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Northumberland County Council

Your ref:

Our ref:

Enquiries to: Heather Bowers

Email:

Heather.Bowers@northumberland.gov.uk

Tel direct: 01670 622609

Date: Tuesday, 10 May 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COUNCIL** to be held in **COUNCIL CHAMBER - COUNTY HALL** on **WEDNESDAY, 18 MAY 2022** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Cramlington, Bedlington and Seaton Valley Local Area Council members as follows:-

L Bowman, W Daley, C Dunbar, P Ezhilchelvan, D Ferguson, B Flux, S Lee (Vice-Chair), M Robinson, M Swinburn (Chair), C Taylor, R Wilczek (Vice-Chair (Planning)) and Chicken

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. MEMBERSHIP AND TERMS OF REFERENCE

The committee is asked to note the following membership and terms of reference for the Cramlington, Bedlington & Seaton Valley Local Area Council which were agreed by Council on 04 May 2022.

The membership is made up of the county councillors who represent the 12 electoral divisions in the Cramlington, Bedlington and Seaton Valley area,

Chair: M D Swinburn

Vice Chair: S Lee; Vice Chair (Planning): R Wilczek

Quorum - 4

Conservative	Labour	Non Aligned	Liberal Democrat	Independent
E Chicken	L Bowman	S Lee		C Taylor
W Daley	R Wilczek	M Robinson		
C Dunbar				
P Ezhilchelvan				
D Ferguson				
B Flux				
M Swinburn				

- (1) 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.
- (2) To advise the Cabinet on budget priorities and expenditure within the Area.
- (3) 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.
- (4) 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.

- (5) 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.
- (6) 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.
- (7) 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.
- (8) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (9) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (10) To make certain appointments to outside bodies as agreed by Council.
- (11) 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.
- (12) 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.
- (13) To exercise the following functions within their area:-
 - (a) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
 - (b) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
 - (c) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
 - (d) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007.
 - (e) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

2. PROCEDURE AT PLANNING MEETINGS

(Pages 1
- 2)

3. APOLOGIES FOR ABSENCE

4. MINUTES

(Pages 3
- 18)

Minutes of the meetings of the Cramlington, Bedlington & Seaton Valley Local Area Council held on 22 February and 23 March as circulated, to be confirmed as a true record and signed by the Chair.

5. 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 Legal Services, on 01670 623324. Please refer to the guidance on disclosures at the rear of this agenda letter.

6. DETERMINATION OF PLANNING APPLICATIONS

(Pages
19 - 22)

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

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>

7. 21/01423/FUL

(Pages
23 - 38)

**Retrospective: Siting of upcycled shipping containers, installation of 2no. areas with tented roof covering and installation of a fixed roof with timber clad walls to provide a mixed use of land with bar, seating, toilet facilities and a venue for entertainment including live music (Sui Generis) (as amended 29.11.2021) (amended red line boundary 03.02.2022) (description amended 04.05.2022)
JH Laidler Storage Yard, Double Row, Seaton Delaval, NE25 0PP.**

8. APPEALS UPDATE

(Pages
39 - 50)

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

9. PUBLIC QUESTION TIME

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

year.)

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

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

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

And/or:

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

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

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

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

10. PETITIONS

This item is to:

(a) Receive any new petitions: to receive any new petitions. The lead petitioner is entitled to briefly introduce their petition by providing a

statement in writing, and a response to any petitions received will then be organised for a future meeting.

i. An extension/amendment to existing speed limit and extent of the road safety scheme in Seaton Sluice.

Extend current 30 mph past the properties at Seafeld Mews to look at a range of traffic calming measures including the potential to relocate the fixed camera speed site further to the north as the current location is potentially affected by the signalised control crossing point (to the Astley Arms Public House) which was installed after the speed camera.

Seafeld Mews has no calming features. Improve the crossing point at Seafeld Mews and improve safety with traffic calming measures.

(b) Consider reports on petitions previously received.

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

11. LOCAL SERVICES ISSUES

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

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

12. OUTSIDE BODIES

(Pages
51 - 52)

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

13. MEMBERS' LOCAL IMPROVEMENT SCHEMES

(Pages
53 - 78)

Details of the Cramlington, Bedlington & Seaton Valley Members Local Improvement Schemes for the period 2022-23 are provided for information only.

14. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
79 - 84)

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

15. FUTURE MEETINGS

To note the dates of the meetings for the ensuing year:-

22 June 2022

20 July 2022

17 August 2022

21 September 2022

19 October 2022

23 November 2022

21 December 2022

*17 January 2023 (Tuesday)

*21 February 2023 (Tuesday)

*21 March 2023 (Tuesday)

19 April 2023

16. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

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

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

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

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

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

The following are other Registerable Personal Interests:

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

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

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

3. Non-participation in Council Business

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

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

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

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Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COUNCIL

At the meeting of the **Cramlington, Bedlington and Seaton Valley Local Area Council** held at Meeting Space - Block 1, Floor 2 - County Hall on Tuesday, 22 February 2022 at 4.00 pm.

PRESENT

M Swinburn (Chair) (in the Chair)

MEMBERS

L Bowman
C Dunbar
D Ferguson
S Lee
C Taylor

W Daley
P Ezhilchelvan
B Flux
M Robinson
R Wilczek

OFFICERS

A Ali
M Bulman
P Jones
L Little
R McCartney
J Murphy

Planning Officer
Solicitor
Service Director - Local Services
Senior Democratic Services Officer
Highways Infrastructure Manager
South East DM Area Manager

60 PROCEDURE AT PLANNING MEETINGS

The Chair outlined the procedure which would be followed at the meeting.

61 MINUTES

The minutes of the meeting of the Cramlington, Bedlington & Seaton Delaval Local Area Council held on 19 January 2022, as circulated, were confirmed as a true record and signed by the Chair.

62 DISCLOSURE OF MEMBERS' INTERESTS

Councillor Swinburn advised that he would be speaking as the Ward Councillor on application 21/02835/VARYCO and would take no further part in relation to this application.

Variation of Condition 16 (Delivery times) on approved planning application 12/02835/VARYCO in order to alter the time of deliveries to the M&S store. Marks and Spencer Simply Food, 1A Westmorland Retail Park, Cramlington, Northumberland.

J Murphy, Planning Area Manager provided an introduction to the application with the aid of a power point presentation. Members confirmed that they had viewed the site visit videos circulated in advance of the meeting.

Councillor Swinburn addressed the Committee speaking as the local Ward Councillor for the application. His comments included the following information:-

- The application referenced a number of policies related to sustainable development, growth in employment and the economy, ensuring a vital and vibrant town centre all common within this type of report, however it failed to mention the Council's values in its Corporate Plan top of which was "residents first".
- Councillors were there to represent the residents who elected them and it was those very residents who had contacted him to complain about noise after hours and before hours from the town centre retail area, and who had attended Town Council meetings asking for help with this.
- The residents had shown flexibility during the pandemic, not only those who lived around the town centre but those who lived on every road lined with residential properties that led into the town centre and they relied upon their local representatives to speak on their behalf.
- The substantial noise survey supplied by the applicant contained a significant amount of detail however it failed to acknowledge the properties at either side of the site in question one of which was a new development of sheltered housing for the elderly.
- He highlighted the reference to paragraph 185 of the NPPF which sought to ensure that new development was appropriate for its location and the information that had been quoted and was relied upon for this application was incorrect as this was not a new development, it was an existing business and therefore the use of this policy in the noise survey was inappropriate.
- The business had enjoyed a relaxation in regulations due to the covid pandemic and residents had been prepared to give flexibility, this could not become the normal practice. Nearby residents and those living on the surrounding routes that feed the town centre should not have to be disturbed for deliveries at 5 am each morning. Nothing earlier than 6am should be permitted.
- Since the store opened some years ago, even more development had taken place along those routes and people did not want to be woken up with the sound of HGVs driving past their houses delivering earlier and earlier, or as stated in the report, 'during a night-time period'. This should not be allowed to happen setting a precedence to which then became the norm.
- Noise carried during the night and his own experience on being woken at 5am to the sound of commercial rubbish being emptied when staying elsewhere was referenced and the response when he raised this with the

owners had been “the Council approved it”. He asked that this not be allowed to happen in this case just to fit in with a corporate timetable.

- He asked that the Committee stuck with the Council’s values and put “residents first”.

Councillor Swinburn took no further part in this application.

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

- All dwellings to the west of the site had been notified i.e. Lochcraig Avenue, the dwellings to the south had not been notified and it was all commercial development to the north.
- It was thought that the hours of operation had been extended in April 2020 as a result of relaxation of legislation to assist businesses during the covid pandemic. M&S nor Public Protection had received any noise complaints due to the extended hours.
- It was not known if any complaints had been made to the Town Council.

