Cade Hill Road, Stocksfield</p> <p>Main issues: extension would be out of scale and character with the existing property and would have a harmful impact on the character and appearance of the site and surrounding area; and detrimental impact upon the residential amenity of the neighbouring property.</p>	<p>26 May 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04660/FUL	<p>New external plant – Asda, Main Street, Tweedmouth</p> <p>Main issues: insufficient information in relation to noise and potential impacts on residential amenity.</p>	<p>19 August 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03542/FUL	<p>Change of use of land to site shepherd's hut for tourism accommodation – land east of Kingshaw Green, Tyne Green, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; inadequate flood risk assessment; and insufficient information regarding foul water treatment.</p>	<p>13 September 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01008/FUL	<p>Construction of 58no. dwellings with associated landscaping, access and</p>	<p>16 September 2021</p>

	<p>infrastructure works – land to north of Fairmoor Centre, Morpeth</p> <p>Main issues: unacceptable in principle as the site is allocated in the development plan for employment use and it is considered that the site should be retained for such purposes; outstanding technical matters also remain to be resolved regarding surface water drainage and highways matters; and Section 106 contributions in respect of education, primary healthcare and affordable housing have not been secured.</p>	<p>Appeal against non-determination</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>
20/01600/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</p>	<p>27 October 2021</p> <p>Appeal against non-determination</p>

	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.	
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
21/00465/FUL	Resubmission: alterations to existing window opening on front elevation and installation of replacement balcony – Riverview, Shepherds Hill, Alnmouth  Main issues: unacceptable impact on amenity of neighbouring properties; and detrimental impact on the AONB.	1 December 2021  Delegated Decision - Officer Recommendation: Refuse
21/02734/FUL	Demolish garage and erect two storey side extension and single storey flat roof rear extension – 23 The Beeches, Ponteland  Main issues: disproportionate addition to the property resulting in negative impact to the character of the area and inappropriate design.	7 December 2021  Delegated Decision - Officer Recommendation: Refuse
21/01136/FUL	Construction of 1no detached dwelling (as amended) - land south of Embleton Hall and behind Front Street, Longframlington  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.	13 December 2021  Delegated Decision - Officer Recommendation: Refuse
21/01882/FUL	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  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.	4 January 2022  Delegated Decision - Officer Recommendation: Refuse
20/02979/DISCON	Discharge of conditions: 3 (materials - chimney), 4 (schedule of plaster work), 5 (installation services) and 6 roof/rainwater	19 January 2022  Delegated Decision - Officer



	<p>goods) pursuant to planning approval 17/02196/LBC - Felton Park Lodge, Felton Park, Felton</p> <p>Main issues: lack of information provided to approve and discharge the conditions.</p>	<p>Recommendation: Refuse</p>
21/01840/FUL	<p>Replacement of timber cladding with new natural cedar boarding. Change of balustrade to glazed and patio size as built. (retrospective) - The Signal Box, Farley Cottage, Ellingham</p> <p>Main issues: design would have a harmful effect on the character and appearance of the existing property and surrounding area.</p>	<p>21 January 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
21/02984/FUL	<p>Erection of 4 bedroom dormer bungalow - land south of The Old Farmhouse, Ulgham</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; fails to demonstrate that safe ingress and access can be achieved from the proposed access; and no completed legal agreement to secure a contribution to the coastal mitigation service.</p>	<p>24 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/03160/LBC	<p>Listed Building Consent: Replace 3 existing sash windows and associated secondary glazing at front of property in original style with grade 1 Redwood sashes and duplicating original pattern. The work will include slim line double glazed units – The Manor House, 55 Northumberland Street, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building and Conservation Area and no public benefits identified.</p>	<p>25 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02824/FUL	<p>Retrospective: Installation of raised decking to part of side garden – 7 East Burton Cottage, Bamburgh</p> <p>Main issues: detrimental impact on residential amenity.</p>	<p>2 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03892/FUL	<p>Demolition of outbuilding and rear bay window. Proposed rear single storey extension with roof terrace – 8 Woodlands, Warkworth</p> <p>Main issues: unacceptable impact on residential amenity.</p>	<p>3 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03042/FUL	<p>Change of use from landscape contractors yard to residential, removal of existing</p>	<p>14 February 2022</p>

