

# Public Document Pack



## Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Heather Bowers

**Email:**

Heather.Bowers@northumberland.gov.uk

**Tel direct:** 01670 622609

**Date:** Tuesday, 15 November 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 **SEATON SLUICE COMMUNITY CENTRE, ALBERT ROAD, SEATON SLUICE, WHITLEY BAY, NE26 4QX** on **WEDNESDAY, 23 NOVEMBER 2022** at **4.00 PM**.

Yours faithfully

Rick O'Farrell  
Interim Chief Executive

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

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



**Rick O'Farrell, Interim Chief Executive**  
County Hall, Morpeth, Northumberland, NE61 2EF  
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# AGENDA

## PART I

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

1. **PROCEDURE AT AT PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 10)

Minutes of the meeting of the Cramlington, Bedlington & Seaton Valley Local Area Council held on 19 October 2022, as circulated, to be confirmed as a true record and signed by the Chair.

#### 4. **DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required where a matter arises at a meeting;

- a. Which **directly relates to** Disclosable Pecuniary Interest ('DPI') as set out in Appendix B, Table 1 of the Code of Conduct, to disclose the interest, not participate in any discussion or vote and not to remain in room. Where members have a DPI or if the matter concerns an executive function and is being considered by a Cabinet Member with a DPI they must notify the Monitoring Officer and arrange for somebody else to deal with the matter.
- b. Which **directly relates to** the financial interest or well being of a Other Registrable Interest as set out in Appendix B, Table 2 of the Code of Conduct to disclose the interest and only speak on the matter if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain the room.
- c. Which **directly relates to** their financial interest or well-being (and is not DPI) or the financial well being of a relative or close associate, to declare the interest and members may only speak on the matter if members of the public are also allowed to speak. Otherwise, the member must not take part in discussion or vote on the matter and must leave the room.
- d. Which **affects** the financial well-being of the member, a relative or close associate or a body included under the Other Registrable Interests column in Table 2, to disclose the interest and apply the test set out at paragraph 9 of Appendix B before deciding whether they may remain in the meeting.
- e. Where Members have or a Cabinet Member has an Other Registerable Interest or Non Registerable Interest in a matter being considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

NB Any member needing clarification must contact [monitoringofficer@northumberland.gov.uk](mailto:monitoringofficer@northumberland.gov.uk). Members are referred to the Code of Conduct which contains the matters above in full. Please refer to the guidance on disclosures at the rear of this agenda letter.

**5. DETERMINATION OF PLANNING APPLICATIONS**

(Pages  
11 - 14)

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

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

**6. 22/00797/FUL**

(Pages  
15 - 24)

**Extension to side of existing scout meeting hall to provide improved and safer storage facilities for scout equipment and materials that are currently stored within premises.**

**Scout Hut, Ann Welfare Recreation Ground, Cramlington, Northumberland, NE23 6HR.**

**7. APPEALS UPDATE**

(Pages  
25 - 32)

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.

**8. PUBLIC QUESTION TIME**

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

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

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

1. relating to any individual;
- c. which is likely to reveal the identity of an individual;

- d. relating to the financial or business affairs of any particular person
- e. relating to any labour relations matters/negotiations;
- f. restricted to legal proceedings
6. about enforcement/enacting legal orders
7. relating to the prevention, investigation of prosecution of crime.

And/or:

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

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

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

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

## 9. PETITIONS

This item is to:

- (a) **Receive any new petitions:** To receive any new petitions. The lead petitioner is entitled to briefly introduce their petition by providing a statement in writing, and a response to any petitions received will then be organised for a future meeting;
- (b) **Consider reports on petitions previously received.** No petitions to consider.
- (c) **Receive any updates on petitions for which a report was previously considered:** Any updates will be verbally reported at

the meeting.

## **10. LOCAL SERVICES ISSUES**

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

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

## **11. HOMELESSNESS AND ROUGH SLEEPING**

(Pages  
33 - 42)

The report provides an update for members of the service provision for residents who are homeless, or at risk of homelessness, in Northumberland providing an outline of the key data and the services available for people sleeping rough.