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

Councillor Flux advised that a lot of trees, which previously formed a sound barrier, had been removed during the installation of the green bridge over the railway line however there had been some replacement planting undertaken but this would take some time to become established. Councillor Bowman asked if a condition could be added to any permission granted for more tree planting to be undertaken should complaints arise in the future, however Councillors Robinson and Dunbar did not consider this necessary and were happy for their existing motion to approve in line with the officer’s report to continue.

Members expressed some sympathy however felt that if there was significant disturbance then there would have been more objections received to the application and a response provided by the Town Council. It was also advised that there was a road, a high speed rail line also used for freight traffic and a park between the delivery area and nearest properties to the West.

A vote was taken on the motion to approve the application in line with the recommendation in the report as follows: FOR 9; AGAINST 0; ABSTENTION 1.

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

64 DETERMINATION OF PLANNING APPLICATIONS

Councillor Wilczek, Vice-Chair Planning introduced the report which 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.

**Certificate of existing lawful development for sections of new/replacement 1.8m perimeter fencing.
Cramlington Learning Village, Cramlington, NE23 6BN**

A Ali, Planning Officer introduced the report to the Committee with the aid of a power point presentation. He advised that there was a change to the recommendation outlined in the report and this should now read:

It is Recommended that Members grant a Certificate of Lawfulness.

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

- The application for a Certificate of Lawfulness for the permitted development had been brought to Committee in order to allow an open discussion to take place in view of the history surrounding the Cramlington Learning Village (CLV) and high level of objections received. Objections were largely based on the perception that the gate in the fence would block the Public Right of Way (PRoW). Members would be able to refuse the application, however this would not prevent the fence being there as it was permitted development.
- A great deal of dialogue had been undertaken with the Public Rights of Way Officer and it had been made clear to CLV that the gate must remain open and whilst the gate had been seen to have been closed, CLV had advised that they did not know who had done this as they were fully aware that it could not be closed.
- Members could only decide if they wished to issue a Certificate of Lawfulness in connection with the permitted development which did not require any planning permission. Any blocking of the PRoW would need to be dealt with under different legislation.
- The gate was part of the fence which was allowed under permitted development.
- There had been an application to extinguish the PRoW, however until such time as that had been decided the gate must remain open. Any decision to extinguish a PRoW would need to be made by the Secretary of State.
- The DEFRA Regs as highlighted by Councillor Swinburn would need to be referred to the PRoW Officer for his comments. As this was permitted development as allowed under planning legislation there was very little which could be done.
- If the issue regarding gated vehicular access and the possible moving of these gates was not caused by this application then this would need to be discussed with the Highways Team outside of this application. If the issue was being caused as part of this application by the gates being closed when they should not be then the PRoW Officer would need to take this up with CLV.
- Residents being unable to access the outside of their fences would need to be taken up with CLV or dealt with as a civil matter between CLV and neighbours if agreement could not be reached.
- Whilst CLV did not require a Certificate of Lawfulness it had been

suggested as part of pre-application discussions when they had enquired if the fence would need planning permission that they could apply for a one.

Councillor Flux proposed acceptance of the revised recommendation that Members Grant a Certificate of Lawfulness, which was seconded by Councillor Ferguson.

Members in the most whilst debating the issue acknowledged that the fence had been erected in response to safeguarding issues within the CLV site, the closing of gates over the PRow would be a matter to be taken forward with the PRow officer and there was no reason to refuse to grant a Certificate of Lawfulness.

A vote was taken on the proposal to GRANT a Certificate of Lawfulness as follows: FOR 9; AGAINST 2; ABSTENSIONS 0.

RESOLVED that a Certificate of Lawfulness be **GRANTED**.

A short break was held at this point and the meeting recommenced at 5.14 pm

66 **APPEALS UPDATE**

RESOLVED that the information be noted.

67 **LOCAL TRANSPORT PLAN PROGRAMME 2022-23**

A comprehensive introduction to the report was provided by P Jones, Service Director, Local Services with R McCartney, Infrastructure Manager also in attendance. The report set out the details of the 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.

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

- The Local Cycling and Walking Infrastructure Plans (LCWIPs) were in relation to the 12 main towns in Northumberland with the aim to reduce local commuting and promote the use of walking/cycling etc for journeys of 2 miles or less and Mr Jones was not aware of any discussion related to an additional scheme for the Seaton Valley Area. Councillor Ferguson would take this up after the meeting as following the approval of the rail station at Seaton Delaval he had been led to believe a LCWIP was to be developed for this.
- The duplication of schemes on Beresford Road would be investigated and if speed reduction measures were required elsewhere this could be considered.
- Any schemes not completed in the current year would be taken forward to 2022/23.
- The format of the report changed a number of years ago.
- The proposed £1.5m identified in the Medium Term Financial Plan for the LCWIPs would be allocated once the results of the consultations had been completed.

- Each 20mph school scheme would be tailored to its locality and the issues within each area.
- If the additional £2m was approved for small paths and roads, highways asset management principals would be used to identify schemes using the condition of the network and road hierarchy. Officers would come forward with a draft programme for agreement by the Cabinet Member and Executive Director and would be made public after that.
- Mr McCartney would investigate the proposed pedestrian crossing or traffic calming measures on Netherton Lane as all traffic from St Benet Biscop school now exited onto this road.
- The majority of the allocation of £50,000 included for urban road safety issues across Holywell Village and Phase 1 of the Croft Ward home zone would be spent in Holywell as the Croft Ward part was for a feasibility study.
- Mr Jones would investigate the introduction of 40mph speed limit on Crow Hall Lane, Cramlington following information from Members that signs currently advised of a 30 mph limit and this had been what Members had requested.
- Members were advised that the provision of electronic speed signs were not sponsored or supported by NCC however should Town or Parish Councils or Ward Members wish to purchase these there installation would be supported. A discussion took place with Members highlighting contrary advice being provided on the different types of signs and the diversity of signs across the County and the ways in which these were powered with some being hardwired into lampposts. Offices advised that it was Council policy not to purchase the signs and they should not be hardwired into lampposts. It was agreed that clarity was needed.
- The £15,000 funding allocated for the rebuilding of the bridlepath alongside the River Blyth in Bedlington Country Park was to enable detailed design and costings to be agreed with the possibility of the scheme being carried out within the following year's budget.
- The viability of a 20 mph scheme which had been requested by West Bedlington Town Council for Burdon Terrace would be checked.
- Whilst the joining up of cycleways between towns would be an ideal scenario the focus of the LCWIPs at the current time was routes within the 12 main towns, however this would possibly be an aspiration for the future.
- The £2m allocated for the maintenance of footpaths, footways and cycleways included residential areas, however the defect/hazard set in the Inspection Manual was 20mm trip hazard.
- In respect of the funding for the Todstead landslip it was advised that this was for ground investigations to be undertaken to understand the site and to work on a long term solution for the problem. No funding had been available for this work under the DFT Challenge Fund and a decision had been made for the Council to utilise its own funds for this work.
- Officers would investigate the position in relation to phase 3 of Stead Lane which had not been included in the programme. Also the position in relation to Collingwood Grange estate.
- In relation to a request for a survey to be undertaken into the effectiveness of speed reduction signs, it was advised that most serious accidents occurred on unrestricted roads and that nationally only 20% of accidents were caused by speed with the majority caused by distractions or road conditions and the figure was 10% in Northumberland. Speed indicators recorded data which was available to be interrogated.

- Signage on the A1171 could be included under a different budget heading and this would be checked.
- The progress of a possible scheme for Park Road, Seaton Delaval would be checked with N Snowdon.
- In response to Members advising of confusion caused by schemes not being individually identified and the possibility of them being included under different budget headings, Officers advised that this was a presentational issue to prevent reports becoming too long, but this would be revisited. In respect of the number of schemes being put forward to those that were actually taken forward Officers advised that it was a difficult process and the level of subscriptions far outweighed the level of resources available. The whole process was being looked at.
- Work was being undertaken in conjunction with Cramlington Town Council in relation to congestion to the west side of the town centre and CCTV survey work was currently being analysed and dialogue ongoing with Advance Northumberland as the owners of Manor Walks. This was a work in progress.
- In relation to speeding on Dudley Lane and the changing speed limits on the stretch of road Officers advised that they were aware of this issue, however this was predominantly a speed enforcement issue, with ways being investigated on how the speed limits could be made clearer. Councillor Swinburn also highlighted an issue with parking and vehicles having to reverse either around a blind corner into a residential estate or onto the dual carriageway if the gates were shut at Cramlington Learning Village. It was confirmed that there was an allocation this year to investigate the use of an average speed camera in this area.
- The situation at Broad Law Business Park in terms of the planning application was being monitored however it was the opinion of N Snowdon that the work needed to be carried out.
- The current position of the last phase of East Farm Terrace in Cramlington Village which had not been completed the previous year and was not included within this year would be looked at.
Councillor Ezhilchevlan advised that the provision of dropped kerbs which had included in his proposed schemes for this year had actually now been carried out and he had received notes from over 90 residents thanking the Council for undertaking this work.