	<p>buildings and erection of one no. dwellinghouse (C3 use) - Warkworth Landscaping Services, land north of Old Helsay, Warkworth</p> <p>Main issues: development in the open countryside; fails to support the conservation and enhancement of the countryside; fails to protect and enhance landscape character; and no suitable mitigation secured to address recreational disturbance to designated sites.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
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## Recent Enforcement Appeal Decisions

### Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

### Enforcement Appeals Dismissed

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

18/00223/ENDEVT	<p>Land to the West of Buildings Farm, Whittonstall, Consett, DH8 9SB</p> <p>Main issues: material change of use of the land for the siting of one caravan and the erection of fencing in excess of 2 metres in height</p> <p>N.B. The Inspector directed that the enforcement notice be amended by the deletion of the text '(i) Remove the caravan (outlined in black on the plan attached to the enforcement notice) from the land' and the substitution of it by the text '(i) Cease the use of the land for residential purposes and remove the caravan (outlined in black on the plan attached to the enforcement notice) from the land'.</p>	No
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## Enforcement Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date
None		

## Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
20/01932/FUL	<p>Construction of single dwelling with annex and ancillary accommodation, c.6.5 metre high wind turbine, associated landscaping and highway works (amended description) - land south of Church Lane, Riding Mill</p> <p>Main issues: isolated dwelling in the open countryside; inappropriate development in the Green Belt; insufficient information to fully assess ecological impacts; harmful impacts on the character of the site, wider area and countryside; lack of completed Section 106</p>	<p>Hearing date: 18 January 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

	<p>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>	
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: 22 February 2022 (virtual hearing)</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
20/03389/FUL	<p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: the proposal would appear as an incongruous and over-dominant addition to the street scene, would not be sympathetic to the built environment or local character, and would fail to add to the overall quality of the area and undermine community cohesion.</p>	<p>Hearing date: to be confirmed.</p> <p>Committee Decision - Officer Recommendation: Approve</p>

## Implications

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

### Background papers

Planning applications and appeal decisions as identified within the report.

### Report author and contact details

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

Lesley Little: 01670 622614 - [Lesley.Little@northumberland.gov.uk](mailto:Lesley.Little@northumberland.gov.uk)

**UPDATED: 2 March 2022**

## TERMS OF REFERENCE

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



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

**ISSUES TO BE SCHEDULED/CONSIDERED**

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

**To be listed:**

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

Page 33

Northumberland County Council Castle Morpeth Local Area Council Work Programme 2021-22	
<b>14 March 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Local Services Update</li> <li>• Members Local Improvement Schemes</li> </ul>
<b>11 April 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>
<b>9 May 2022</b>	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>

	<ul style="list-style-type: none"><li>• Local Services Update</li><li>• Enhanced Services with Town and Parish Councils</li></ul>

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

Ref	Date	Report	Decision	Outcome
1	12.07.21	<b>Appointments to Outside Bodies</b>	<p>Appointments to outside bodies were confirmed as follows:-</p> <p>Choppington Education Foundation – M Murphy            Druridge Bay Regeneration Partnership – S Dickinson            Friends of Morpeth Museum – D Bawn            Greater Morpeth Development Trust – R Wearmouth            Linton Village Hall Management Committee – L Dunn            Lynemouth Welfare Management Committee – L Dunn            Stakeford/Bomarsund Social Welfare Centre – J Foster and M Murphy</p> <p>The Chair would contact Choppington Welfare to ascertain if it was appropriate for a Councillor to be appointed as this had been removed from the list previously as Ex-Councillor Ledger had been involved.</p>	
2	13.09.21	<b>Local transport plan update</b>	<b>RESOLVED</b> that the information be noted.	

3	13.9.21	<b>Policing Update</b>	<b>RESOLVED</b> that the information be noted.	
4	08.11.21	<b>Dualling of the A1</b>	<b>RESOLVED</b> that the information be noted.	
5	8.11.21	<b>Northumberland Communities Together</b>	<b>RESOLVED</b> that the information be noted.	
6	10.01.22	<b>Budget 2022-23 And Medium-Term Financial Plan</b>	<b>RESOLVED</b> that the information be noted.	
7	10.01.22	<b>Northumberland Fire And Rescue Service: Community Risk Management Plan 2022-26 Consultation</b>	<b>RESOLVED</b> that the information be noted.	

Page 36