## **12. DIGITAL CONNECTIVITY INFRASTRUCTURE ACCELERATION PROJECT**

Gillian Cowell, Business and Community Engagement Officer, iNorthumberland Programme, will be in attendance to give a presentation and answer questions about the Digital Connectivity Infrastructure Acceleration (DCIA) project.

## **13. WORK PROGRAMME**

(Pages  
43 - 52)

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

## **14. DATE OF NEXT MEETING**

The next meeting will be held on Wednesday 21 December 2022.

## **15. URGENT BUSINESS**

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

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

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

<b>Name:</b>		<b>Date of meeting:</b>	
<b>Meeting:</b>			
<b>Item to which your interest relates:</b>			
<b>Nature of Interest i.e. either disclosable pecuniary interest (as defined by Table 1 of Appendix B to the Code of Conduct, Other Registerable Interest or Non-Registerable Interest (as defined by Appendix B to Code of Conduct) (please give details):</b>			
<b>Are you intending to withdraw from the meeting?</b>		Yes - <input type="checkbox"/>	No - <input type="checkbox"/>

## Registering Interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

**"Disclosable Pecuniary Interest"** means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

**"Partner"** means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

### Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest.

Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

### Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

### Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
- a. your own financial interest or well-being;
  - b. a financial interest or well-being of a relative or close associate; or
  - c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied
9. Where a matter (referred to in paragraph 8 above) **affects** the financial interest or well- being:
- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
  - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise, you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.



## Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land and Property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licenses</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body

	<p>where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <ul style="list-style-type: none"> <li>i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</li> <li>ii. if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</li> </ul>
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\* ‘director’ includes a member of the committee of management of an industrial and provident society.

\* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

## **Table 2: Other Registrable Interests**

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
  - i. exercising functions of a public nature
  - ii. any body directed to charitable purposes or
  - iii. one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



## Northumberland County Council

### PROCEDURE AT PLANNING COMMITTEE

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#### A Welcome from Chairman to members and Members of the public present

Welcome to also include reference to

- (i) All Mobile phones should be switched to silent and should not be used during the meeting.

#### 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 in the Council Chamber, County Hall, Morpeth, NE61 2EF on Wednesday 19 October 2022 at 4.00 pm.

#### PRESENT

S Lee (Vice Chair in the Chair for agenda items 1 – 4)  
R Wilczek (Vice-Chair, Planning for agenda items 5 – 9)

#### MEMBERS

L Bowman	B Flux
E Chicken	M Robinson
P Ezchilchelvan	C Taylor
D Ferguson	

#### OFFICERS

J Blenkinsopp	Lawyer
H Bowers	Democratic Services Officer
Murphy J	Planning Area Manager - Development Management
M Patrick	Principal Highways Development Manager
Soulsby R	Planning Officer
A Wall	Environmental Health Officer
T Wood	Principal Planning Officer

Press: 1  
Public: 5

#### 45. PROCEDURE TO BE FOLLOWED FOR THE PLANNING COMMITTEE

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

#### 46. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Swinburn.

#### 47. MINUTES

The Minutes of the Cramlington, Bedlington and Seaton Valley Local Area Council, held on 28 September 2022, as circulated, were confirmed as a true record and signed by the Chair.

#### 48. DISCLOSURES OF MEMBERS' INTERESTS

Councillor Ferguson declared a prejudicial interest in planning application 21/02285/FUL he is a member of Seaton Valley Community Council who objected to the application and the other objector, Northumbria Healthcare Trust was his employer and that he could not have an open mind or fairly assess the application so would not take part in this item and leave the room while the item was being discussed.

*(Councillor Wilczek in the Chair)*

#### 49. 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 planning applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of planning permission or refusal of planning applications.