The Officers were thanked for their attendance and input.

RESOLVED that the information be noted.

68 **DATE OF NEXT MEETING**

The next meeting was scheduled for Wednesday 23 March 2022. The Chair confirmed that he had requested an update on the Bedlington Town Centre and it had been agreed that this would be provided at the March meeting.

CHAIR.....

DATE.....

Ch.'s Initials.....

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NORTHUMBERLAND COUNTY COUNCIL

CRAMLINGTON, BEDLINGTON AND SEATON VALLEY LOCAL AREA COUNCIL

At the meeting of the **Cramlington, Bedlington and Seaton Valley Local Area Council** held at Netherton Social Club, 1a Netherton Lane, Bedlington, NE22 6DP on Wednesday, 23 March 2022 at 4.00 pm.

PRESENT

S Lee (Vice-Chair) (in the Chair)

MEMBERS

L Bowman
P Ezhilchelvan
B Flux
M Robinson

C Dunbar
D Ferguson
C Taylor

OTHER COUNCILLORS

W Ploszaj

OFFICERS

M Bulman
M Carle
T Gribbin
L Little
J Murphy
R O'Farrell

R Soulsby

Solicitor
Neighbourhood Services Area Manager
Neighbourhood Services Manager
Senior Democratic Services Officer
South East DM Area Manager
Executive Director - Corporate services -
Planning & Economy
Planning Officer

Around 14 members of the press and public were present.

69 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors W Daley, M Swinburn and R Wilczek.

70 DISCLOSURE OF MEMBERS' INTERESTS

Councillor Taylor advised that she had taken part in discussions at West Bedlington Town Council in respect of planning application 21/04021/FUL and therefore would take no part in the application and would leave the room when the item was discussed.

71 DETERMINATION OF PLANNING APPLICATIONS

Ch.'s Initials.....

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.

Councillor Taylor left the room at this point.

72 **21/04021/FUL**

**Proposed supported living accommodation comprising construction of new building comprising of 12 self-contained 1-bedroom apartments (use class c3) for specialised independent supported living with associated external works and car parking
86 - 88 Front Street East, Bedlington, Northumberland, NE22 5AB**

R Soulsby, Planning Officer provided an introduction to the application with the aid of a power point presentation. He advised of an amendment to made to paragraph 2.4 of the report which referred to previous planning applications and advised that it should only refer to application 17/02932/FUL.

A Hogg, addressed the Committee speaking on behalf of West Bedlington Town Council in objection to the application. His comments included the following:-

- The suggested parking places, behind the former Council Offices and using the public spaces behind the Laird's House, were totally inadequate and highlighted the pre-pandemic proposals for the redevelopment of the Council Offices.
- The woefully inadequate number of on-site parking spaces, just 4 spaces outdoors and a further 3 underneath the building all for 12 apartments. There were also the support staff to consider, social care, nurses, doctors, visiting relatives etc, by the very nature of this facility it would automatically generate a large number of vehicle journeys.
- There was no dedicated provision for ambulance parking therefore they would need to park on double yellow lines.
- Problems would also be exacerbated on refuse collection days.
- If residents were wheel chair bound where was their access from whatever form of transport they arrived in. Parking to the rear, spaces permitting, was probably not practical, the lift was accessed internally so the obvious choice would mean parking on the main road on double yellow lines to access the front entrance. This was also the narrowest part of Front Street East.
- The size of the building was considerable and was within the Conservation Area and was not supported by the Building Conservation Officer.
- Properties to the rear could be adversely affected by loss of light, particularly 1 & 2 Perry Stone Mews and 4 Vicarage Gardens and of the windows at the rear of the building would also overlook these properties.
- There had been no information provided on the specific type of support to be provided by the end user.

- The Town Council asked that the application be refused for the reasons stated. It was the wrong development for the location.

T Foster and K Pimblott addressed the Committee speaking in support of the application. Their comments included the following:-

- The concerns raised by the Town Council had been addressed. Highways had advised that the parking provision was adequate.
- The size of the proposed building had not increased over the previously approved application with the number of windows and doors also the same.
- There would be no increased adverse impact over what had previously been approved.
- There was a proven demand for this type of development with 3,000 vulnerable adults in Northumberland and work had been undertaken with the Adult Social Care Team in relation to the design to provide fit for purpose accommodation which would help to improve care and relieve budget pressures.
- The development would provide wider benefits such as employment both through the construction period and care facility and bring back into use a brownfield site.
- This application was an uplift from the previously approved 11 bedroomed scheme and would not increase the size of the overall development.
- The style of the building remained the same and would use the same high quality materials as previously approved.
- The use of a brownfield site which currently was a gap on the street would enhance the street scene and was encouraged by policies and would not be detrimental to any heritage assets.
- Parking would be concealed and had been assessed as adequate.
- Whilst the Building Conservation Officer's comments were noted, the planning balance outweighed any harm and would provide much needed accommodation and employment.
- The development would reinstate a frontage on the brownfield site.

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

- The proposed changes were for minor external amendments and internal alterations in response to the additional need identified.
- There were 4 parking spaces to the rear of the building and 3 below and were expected to be utilised by staff. It was expected that future occupiers of the building would not be car owners and would rely on sustainable transport.
- Parking was restricted on Perry Stone Mews, however there were no restrictions on Front Street East which could be used for taxi pick up/drop off.
- The entrance to Perry Stone Mews was highlighted as being to right of the proposed development.

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

Whilst Members expressed sympathy for the concerns raised by some in respect of parking in the area it was considered that the extra one bedroom over that already permitted would not have an impact on parking or traffic and would not

stand up as a reason for refusal if the applicant should appeal.

A vote was taken on the proposal to approve the application as follows:- FOR 6; AGAINST 1; ABSTAIN 0.

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

Councillor Taylor returned to the room at this point.

73 **APPEALS UPDATE**

RESOLVED that the information be noted.

A short recess was held at this point.

74 **PUBLIC QUESTION TIME**

No questions had been submitted in writing.

A Hogg thanked the Council for returning to holding public meetings in public. He advised that there had been an accident at the traffic island beside the new development of 500 houses north of Chesters and questioned if this was a safety issue. M Carle advised that he would investigate if any remedial work was required and discuss with the Integrated Transport Team.

B Oliver had been advised by Police that photographs should be taken of any indiscriminate parking and uploaded to the Council's website for investigation. He asked where he was able to do this as there was a problem with cars parking on the footpath outside a beauty salon which blocked the view for vehicles turning into Vulcan Place. M Carle advised that he was not aware of this being available on the Council's website, but he would report this to the Area Office.

B Oliver advised of concerns with the parking of cars for sales on the footpaths around Redburn Motor Company at Bebside with cars having to cross the hatched part of the road to pass and that he had witnessed a child having to ride on the road to get past the obstructions. M Carle advised that an Inspector would be asked to visit the business to ask for the practice to cease as this was an obstruction of the highway.

75 **PETITIONS**

There were no new petitions or any updates for petitions previously reported to the Committee.

76 **LOCAL SERVICES ISSUES**

M Carle, Lead Highways Delivery Manager provided an update to the Committee advising that gully wagons had been fully employed with additional resources deployed following Storm Arwen. Details of completed and schemes which were being undertaken in respect of resurfacing, patching, footpaths, footpaths and dropped kerbs were provided. Winter services would end on 4 April, however

monitoring would continue throughout April. Repairs would be undertaken to the fleet during the summer months.

A response would be sought from Open Spaces for Councillor Ezhilchelvan so information could be passed to residents on when repairs would be undertaken to a previously reported issue. It was confirmed that whilst it had been a milder winter and less grit had been used, temperatures had been marginal and gritting was undertaken in response to forecasts. The long range forecast for the next week had indicated that there could be further inclement weather.

In response to a question of why the resurfacing work undertaken as part of works at the roundabout at Seaton Delaval had not been extended to allow the repair of a pot hole, it was clarified that whilst the pedestrian crossing might have deteriorated it could still be deemed to be safe and work was dictated by budgets.

Councillor Bowman highlighted an issue with white line markings in Elsdon Avenue and parking in the bus stop at the junction of Elsdon Avenue/Tillmouth Avenue. It was confirmed that an Inspector would be asked to visit in respect of the white lines to see if these required a refresh, however a TRO would be required to provide a yellow box for the bus stop.

M Carle advised that he would discuss with Planning Officers the road and footway surface beside the Longridge development which was highlighted by Councillor Robinson.