**RESOLVED** that the information be noted.

#### 50. 22/02237/CCD

**Construction of new single storey modular building to house reception and Nurse provision including necessary improvements to boundary fencing for safeguarding and landscaping (soft and hard) to improve circulation and outdoor play space in line with DfE requirements. Bedlington Station Primary School, School Road, Bedlington. Northumberland. NE22 7JQ**

Ryan Soulsby, Planning Officer informed members that there were no updates to the report. No objections had been received to the application and planning permission be approved subject to the conditions and reasons in the report.

Councillor Flux moved the recommendation to approve the application which was seconded by Councillor Taylor and unanimously agreed.

**RESOLVED** that the application be **GRANTED** permission subject to the conditions/reasons in the report.

*(At this point in the meeting, (16.10) Councillor Ferguson left the Chamber).*

**51. 21/02285/FUL  
Erection of 92 dwellings and associated access, infrastructure and landscaping.  
Land South of Plant Based Valley, Avenue Road, Seaton Delaval,  
Northumberland.**

Tamsin Wood, Principal Planning Officer provided the following updates:-

- 1) \_After further discussion with Highways, condition 33, which related to vehicular access being constructed in accordance with the approved plans and NCC standards and specification would be deleted
  
- 2) On site amenity green space and the following contributions were sought:
  - £71,879.58 for contribution towards park and gardens
  - £49,286 for play space contribution
  - £60,600 for healthcare contribution
  - £56,580 for Coastal Service Mitigation contribution
  - £243,000 for education contribution
  
- 3) The report recorded the recommendation of the application was to be GRANTED permission subject to further comments from Public Protection however this was to be amended as comments had been received.

Paragraphs 7.23 to 7.30 of the report dealt with noise impact and potential conflict with the adjacent factory use. It sets out that Public Protection required the submission of a new noise impact assessment report which assesses the existing and potential acoustic scenarios of the adjacent factory site, should the factory be developed further and any necessary mitigations which would reduce impact on residents from future development at the NHS site, which in turn would lead to more compatibility between the two sites and less potential for restrictions to be placed on the NHS.

Final comments had now been received from Public Protection who had removed their objection, having assessed the further assessment submitted by the applicant. They state - 'With respect to noise, an addendum report has been submitted which has reported data from a live monitoring exercise in October 2022. The submission of this report has satisfied Environmental Protection that the proposed housing can be developed without a risk of significant harm to residential amenity – the dominant noise sources have been identified as aircraft and the existing road network. Furthermore, the consultant has demonstrated that an increased use of the existing NHS site (as is permissible under Permitted Development) is compatible with the sensitive end-use proposed under this application. The applicant's proposed noise mitigation approach (the orientation of buildings and habitable rooms

and the positioning of an acoustic fence along the site boundary) satisfies the requirement of Paragraph 187 of the NPPF that the applicant (the “agent of change”) provides suitable mitigation to ensure that the existing commercial use does not have unreasonable restrictions placed upon their activity.’

Therefore, based on these further comments she did not want to change the recommendation to grant permission but did wish to amend the recommendation to omit the words ‘further comments from Public Protection’.

Ms Wood then continued to share a presentation of the application site.

Councillor Sue Bowman from Seaton Valley Community Council was in attendance and raised the following concerns:-

Seaton Valley objected to the proposal and considered that it conflicted with the provisions of the Northumberland Local Plan and there were no material considerations to outweigh this conflict.

Seaton Valley had significant concerns regarding the location of the proposed development. Whilst it was accepted that the part of the site that was proposed for housing development outside the Green Belt, the impact of the relationship with and proximity of it to the adjacent NHS site, was of great concern.

This concern clearly echoed the NHS who had explained their detailed objections that the wider site had huge potential to provide Northumbria Healthcare Trust with office, manufacturing and warehousing space to service their own supply chain and meet clinical and operational functions both within Northumberland and across the wider region. Also, that the site would soon accommodate almost 600 employees which would provide a range of jobs available to the local community.

Seaton Valley Council believed that granting planning permission for residential development in close proximity to an active employment area would hinder the use of the site as a manufacturing and innovation hub. This would be in clear conflict with the provisions of plan policy QOP2 as well as national planning policy.

Local plan policy QOP2 was clear that neighbouring uses must be compatible and there were no unacceptable adverse and harmful impact from, amongst other things, noise and disturbances. Paragraph 178 of the NPPF states that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

It was noted that the applicant had suggested that the NHS site was bounded by residential development to the east and north east and that if the application was approved, then the new dwellings would not be significantly closer to the boundary than existing dwellings. Whilst this was not disputed, without residential development to the south, the NHS would have the



flexibility to locate activities that generated more noise to the south of the application site, away from existing dwellings.

Seaton Valley had significant concerns that if the application was approved, it would make the operation of the adjacent site by the NHS incredibly difficult and would not want the NHS to reconsider its full plans for the development and growth of the site and potentially relocate elsewhere.

It was also unclear why, given this application was submitted in June 2021, it was being presented to committee when a full and considered response from the Public Protection team had not been used to inform the recommendation within the committee report.

Seaton Valley Council therefore urged members of the committee to refuse the applications as a result of the clear conflict with the local plan and national planning policy.

James Hall, on behalf of the agent Bellway was in attendance and made the following comments:-

They had been working with the Council for 22 years providing quality schemes. Bellway was a leading national 5-star company in the delivery of houses.

They had worked successfully with officers since validation of the application in June 2021.

With the exception of Barratt Homes, there had been little development in the Seaton Valley area and the development would support the Northumberland Line, economy growth and community development.

He referred to the application site showing white land and stated that consideration had been careful to not allocate housing within the Green Belt.

The Northumberland Local Plan defined settlement boundaries for all Main Towns, Service Centres and Service Villages. The Seaton Valley Neighbourhood Plan did not define settlement boundaries and that part of the site which was white land lay directly next to the built-up area of Seaton Delaval but within the Green Belt inset boundary. Under STP1, Seaton Delaval was identified as a service centre which could accommodate employment, housing and services which maintained and strengthened their role. The site was located in a sustainable location with two bus stops located within 120 m of the site with connections to Newcastle and Cramlington and Blyth.

Bellway were mindful of the NHS facility and had been in regular correspondence with the NHS to address concerns.

Bellway did not want to impede on the facility and had put careful thought to the design of the scheme and had gone above and beyond to ensure noise

mitigation was put in place with an assessment provided by Apex Acoustics, with a 1.8 metre fence acoustic fence being constructed along the northern site boundary.

With reference to concern over highway safety to the main access into the site, this had been discussed with the NHS and the position of the access had been redesigned.

In response to questions/comments, the following information was provided:-

- The Education Department had been consulted as part of the application. They required a contribution of £243,000 which would be used towards Astley High School and SEN Provision.
- The Education Officer had looked at capacities and had not come forward with a need for a contribution towards the primary school.
- There would be a percentage of children of primary school age living in the properties. The properties were of various types and sizes with some people downsizing to smaller properties.
- Paragraphs 7.23 to 7.30 dealt with noise impacts and highways had asked for further modelling to be submitted.
- If the NHS implemented any further growth or extensions, there were further restrictions. The applicant had done as much they could and had carried out additional surveys.
- A Transport Assessment had been carried out and was well within the capacity of the roundabout and Members were referred to Condition 34 of the report.
- Best practice guidance was used for the narrowing of the road.
- The site for the development was not employment land.
- The land had previously been used as part of Proctor & Gamble and had not been used for anything else.
- The applicant would provide a fence along the boundary and also planting to soften the appearance.
- The details of the acoustic barrier were detailed in condition 20 of the report.
- Under Policy STP1 Seaton Delaval is identified as a service centre which can accommodate employment, housing and services that maintains and strengthens their roles. As such it is a suitable place for housing and this policy has been through the Local Plan process.

Councillor Flux moved approval of the application in line with officer recommendation and the amendments to the conditions.

Councillor Flux's motion was not seconded and the motion fell.