T Gribbin, Neighbourhood Services Area Manager provided an update to Members which advised that restrictions were still in place at the crematorium, however the numbers of services had stabilised in recent weeks. Winter works continued and scheduled works were on target to be completed. A move would be made shortly to summer working hours and recruitment for seasonal grounds maintenance positions was underway. The final stages of preparation for the upcoming grass cutting season was underway and weed control activities would be undertaken in-house using blue dye. It was anticipated that the increased footfall in town centres seen as part of the staycation last year would reduce and therefore reduce pressures on cleansing teams with a return to core standards following the removal of additional government funding.

Elevated tonnages of domestic waste were still being seen due to people continuing to work from home and additional investment would be made to waste services with 2 additional RCV's and crews due to the rate of house growth. Initial take up for the garden waste collection had been high and a glass collection trial has been extended by 12 months. A food waste collection trial was currently being trialled with more information provided to Members when plans were finalised.

It was clarified that markers within the Bedlington Cemetery was for a new site for Muslim burials and it was also being looked to improve the infrastructure within the site with an additional turning circle to be provided and possibly additional parking.

The location and procurement of bins was the responsibility of Town and Parish Councils, but they were serviced by NCC staff. The possible relocation of one at

the Avenue Head next to the bus stop would be discussed with the Community Council. Teams had been instructed not to take vehicles on the footpath/cycleway behind the Benedict Club in Cramlington. The ownership and responsibility for maintenance of the “wonky” roundabout was being discussed with colleagues and Councillor Robinson advised that he would be willing to use his funding for a scheme.

Members thanked the officers for their attendance and the work of their teams in responding to the Members requests.

77 **BEDLINGTON TOWN CENTRE REDEVELOPMENT UPDATE**

A power point presentation was provided by A Mowbray from Advance Northumberland, supported by the other officers from Advance Northumberland along with Councillor Ploszaj, Cabinet Member. Members were advised of the background to the redevelopment; details of the post covid timetable; the challenges which had been encountered, including delays caused by asbestos being found under two properties, difficulties separating the building from the adjoining Market Tavern, cost increases and the falling retail interest due to the pandemic. It was reported that Phase 1 was complete and details of Phase 2 and the progress made were provided.

Councillor Wilczek had asked that in her absence the following questions be asked:

“Earlier this year, marketing boards appeared near our town centre site advertising three significant “Development Opportunities”. It is a welcome though disappointing update for those of us eagerly awaiting some news on the site. Disappointing in that after more than seven years only Greggs and Aldi have taken the opportunities offered by the site.

What is the Council doing, not only to blindly market the site to those passing through central Bedlington, but to attract businesses to our town?

And given that local people have had no say in what they would like to see in the town for at least five years, what are we going to do to ensure this once-in-a-lifetime opportunity to revitalise Bedlington is not lost to piecemeal investment that delivers for nobody?”

R O’Farrell, Interim Executive Director advised that a written response would be provided to Councillor Wilczek.

Councillors expressed their disappointment in the progress that had been made over the last 8 years and what was now being proposed with only four new retail units being provided on the frontage with only one being let to Greggs and the others remaining empty and the provision of six apartments. They questioned the proposals for the remaining areas which were previously to be developed. In response officers advised that initially there had been interest from retailers in the units, however this had changed following covid. Barker Proudlock continued to market the units and once confidence in the market started to build, it was hoped that the original interest would return. Aldi was the anchor store and it was hoped that this would help attract other retailers, however the retail sector had been

particularly badly hit and all town centres were struggling. The planning application in 2015 had been retail led with some leisure and those opportunities were still being marketed however other development could also be looked at but no commitment could be given to further development until the market was known. An additional £2m Government funding had also been provided so the total investment was now £4.1m.

Councillors felt that development which had the backing of the community was required such as leisure facilities including a swimming pool, giving residents a reason to come into the town centre rather than the same retail offer available in Cramlington. It was commented that following the demolition of the facility at St Benet Biscop, the County Council should need to take a leading role in the provision of a pool rather than relying on the private sector.

In response to comments regarding the delays, officers clarified that the asbestos had been found underground so was in addition to that which was already known about and had previously been removed. Safe practices had been used when removing the asbestos from underground, although these were different to those previously used on site. Councillor Ploszaj advised that regular updates would be provided to West Bedlington Town Council in the future.

78 **MEMBERS LOCAL IMPROVEMENT SCHEMES**

Detailed of the Cramlington, Bedlington and Seaton Valley Members Local Improvement Schemes for the period 2021-22 were provided for information. Members had only just become aware that Reuban Morgan had retired and wished that their thanks for the work he had undertaken in responding to their requests be noted. Details of who Members should now contact would be requested.

RESOLVED that the information be noted.

79 **LOCAL AREA COUNCIL WORK PROGRAMME**

The latest version of the agreed items for future Local Area Council meetings was circulated. In response to a question regarding a presentation on the Youth Service, it was explained that this had been deferred in January due to staff shortages as a result of covid however Officers had now been advised that the Youth Service was now undergoing a review and as such it was not appropriate for a presentation to be provided at the current time.

RESOLVED that the information be noted.

80 **DATE OF NEXT MEETING**

The next meeting was scheduled for Wednesday 20 April 2022 and this would be a planning only meeting.

81 **URGENT BUSINESS**

CHAIR.....

DATE.....



Northumberland County Council

CRAMLINGTON, BEDLINGTON & SEATON VALLEY LOCAL AREA COUNCIL

18 MAY 2022

DETERMINATION OF PLANNING APPLICATIONS

Report of the Executive Director of Place

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

2. In considering the planning and other applications, members are advised to take into account the following general principles:

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

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

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

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce s application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.



Northumberland
County Council

Cramlington, Bedlington and Seaton Valley Local Area Council
18th May 2022

Application No:	21/01423/FUL		
Proposal:	Retrospective: Siting of upcycled shipping containers, installation of 2no. areas with tented roof covering and installation of a fixed roof with timber clad walls to provide a mixed use of land with bar, seating, toilet facilities and a venue for entertainment including live music (Sui Generis) (as amended 29.11.2021) (amended red line boundary 03.02.2022) (description amended 04.05.2022)		
Site Address	Jh Laidler Storage Yard , Double Row, Seaton Delaval, NE25 0PP		
Applicant:	Mr Daniel Miller c/o BH Planning & Design, 1 Hood Street, Newcastle upon Tyne, NE1 6JQ	Agent:	Mr Mark Ketley Floor 3 , 1 Hood Street, Newcastle Upon Tyne, NE1 6JQ
Ward	Seghill With Seaton Delaval	Parish	Seaton Valley
Valid Date:	8 April 2021	Expiry Date:	31 January 2022
Case Officer Details:	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

Recommendation: That this application be GRANTED temporary permission



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1. Introduction

1.1 The application is being brought to the Cramlington, Bedlington and Seaton Valley Local Area Council as the proposal raises significant planning issues.

2. Description of the Proposals

2.1 The application seeks retrospective permission for the siting of upcycled shipping containers, installation of a tented roof covering with internal walls to provide a mixed use of land with bar, seating, toilet facilities and a venue for entertainment including live music (Sui Generis) at Jh Laidler Storage Yard , Double Row, Seaton Delaval, NE25 0PP

2.2 The application site is located on the south eastern side of Double Row on Delaval Trading Estate. The site is bounded to the south east by a large caravan storage site beyond which is a railway line and residential area approximately 100m. To the north east is an existing retail unit and to the south west is a cash and carry wholesaler.

2.3 The application is retrospective with storage containers bounding the yard, two small tented areas covering an outdoor seating area. A timber cladded outbuilding provides an indoor seated area with bar and tv screen. The layout has changed during the winter due to storm damage and the larger tented roof has since been replaced with the current plans. There is on-site parking allocated to the north of the site.

2.4 The submitted planning statement highlights that:

“The site is a former storage yard which was used in association with the retail and wholesale trade of Laidlers fruit and vegetable business. This use has now consolidated onto the land immediately to the north east of the application site which is also within the ownership of the applicant. The adjacent site has therefore previously operated in association with the application site focusing initially on retail then expanding its wholesale element. Its historic use in planning terms is mixed with over 80% of the buildings as retail/wholesale and the balance being split between office and storage. In addition, the storage yard subject of this particular application has historically been used on a seasonal basis for the sale of fertiliser, plants and Christmas trees operating under the business name Edelweiss”

2.5 The application only relates to the entertainment area of the site and the existing buildings accommodating a café and food outlets do not form part of this assessment. To clarify, the applicant considers these buildings to be a former retail use and therefore permitted development as they now fall within the new Use Class E(b) which allows retail with the sale of hot food and drink to be consumed (mostly) on the premises. This results in the entertainment area being considered as ancillary to this retail use. The Council have not formally confirmed this stance however, and a Certificate of Lawfulness has not been submitted to establish this retail use. Permission will need to be sought in any event for those uses falling under sui generis. It is acknowledged that the previous use at Laidlers was for ‘Wholesale and Retail’ and therefore, elements of retail has been apparent, although the primary use has not been formally determined.