Councillor Bowman stated that the application was not in line with the Local Plan and would prevent the NHS from further development in the future and recommended that the application be refused, this was seconded by Councillor Chicken.

Councillor Flux stated that there were no reasons to vote against the application and would not vote against the application.

Judith Murphy, Planning Area Manager, advised that specific reasons were required for refusal and there was no application from the NHS. The committee had a duty to determine what was before them in accordance with the Local Plan.

Councillor Bowman stated that the white land had not been allocated for housing and had been originally allocated for business and employment use and was not in accordance with Policy ECN7, paragraph 187 of the NPPF. The land was given to Proctor & Gamble and Coty for the development of factory use and office block.

The Planning Area Manager stated that in paragraph 7.27 of the report, the officer had addressed policy ECN7 and the development site was not in the employment area and so this policy was not relevant.

Councillor Chicken stated her concern about future over development in Seaton Delaval and the villages of Seaton Valley and links between villages becoming blurred. No thought had been given to the primary school and had not been mentioned at all.

The Planning Area Manager explained that consultation had been undertaken with schools and the primary school had not raised any issues.

In response to a question regarding the previous use of land for employment, all things had been considered to minimise impact and the site was suitable for housing.

Alex Wall, Environmental Health Officer referred to paragraph 187 of the NPPF and stated that the NHS in this case would not have any unreasonable restrictions placed on them. They could develop the site but would still need to provide mitigation to protect any housing to the east of the site. Paragraph 187 was to protect the current and future use of the site.

Councillor Bowman referred to noise which had previously been mitigated by Proctor & Gamble and Coty by surrounding trees and was also concerned about highways access to the housing site.

The Principal Planning Officer affirmed that the housing target in Northumberland had been reached. This was a windfall site and policy STP1 in the Northumberland Local Plan identified Seaton Delaval as a service centre which contributed to the local economy.

In response to a question regarding future expansion of the NHS facility and having to move to another site, it was confirmed that there were 500 jobs in total at the NHS site, allocations had been allocated at future growth potential and traffic growth. In addition, there was the Green Belt area around which would restrict growth around that area.

Councillor Bowman reiterated his reasons to refuse the application and stated that the white land was given up for business and employment use.

Mrs Murphy stated that there needed to be clear planning reasons for refusal of the application.

Councillor Bowman stressed that the land was not designed for housing and had reservations regarding the housing access and would be voting against the application.

The Principal Planning Officer explained that site had not been allocated as previous employment land in the previous plan.

Members discussed the reasons for refusal and concluded that there were no lawful reasons to refuse the application and requested that the motion to refuse the application be withdrawn.

Councillors Bowman and Chicken agreed to withdraw their motion for refusal.

Councillor Robinson proposed a further motion to defer the application in order for a site visit for members to gain a better understanding of the location of the fencing and all acoustic access matters. This was seconded by Councillor Taylor.

Upon being put to the vote, 6 voted in favour of the deferral for a site visit and 2 voted against.

**RESOLVED** that the application be deferred for a site visit.

**52. APPEALS UPDATE**

**RESOLVED** that the information be noted.

**53. DATE AND TIME OF NEXT MEETING**

The next meeting was scheduled for Wednesday 23 November 2022.



## Northumberland County Council

**CRAMLINGTON, BEDLINGTON & SEATON VALLEY LOCAL AREA COUNCIL**

**23 NOVEMBER 2022**

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### **DETERMINATION OF PLANNING APPLICATIONS**

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

**Cabinet Member:** Councillor C Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

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

#### **Key issues**

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

### **DETERMINATION OF PLANNING APPLICATIONS**

#### **Introduction**

1. The following section of the agenda consists of planning applications to be determined by the 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.

### **Important Copyright Notice**

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

### **BACKGROUND PAPERS**

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

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

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

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

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

### **Chair**

Introduce s application

### **Planning Officer**

Updates – Changes to Recommendations – present report

### **Public Speaking**

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

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

### **Rules of Debate**

Proposal

Seconded

DEBATE

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

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

Chair should read out resolution before voting

Voting should be a clear show of hands.