2.6 The initial aim of the entertainment area was a facility providing the ability to socialise outdoors during covid-19 restrictions. In addition to being a drinking

establishment, it currently supports street food outlets on site, provides movie nights, free kids clubs and temporary events for businesses.

2.7 An application (ref: 20/02488/FUL) was refused on site in April 2021 for the siting of upcycled shipping containers to provide retail and leisure facilities (use class A1,A3, and A4) and tented permanent roof covering. A subsequent appeal was withdrawn. The reasons for refusal were the loss of employment land, lack of sequential test for alternative town centre sites and highway safety.

3. Planning History

Reference Number: 20/02488/FUL

Description: Siting of upcycled shipping containers to provide retail and leisure facilities (use class A1,A3, and A4) and tented permanent roof covering as supplemented by note from agent received 07/09/20, additional details received 23/09/20, acoustic report received 25/09/20, and supplementary information received 20/10/20

Status: REF

Reference Number: 20/00076/LIC

Description: Application for a new premises licence. Last date for representations is 22/10/20.

Status: OBJECT

Appeals

Reference Number: 21/00036/REFUSE

Description: Siting of upcycled shipping containers to provide retail and leisure facilities (use class A1,A3, and A4) and tented permanent roof covering as supplemented by note from agent received 07/09/20, additional details received 23/09/20, acoustic report received 25/09/20, and supplementary information received 20/10/20

Status: APLWDN

4. Consultee Responses

Public Protection	Acceptable subject to the imposition and implementation of conditions
Highways	Acceptable subject to the imposition and implementation of conditions
Seaton Valley Parish Council	<p>OBJECTION</p> <p>The Councils new Planning Committee discussed this application at its first meeting on Tuesday 1st June and was disappointed that it is substantially the same as the previous application which was refused on the following grounds:</p> <p>The proposed development is not suitable for location on land that is designated for General and Local Employment and Business Park Uses and therefore would have a harmful impact on employment land provision</p> <p>The proposal is more suited for Main Town Centre Uses in an out-of-centre location.</p> <p>The application was not supported by the necessary and supporting information so as to enable full and proper</p>

	<p>assessment in terms of highway safety in respect of off road turning space for larger service vehicles and the adequacy of bus stop infrastructure.</p> <p>Members feel that all of the above reasons for refusal still substantially apply and consequently ask that the new application is also refused.</p>
Architectural Liaison Officer - Police	<p>It is a matter for the Planning Authority whether to grant permission or not, but given the current uncertainty facing the licensing trade, we would ask that in determining the application consideration is given to whether a time limited approval might in the first instance be more appropriate. We are mindful of that the current public interest in the enterprise may alter as we move out of the post lockdown phase and seasonality may play a role in year round viability. We are also conscious that box development may prove to be a trend that doesn't sustain outside metropolitan areas.</p> <p>Should the Planning Authority consider a time limited approval there would be nothing to stop the applicant, or whomever ownership might pass to in the future, applying to make the permission permanent at a later date, but by then the Planning Authority should have evidence that the concept was both viable and sustainable in this location, that the components could be maintained over several years, and that the operation didn't have a negative impact on public amenity.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	23
Number of Objections	7
Number of Support	1
Number of General Comments	0

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

Notices

General site notice 11th May 2021 & 3rd February 2022

No Press Notice Required.

Summary of Responses:

7 Objections with concerns relating to:

- Noise, disturbance from music and entertainment and events
- Anti-social behaviour
- Wrong location for this type of facility
- Has been operating without permission
- Open too late into evening

- Shipping containers are not retail use as stated in application

1 letter of support:

"I think this is really good for the area. Instead of looking at a derelict building it's a fun place for the whole family, kids club some mornings (my kids love it) then somewhere to go for a drink/food/coffee/catch up with friend or family who we have not been able to see for a long time. It's clean, it's tidy, staff are accommodating and friendly. Don't see what the issues are".

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=QR6MABQSF900>

6. Planning Policy

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 Northumberland Local Plan 2016-2036 (adopted March 22). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Northumberland Local Plan - 2016 - 2036 (Adopted March 2022) (NLP)

STP1 Spatial strategy

STP3 Principles of sustainable development (Strategic Policy)

QOP1 Design principles (Strategic Policy)

QOP2 Good design and amenity

QOP4 Landscaping and trees

ECN1 Planning strategy for the economy (Strategic Policy)

ECN 6 General employment land - allocations and safeguarding (Strategic Policy)

ECN 7 Key general employment areas for main employment uses

ECN 8 Areas for wider employment-generating uses

ECN 9 Flexible employment Use

POL 1 Unstable and contaminated land

POL 2 Pollution and air, soil and water quality

TRA 2 The effects of development on the transport network

TRA 4 Parking provision in new development

TCS4 Proposals outside centres

Seaton Valley Neighbourhood Plan Made Sept 2021

National Planning Policy

National Planning Policy Framework (2021) (NPPF)

National Planning Practice Guidance (2020) (NPPG)

7. Appraisal

7.1 In relation to the principle of this development, it is considered that the following main matters are relevant and need to be considered:

- Principle of Development
- Design
- Residential Amenity
- Highway safety

7.2 Policy STP 1 of the NLP states that in order *“to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County’s unique environmental assets:*

a. The Main Towns of Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe will be the main focus for employment, housing, retail and services;

b. The Service Centres of Allendale, Belford, Bellingham, Corbridge, Guidepost/Stakeford/Choppington/West Sleekburn, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval/Holywell and Wooler will accommodate employment, housing and services that maintains and strengthens their roles”

7.3 In addition, the policy highlights that sustainable development will be supported within Green Belt inset boundaries and within settlement boundaries defined on the Local Plan policies map or in neighbourhood plans.

7.4 Policy STP 3 states that in applying the presumption in favour of sustainable development in Northumberland, and to deliver against economic, social and environmental objectives development proposals will be expected to adhere to the following principles where appropriate. This includes contributing to building a strong, responsive and competitive economy across Northumberland, support more and better jobs, protect and enhance the vitality and viability of Northumberland's town centres and other important economic sectors.

7.5 The site is located with the existing settlement of Seaton Delaval within an established built-up area and utilising a vacant brownfield site. It also provides local jobs within an accessible area identified as a Service Centre in the NLP. As such it supports the overarching principles of sustainable development with economic, social and environmental benefits of Policy STP1 and STP3.

7.6 Policy ECN1 of the Local Plan supports the economic growth of the County and states that development proposals should seek to deliver sufficient employment land and premises of the necessary range and quality and assist in the regeneration of existing areas through employment-related measures.

7.7 The site is allocated in the NLP Proposals Map as ‘General Employment Land’ which under Policy ECN 6 aims to safeguard industrial estates and business parks and the range of uses that will be either B-Class employment uses. The application site is located on Double Row which an area of industrial and employment. It has a clear mix of uses that extends beyond standard industrial, office and storage to encompass a wider range of employment generating commercial businesses. The NCC Employment Land Schedule map has recorded this site as B1 Use Class and (Business), B2 (General Industrial) and B8 (Storage and Distribution) although it is

recognised that the use may have changed over time and not been formally recorded through planning permissions. The same map shows that some of the surrounding uses are commercial, rather than industrial in character – class B8 wholesale and some clearly ‘sui-generis’. It is accepted that there are also some of retail sales with Double Row.

7.8 As previously recognised, the former use of the site was known as a ‘wholesale and retail’. This was evident on the previous signage on the site. Whilst involving the sale of goods, wholesale ‘cash and carry’ is recognised as B8 Use Class for the storage and distribution of food to business such as hotels and restaurants. A shop for members of the public was also on site for the general public to visit and purchase goods with online deliveries also made available.

7.9 Policy ECN 8 relates to areas for wider employment-generating uses and general employment areas, where employment-generating uses wider than the main employment uses will be supported, are identified on the Policies Map. Within these areas, unless otherwise limited by relevant policies in made neighbourhood development plans, permission will be granted for uses generating permanent on-site employment, provided that they comply with the definition of wider employment generating uses; and:

- a. The proposed economic activity is compatible with existing businesses on the site and adjoining land uses; and
- b. The proposal would not generate an unacceptable level of continual access by members of the public who do not work within that employment area.

7.10 As highlighted, the applicant claims that the proposed use is compatible with the existing business and land uses but this does not form part of the assessment. The proposal would be contrary to criterion b as it would generate a continual level of access by members of the public who do not work in this employment area. The counter argument however, is that members of the public may have also visited the site previously.

7.11 The preamble of the NLP highlights that even with the flexible approach set out above, there are occasions when it will be appropriate to introduce additional flexibility as to what may or may not be permitted. For example, purpose built premises may have stood vacant over a long period, or dereliction and eyesores could put potential employers off moving into or staying in an area. There may be a need to pump prime the development of employment uses with a non-employment use or that use may serve a strong and sustainable purpose within the employment areas. Policy ECN 9 relates to additional flexibility in general employment areas. It states that within areas allocated for general employment use in Policy ECN 6, permission for uses wider than the ranges specified in Policies ECN 7 or ECN 8 may be granted if the proposal meets one or more of the following:

- a. It is ancillary to and will support the main employment-related use of the area;*
- b. It is for part of a larger site or premises and would facilitate the retention of the remainder in the specified employment use range;*
- c. It is on part of a larger development site and would facilitate the development of the remainder for employment uses in the specified range, which would otherwise be undeliverable;*
- d. It would bring back into use a building which has stood vacant for at least 12 months, and the reoccupation of which by an employment use is demonstrated to be unlikely;*

- e. It would provide the optimal location for essential infrastructure provision;*
- f. It can be demonstrated to deliver significant community and economic benefits that override the need to maintain the site or premises within the specified range of employment uses;*
- g. It would help foster skills development and cannot be provided in an existing educational establishment or as ancillary to an employment use”*

7.12 In this instance criterion e) is a relevant exception to demonstrate if significant community and economic benefits override the need to maintain the site or premises within the specified range of employment uses.

7.13 The need to protect allocated employment land is acknowledged but there are other premises in the area and within industrial estates in general, where leisure and retail facilities are more appropriately located outside of town centres as there is a lack of suitable sites, accommodation or floorspace requirements.

7.14 The proposed use includes a drinking establishment which is recognised as a town centre use. Policy TCS 4 of the NLP states that proposals outside centres where proposals for main town centre uses come forward on sites outside defined town centre boundaries, and they are of a scale that would be inappropriate in a less accessible location, they will be subject, first to a proportionate sequential test. The application has been supported by a sequential test which has identified that there are no other suitable town centre sites for the business need. Worthy of note, was the submission of an application for the site at Blyth Market Square however, this was withdrawn due to a lease being unavailable. Therefore, an attempt has made to seek town centre locations.

7.15 In addition, the proposed use is mainly outdoors therefore, this may be less suitable to smaller secondary centres due to visual impacts and increased disturbance in close proximity to residents. The impacts are less severe within an area of industry and business whilst still being a sustainable location.

7.16 To further demonstrate the community and economic benefits the applicants states that;

“To identify the employment benefit of the proposed development we are able to highlight not only the level of employment for the venue but also the businesses that the venue supports that would not be viable independently.

With the conversion of the existing buildings, we have been able to create 5 new start ups not only providing social mobility through the opportunity of self employment but through the success of our mentoring scheme and the investment within the site these start-up’s have now prospered and provide employment for in excess of 15 people.

The venue itself has a management team of 6, with over an additional 12 employees onsite.

It has also supported the opening of further new businesses within the site not only creating opportunity but providing job creation. The whole site now employs over 45 people and will continue to expand its employment requirements.

We also offer a range of additional services through the venue, from kids clubs, acoustic singers, quiz and bingo nights all creating further secondary employment.

We are converting further buildings within our ownership on site that we have through the success of the venue been able to attract further new businesses, all adding to the success of the scheme”.

7.17 The applicant also states that the site is part of a development that provides employment to more than double than the previous use. The site is a popular attraction within the local area with over 25,000 following on their facebook page. In addition to the drinking establishment, it provides movie nights, kids clubs and business events to support community cohesion.

7.18 The applicant further highlights that the site is offering a hub that will support small businesses and their plans to further develop the neighbouring vacant land in the immediate future for start-up businesses with the aim to take employment over 250 to create new jobs, provide new opportunities and social mobility whilst adding value to the area as a whole.

7.19 In summary, whilst there are conflicts with the allocated employment land use in principle, there are benefits to the scheme such as:

- A popular attraction within the local and wider community;
- There are no other suitable town centre sites;
- There are economic benefits with job creation and promoting small business outlets;
- The site promotes leisure facilities in Seaton Delaval;
- The proposal supports hospitality sector impacted by Covid-19;
- A temporary permission will ensure the application will not permanently take up employment/industrial land and be re-assessed if necessary.
- It will support the proposed ‘business hub’ that provides a unique culture for start up businesses;
- There is noise mitigation in place and strict conditions to enforce if disturbance becomes excessive;
- The proposal does not take up a strategic employment site and is commensurate with the size of the settlement;
- It does not adversely impact upon the character and appearance of the settlement and surrounding area;
- Whilst objections have been acknowledged, there has not been a significant level of concern received that indicates the use generates an unacceptable level of continual access by members of the public as identified in Policy ECN8.

7.20 Due to the identified community benefits, it is considered that the scheme overrides the need to retain the site for possible future employment development and would therefore accord with Policies ECN6, ECN8 and ECN9 of the Local Plan as well as supporting economic and sustainability aims.

7.21 It is acknowledged that due to the nature of the structures on site, the potential for disturbance, concerns with the loss of employment land and to provide time to evaluate the growth of the connected ‘business hub’, then a temporary permission may alleviate any concerns. It would also allow time to determine the existing use of the site via a formal route. An appropriately worded condition can be imposed for a time limit whereafter the site must return to its previous use or to reapply to extend the permission. This would allow members the opportunity to reassess the scheme.

Visual and residential amenity

7.22 In summary NLP Policy QOP 1 (Design principles) states that development proposals should make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography, having particular regard to:

- Building heights;
- The form, scale and massing, prevailing around the site;
- Not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings

7.23 Policy QOP 2 (Good design and amenity) further highlights that:

- *“Development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area.*
- *Development proposals will need to ensure that the following criteria are met where applicable, taking into account any relevant cumulative effects and possible mitigation measures:*
- *The physical presence and design of the development preserves the character of the area and does not have a visually obtrusive or overbearing impact on neighbouring uses, while outlook from habitable areas of the development is not oppressive and the best outcomes for outlook are achieved wherever possible;*
- *Trees, other green and blue infrastructure and soft landscaping of amenity value are retained where appropriate and are introduced or replaced where they would enhance amenity of the development;*
- *Neighbouring uses are compatible and that there are no unacceptable adverse impacts from noise, disturbances, odour, gases, other emissions and any other harmful effects, resulting from either the development or from neighbouring uses on the development”.*

7.24 The site reuses the upcycled shipping containers around the perimeter of the site with tented areas and outdoor seating. This is screened by a newly built brick wall on Double Row and not highly visible from the public domain. The surrounding environment is employment and industrial buildings; vacant land and the neighbouring caravan storage. It is not considered that the scheme impacts the visual amenity of the area and is in accordance with Policy QOP1 and QOP2.

7.25 The development is situated at a distance of approximately one hundred metres from housing to the Northwest (Jefferson Grove / Washington Grove) and approximately one hundred metres from housing to the South East (Harehope Court / Capheaton Way). The development includes a range of leisure / entertainment uses including the playing of live sports on televisions, the use of a DJ, movies, solo artists, general background music and temporary events. Given this breadth of usage it was integral that the submitted noise impact assessment was reflective of the sites acoustic “worst-case scenario” to assess the impact the nearest residential areas and mitigate the impact to concerns received.

7.26 Public Protection were consulted on the scheme and the submitted interim report was limited in its data collection – providing only one hour of noise monitoring at a

representative point to the north and one hour of noise monitoring at a representative point to the south. Added to this issue, the applicant has submitted no quantified evidence of how the site will be acoustically mitigated and the venue has limited acoustic mitigation from structure due to the physically thin nature of the tent structure. It has been acknowledged that an acoustic fence has recently been erected on site to the southern boundary.

7.27 Referring to the Interim acoustic report, the southern monitoring point was approximately seven decibels above the measured background noise without the music present. Section 11 of BS 4142:2014 states that a ten decibel difference is “likely” to be a significant adverse health impact which would render the proposed development as unacceptable. There has been local complaints received by Public Protection that indicates the site as existing without mitigation is causing this significant adverse health impact level from music. The noise level was raised for the duration of the monitoring to a maximum broadband level of 80 dB, however the applicant has confirmed that they can viably operate with a maximum noise level for all music of 75 dB.

7.28 Considering all of the above, Public Protection recommends a number of strict conditions which are necessary to ensure that a significant adverse health impact will not occur in accordance with Planning Practice Guidance Paragraph: 010 Reference ID: 30-010-20190722. This will restrict noise levels at the residential areas to remain as existing and will enable enforcement action to be taken in levels become unacceptable.

7.29 There has been no background noise data submitted relating to the surrounding area after 10pm. In the absence of such data and due to the lack of structural mitigation, it is justified that the noise should be limited beyond that time as it has not been demonstrated if noise from entertainment sources could be successfully mitigated with the exception of a control of hours. This part of Seaton Delaval is in mixed commercial / residential usage and therefore it is considered to be unreasonable to automatically consider that noise monitoring carried out in half an hour periods between 20:00 – 21:30 would automatically be representative of the background noise after 22:00. Relevant guidance including the World Health Organisation Guidelines for Community Noise, 1999 recognises the distinct sensitivity of times after 23:00 and similarly no information has been submitted by the applicant to justify any entertainment noise being present after that time.