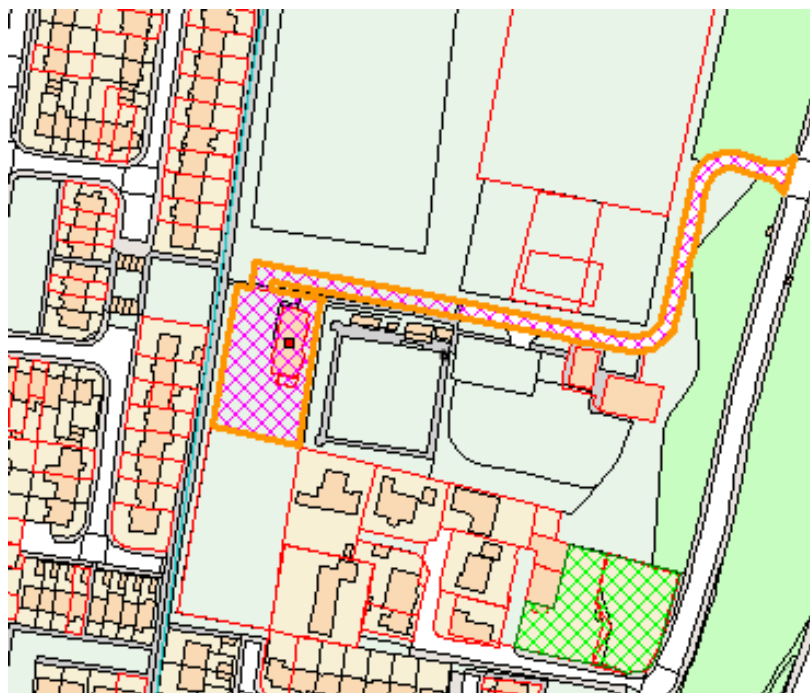


## Northumberland County Council

### Cramlington, Bedlington and Seaton Valley Local Area Council Committee Meeting 23<sup>rd</sup> November 2022

<b>Application No:</b>	22/00797/FUL		
<b>Proposal:</b>	Extension to side of existing scout meeting hall to provide improved and safer storage facilities for scout equipment and materials that are currently stored within premises		
<b>Site Address</b>	Scout Hut, Ann Welfare Recreation Ground, Cramlington, Northumberland, NE23 6HR		
<b>Applicant/ Agent</b>	Mr David Bowman 5 Kelfield Grove Cramlington NE23 3QE		
<b>Ward</b>	Cramlington South East	<b>Parish</b>	Cramlington
<b>Valid Date</b>	6 <sup>th</sup> June 2022	<b>Expiry Date</b>	24 <sup>th</sup> November 2022
<b>Case Officer Details</b>	Name: Mr Adam Ali Job Title: Planning Officer Email: <a href="mailto:adam.ali@northumberland.gov.uk">adam.ali@northumberland.gov.uk</a>		

**Recommendation:** That Members GRANT planning permission for the proposed development.



## 1. Introduction

1.1 Following referral to the Director of Planning, the Chair and Vice Chair of the Local Area Council Committee under the current delegation scheme, it was agreed that this application should be considered by Members of Committee.

## 2. Description of the Proposal

2.1 Planning permission is sought for a side extension to the scouts venue as shown on the plans submitted to the Local Planning Authority. The extension would provide improved storage facilities for the premises.

2.2 The single storey wrap around extension would be approx. 3m in width, max height of just under 3m with an approx 2.5m projection from the rear. The extension would be finished in matching brick.