7.30 Public Protection consider that subject to conditions, the application is acceptable and accords with Policy QO2. If the application receives approval under a temporary permission, then noise levels can be further monitored and reassessed.

Highways

7.31 Policy TRA 2 of the NLP states that all developments affecting the transport network will be required to:

- a. Provide effective and safe access and egress to the existing transport network;*
- b. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;*
- c. Minimise conflict between different modes of transport, including measures for network, traffic and parking management where necessary;*

- d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists and equestrian users where necessary;*
- e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection where necessary; and*
- f. Minimise any adverse impact on communities and the environment, including noise and air quality”*

7.32 Policy TRA 4 of the NLP states that an appropriate amount of off-street vehicle parking sufficient to serve new development shall be made available in safe, accessible and convenient locations prior to the development, as a whole or in part, being brought into use. Vehicle parking should normally be provided in accordance with the parking standards set out in Appendix E of the Local Plan.

7.33 Further to our previous comments and concerns from Highways Development Management, additional information has been submitted and is acceptable subject to the imposition of conditions. Further information in relation to the deliveries and servicing are broadly acceptable, but in order to ensure appropriate management of these matters, along with the management of the car parking for the development, conditions are recommended to secure the allocated on-site parking and servicing strategies.

7.34 As a result of the additional information in respect to cycle parking and the layout of car parking, conditions are recommended to secure these details and the associated highways works to regulate the vehicular access drop kerbs to the highway, including the reinstatement of the footway.

7.35 In respect to the off-site improvements to nearby bus stops, to which the applicant places some reliance to achieve their sustainable transport access aims, we would always exercise the opportunity to secure improvements as a consequence of new development and recognise that the proposed and existing development may not rely solely on private car through the use of pick up/drop off, taxi, car share, walk etc. Therefore, appropriate solutions to operate safely and suitably for this development are sought through servicing, parking and management of the highway frontage, i.e., no obstruction of footways, as detailed above and secured by recommended conditions.

7.37 It is noted that the development will have increased footfall to the area, and we would like to see improvements to the bus stops infrastructure, however on balance we would request parking and servicing are secured through condition before any offsite works and therefore the of securing these under this planning application via condition is not met.

7.38 Highways Development Management has no objections to the scheme subject to the imposition of conditions and informatives with regards to car parking, parking and servicing management strategies, cycle parking, and highways works to the frontage of the site will address any concerns with the proposed development. It is considered that the impact of the development will not have a material impact upon the operation and safety of the highway and is in accordance with Policy TRA 2 and TRA 4.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Conclusion

8.1 The application does not safeguard employment land however provides overriding public benefits in accordance with NLP Policy ECN9. The application is recommended for approval with a time limit of 2 years to the temporary nature of the development.

9. Recommendation

That this application be GRANTED temporary permission subject to the following:

Conditions/Reason

01. This permission is limited to a period expiring on 2 years from the date of this permission, when the use for an entertainment venue hereby permitted shall be discontinued and restored to its former use as a B8 storage and distribution, unless a further application for planning permission has been submitted, and subsequently approved, to continue the use.

Reason: In order that the effects of the use on employment land and the impact on the surrounding area can be monitored and in accordance with the provisions of the NLP and NPPF.

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:-

Proposed Site Plan LM-PL-003 Rev D
Proposed Elevations A, B, & C - LM-PL-005 Rev C
Proposed Elevations D & E LM-PL-006 Rev C
Site Location Map LM-PL-001 Rev B

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

03. Within 1 month of the date of this permission, the approved car parking area shall be indicated on the approved plans, including any disabled and EV car parking spaces contained therefore shall be hard surfaced, sealed and marked out in parking bays in accordance with the approved plans.

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

04. Within 1 month of the date of this permission, a car parking management strategy shall be submitted to and approved in writing by the Local Planning Authority. The car parking management strategy shall set out the operation of the car parking area, including provision of EV spaces and infrastructure, and the interaction with shared car parking demands within the car parking area. The approved Car Parking Management Strategy shall then be implemented in accordance with the approved details.

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

05. Within 3 months of the date of this permission, details of the reconstruction of the vehicular accesses to the rear parking area and disabled car parking bays as well associated reinstatement of the highway including footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within 8 weeks of the approval of these details thereafter, the vehicular accesses shall be retained in accordance with the approved details.

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

06. Within 1 month of the date of this permission, the cycle parking shown on the approved plans shall be implemented in accordance with the approved plans. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

07. Within 1 month of the date of this permission, a Servicing, Delivery and Refuse Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Servicing, Delivery and Refuse Strategy shall set out all matters pertaining to the servicing, delivery and refuse for the development and the existing uses to which it is ancillary to including vehicle types, times and frequency of deliveries and the management of the servicing, delivery and refuse details. The approved Servicing, Delivery and Refuse Strategy shall then be implemented in accordance with the approved details.

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

08. The hereby approved premises must not emit any entertainment noise from any mixer, stereo, television or other electronic device from 22:00 to 07.00 Monday to Sunday

Reason: In the interests of residential amenity in order to reduce noise and general disturbance

09. Deliveries, servicing and collections, including waste collections, shall not take place outside of the following hours:

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

Reason: To safeguard the amenities of the occupiers of nearby residential accommodation

10. The noise level of Entertainment noise (LAeq) including from music, singing, films, recorded and live television emitted shall not exceed by more than 5 dB the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive locations. (Noise recordings must be taken as a 15 minute LA90 at the nearest sound-sensitive premises)

Reason: To safeguard the amenities of the occupiers of nearby properties

Informatives

01. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out within 3 months of the date of this permission. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at blythdepot@northumberland.gov.uk

Date of Report: 05.05.2022

Background Papers: Planning application file(s) 21/01423/FUL



Northumberland County Council

Appeal Update Report

Date: May 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?
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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</p>	No

	<p>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>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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/01584/FUL	<p>Demolition of agricultural buildings. Replace and</p>	No

	<p>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>Committee 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>Appeal against non-determination</p>	No – claim refused
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>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	Partial award of costs
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</p>	No

	<p>the character and appearance of the existing property and surrounding area</p> <p>Committee Decision - Officer Recommendation: Approve</p>	
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>Committee Decision - Officer Recommendation: Refuse</p>	No
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, primary healthcare and affordable housing have not been secured.</p> <p>Appeal against non-determination</p>	No – claim refused
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>	No

	Committee Decision - Officer Recommendation: Approve	
19/04660/FUL	New external plant – Asda, Main Street, Tweedmouth Main issues: insufficient information in relation to noise and potential impacts on residential amenity. Delegated Decision - Officer Recommendation: Refuse	No
21/02824/FUL	Retrospective: Installation of raised decking to part of side garden – 7 East Burton Cottage, Bamburgh Main issues: detrimental impact on residential amenity. Delegated Decision - Officer Recommendation: Refuse	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
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
21/01136/FUL	Construction of 1 no detached dwelling (as amended) - land south of Embleton Hall and behind Front Street, Longframlington	13 December 2021 Delegated

	<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>Decision - Officer Recommendation: Refuse</p>
20/02979/DISCON	<p>Discharge of conditions: 3 (materials - chimney), 4 (schedule of plaster work), 5 (installation services) and 6 roof/rainwater 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>19 January 2022 Delegated Decision - Officer Recommendation: Refuse</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 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 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 Delegated Decision - Officer Recommendation: Refuse</p>
20/01457/CLEXIS	<p>As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received 16/9/21) as a Motocross Track with associated visitor parking, catering van, portable toilet, security gates and sign in shed. Operating times throughout the year (excluding every Tuesday together with</p>	<p>9 February 2022 Delegated Decision - Officer Recommendation: Refuse</p>

	<p>Christmas Day, Boxing Day and New Years Day when it is closed) are 8am-5pm (bikes allowed on tracks from 10am-4pm only) with additional opening hours of 4pm-7pm on Monday, Wednesday and Friday during the months of May, June, July, August and September (amended 29/9/21) - Motorcycle track west of School House Farm, Kiln Pit Hill</p> <p>Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.</p>	
21/03042/FUL	<p>Change of use from landscape contractors yard to residential, removal of existing 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>14 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02183/FUL	<p>Proposed conversion of self contained house to create an additional 2 bedroom dwelling – 1-2 South Road, Longhorsley</p> <p>Main issues: intensification of use of a sub-standard access and fails to demonstrate appropriate car parking provision.</p>	<p>16 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04610/LBC	<p>Listed building consent for internal and external works including ensuite shower room, installation 2 new windows to rear, replace windows/doors with double glazed timber units, installation of external door to sunroom, removal of rear porch, raised deck and steps down to garden – West House, Seahouses</p> <p>Main issues: harm to the listed building and no public benefits to outweigh the identified harm.</p>	<p>17 February 2022</p> <p>Appeal against non-determination</p>
21/04384/AGTRES	<p>Prior notification for conversion of an agricultural building to form two dwellinghouses – building west of Chattlehope Farm, Catcleugh</p> <p>Main issues: the development is not considered to be permitted development in relation to transport and highway impacts.</p>	<p>28 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

21/02724/FUL	<p>Construction of new garage workshop on site of former garage – 70 Shielfield Terrace, Etal Road, Tweedmouth, Berwick-upon-Tweed</p> <p>Main issues: due to its scale and appearance the development would detract from the character and visual appearance of the area.</p>	<p>2 March 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03371/FUL	<p>Part-demolition of existing residential ancillary/incidental building with extension, new gable ended roof, raised ridge and two inward facing dormer windows to outbuilding and new decking area – 127 Bondicar Terrace, Blyth</p> <p>Main issues: due to the size and scale of the alterations the works would result in harm to the character of the Conservation Area.</p>	<p>10 March 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03387/FUL	<p>Dormer extensions to front and rear, removal of chimney, installation of rooflights to front, and alterations to fenestration to front and side elevations – 193 Edge Hill, Darras Hall, Ponteland</p> <p>Main issues: prominent and poor design would result in negative impact upon the character of the local area.</p>	<p>16 March 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04877/FUL	<p>Proposed garden summerhouse to rear garden – 62 Swansfield Park Road, Alnwick</p> <p>Main issues: significantly detracts from the character and appearance of the dwelling and immediate area; and significant harm to residential amenity.</p>	<p>21 March 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04982/FUL	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; detrimental impact on the rural character of the site and wider landscape; harm to the setting and significance of the Conservation Area; insufficient information to assess archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.</p>	<p>7 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

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
20/01383/ENDEVT	Material change of use of the land from use for agriculture to a vehicle parking area – School House Farm, Kiln Pit Hill, Consett Appeal against Enforcement Notice and linked with appeal submitted against refusal of 20/01457/CLEXIS (see above).	9 February 2022

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
None		

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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

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Cramlington, Bedlington & Seaton Valley

Astley Park Management Committee	One
Beaconhill Community Association	One
Cramlington Community Association	One
Cramlington Learning Village – Sports Hall Management Committee	One
Cramlington Voluntary Youth Project	Two
East Hartford (and District) Community Association	One
New Hartley Community Association	One

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Cramlington, Bedlington & Seaton Valley Local Area Council

Members local Improvement Schemes

2021 - 2022

Progress Report - 1st May 2022

Balance carried over from 2021	£3,831.00		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£11,169.00	
Total Estimated Cost	£11,169.00		
Balance Remaining to 31/3/23	£ 18,831.00		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Balance carried over from 2021		£5,022.50		
Total Budget May 2021 - April 2023		£30,000.00		
Actual Cost + Committed Cost to Date			£9,977.50	
Total Estimated Cost		£9,977.50		
Balance Remaining to 31/3/23		£ 20,022.50		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Cllr. B. M. Flux Members Schemes 2021 to 2025



Cramlington, Bedlington & Seaton Valley - Cramlington West



Northumberland
County Council

Report Date 01/04/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
2019 / 2020						
HO196618	Contribution towards purchase and installation of 2No. local history information boards in Cramlington West Ward	£5,000.00	£5,000.00	Accounts	TBA	Contribution to Cramlington Town Council not made yet.
HO196703	Traffic calming (Provision of safety improvements) Bassington Manor entrance and Station Road, Cramlington	£2,000.00	£2,000.00	Design	TBA	Design brief issued
HO196704	Traffic calming (20mph speed limit) Westwood Grange Estate (Yarmouth Drive and cul-de-sacs) Cramlington	£12,872.38	£12,872.38	Design	TBA	Design brief issued - budget increased by £4,947.38- budget increased by a further £5,925.00.
2020 / 2021						
HO206736	Traffic calming (Reduce speed limit) A1171 Station Road Roundabout to Nelson Road/Northumbria Road Roundabout, Cramlington - Phase 1	£2,000.00	£2,000.00	Design	TBA	Design brief issued
2021 / 2022						
HO210010	Contribution towards purchase of a new ride on mower for Cramlington Town Council	£2,500.00	£2,500.00	complete	complete	Contribution to Cramlington Town Council made on 24 June 2021 - Joint scheme with Cllr's. Daley, Dunbar, Swinburn, Lee & Ezhilchelvan - Total scheme contribution £16,500.00.
	Additional contribution to HO196704 Westwood Grange Estate, Cramlington	£5,925.00	£5,925.00			Additional contribution to HO196704 to deliver 20mph speed limit scheme on site.
HO210079	Contribution towards the construction costs of the new Pavilion at Northumberlandia	£2,000.00	£2,000.00	complete	complete	Contribution to Northumberland Wildlife Trust made on 11 February 2022.
2022 / 2023						

Balance carried over from 2021 £4,575.00
 Total Budget May 2021 - April 2023 £30,000.00
 Actual Cost + Committed Cost to Date £10,425.00
 Total Estimated Cost £10,425.00
 Balance Remaining to 31/3/23 £ 19,575.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

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Balance carried over from 2021	£5,522.50		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£9,477.50	
Total Estimated Cost	£9,477.50		
Balance Remaining to 31/3/23	£ 20,522.50		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



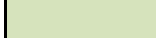
Balance carried over from 2021	£12,778.34		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£2,221.66	
Total Estimated Cost	£2,221.66		
Balance Remaining to 31/3/23	£ 27,778.34		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Balance carried over from 2021 £9,753.00
Total Budget May 2021 - April 2023 £30,000.00
Actual Cost + Committed Cost to Date £5,247.00
Total Estimated Cost £5,247.00
Balance Remaining to 31/3/23 £ 24,753.00

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



	Number
A = Proposed Schemes	0

	Number	Original Estimated Cost	Current Estimate / Actual Cost	Totals
Total Budget May 2021 - Apr 2022				£360,000.00
Total Approved Schemes	33	£292,286.16	£291,440.71	
Total Uncommitted Balance				£273,558.82

Highway Scheme	19	£127,317.55	£125,222.10
External Contribution	7	£88,419.08	£88,419.08

26

£215,736.63

£213,641.18

Northumberland County Council
Cramlington, Bedlington and Seaton Valley Local Area Council
Work Programme 2022-23

Heather Bowers: 01670 622609 - Heather.Bowers@northumberland.gov.uk

UPDATED: 10 May 2022

TERMS OF REFERENCE

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.
- (m) To exercise the following functions within their area:-
 - (i) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
 - (ii) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
 - (iii) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
 - (iv) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007.
 - (v) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

ISSUES TO BE SCHEDULED/CONSIDERED

Standard items updates: Public question time (bimonthly, not at planning only meetings), petitions (bimonthly, not at planning only meetings), members' local improvement schemes (bimonthly)

To be listed:

Enhanced Services with Parish and Town Councils
Off-street Electric Vehicle Charging Points
Cycling and Walking Board
Enforcement
Speeding across Northumberland

Northumberland County Council
Cramlington, Bedlington & Seaton Valley Local Area Council
Work Programme 2022-23

18 May 2022

- Planning
- Petitions
- Local Services Update
- Appointment to Outside Bodies
- Members' Local Improvement Schemes

22 June 2022

- Planning and Rights of Way

20 July 2022

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

17 August 2022

- Planning and Rights of Way

21 September 2022

- Planning
- Local Transport Plan Update
- Local Services Update
- Member's Local Improvement Schemes
- *Other items to be confirmed*

19 October 2022

- Planning and Rights of Way

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23 November 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Members' Local Improvement Schemes • <i>Other items to be confirmed</i>
21 December 2022	
	<ul style="list-style-type: none"> • Planning and Rights of Way
17 January 2023	
	<ul style="list-style-type: none"> • Planning • Budget 2023-24 and Medium Term Financial Plan • Local Services Update • Members' Local Improvement Schemes • <i>Other items to be confirmed</i>
21 February 2023	
	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Transport Plan Programme
28 March 2023	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Members' Local Improvement Schemes • <i>Other items to be confirmed</i>
19 April 2023	
	<ul style="list-style-type: none"> • Planning and Rights of Way

Northumberland County Council
 Cramlington, Bedlington and Seaton Valley Local Area Council
 Monitoring Report 2022-23

Date	Report	Decision	Outcome
23.03.22	Local Services Update	That the information be noted and issues set out in the bullet points be followed up.	
Page 84	Bedlington Town Centre Redevelopment Update	Councillor Ploszaj advised that regular updates would be provided to West Bedlington Town Council in the future.	A written response be provided to Councillor Wilczek's questions (R O'Farell).