## 3. Relevant Planning History

**Reference Number:** B/09/S/00242/FUL

**Description:** Storage container at rear

**Status:** Approved

**Reference Number:** 09/S/00242/FUL

**Description:** Storage container to rear of scout headquarters

**Status:** Approved

**Reference Number:** 16/02555/FUL

**Description:** Installation of storage container 20 x 8 at rear of scout headquarters

**Status:** Approved

**Reference Number:** B/90/C/242

**Description:** Scout Group Headquarters (to be used for Scout Group Meetings and activities)

**Status:** Approved

## 4. Planning Policy

### 4.1 Development Plan Policy

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

Policy STP 1 Spatial strategy (Strategic Policy)

Policy HOU8 Residential development in the Open Countryside

Policy QOP 2 Good design and amenity

Policy TRA 2 The effects of development on the transport network

Policy TRA 4 Parking provision in new development

Policy POL 1 Unstable and contaminated land

Policy INF5 Open Space and facilities for Sport and Recreation

Cramlington Neighbourhood Plan (CNP) (2020):

CNP1 The sustainable development of Cramlington

CNP 3 Promoting good quality design in new development

#### 4.2 National Planning Policy

NPPF - National Planning Policy Framework (2021) (As updated)

NPPG - National Planning Practice Guidance (2021) (As updated)

### **5. Consultee Responses**

Cramlington Town Council	No response provided.
Coal Authority	No objection subject to conditions which have been included below.
Public Protection	No comments to make.
Highways Development Management	No objection subject to the imposition of conditions included below.

The above is a summary of the comments. The full written text is available on our website:

<http://publicaccess.northumberland.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PXKKJWQSJNT00>

<https://www.northumberland.gov.uk/Planning/Planning-and-building.aspx>

### **6. Public Responses**

#### Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	0
Number of Support	0
Number of General Comments	0

#### Notices

No Site or Press Notice Required.

#### Summary of Responses:

None received.

The above is a summary of the comments made. The full written text is available on our website:

<https://www.northumberland.gov.uk/Planning/Planning-and-building.aspx>

## 7. Appraisal

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) and the Cramlington Neighbourhood Plan (CNP) 2020. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

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

Principle of the development  
Design and visual impact  
Residential amenity  
Highway Safety  
Land stability and contamination

### Principle of the development

7.2 The site is located within the recognised settlement boundary of Cramlington. The principle of development is therefore acceptable in that regard in accordance with policies STP 1 of the Local Plan, CNP 1 of the CNP and the NPPF.

7.3 The application site is also designated as protected open space in the Northumberland Local Plan. Policy INF 5 of the Local Plan states:

“Development of ancillary facilities on open space will be supported where:

- a) It would be appropriate in scale and would not detract from the character of the site or surroundings;
- b) It would not have an unacceptable negative impact upon residential amenity;
- c) It would not be detrimental to any other function that the open space performs;
- d) It would contribute positively to the setting and quality of the open space; and
- e) It is necessary to or would facilitate the functioning of the open space.”

7.4 The proposed extension; is appropriate in scale and does not detract from the character of the site or surroundings, does not negatively impact residential amenity, is not detrimental to the function the open space performs, positively contributes to the setting and quality of the open space and is necessary in facilitating the functioning of the open space. The proposal therefore represents an appropriate form of development in protected open space in accordance with policy INF 5 of the Northumberland Local Plan.

7.5 The principle of development has been found to be acceptable in accordance with policies STP 1 and INF 5 of the Northumberland Local Plan, CNP 1 of the CNP and the NPPF.

## Design and visual impact

7.6 Policy QOP 2 of the Local Plan states:

“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.”

7.7 Similar design standards are echoed in policy CNP 3 of the CNP.

7.8 The proposed wrap around single storey extension is considered subordinate to the existing building and the extension would be finished in materials to match the existing building. The proposal would cause no adverse harm to the character and appearance of the subject site or surrounding area and as such the proposal is considered acceptable on design and visual amenity grounds in accordance with policies QOP 2 of the Local Plan, CNP 1 and 3 of the CNP and the NPPF.

## Residential amenity

7.9 Policy QOP 2 states:

“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.”

7.10 The proposal has been assessed and it is considered that the proposal would cause no adverse harm to residential amenity or the amenity of neighbouring land users. The proposal is therefore considered acceptable on amenity grounds in accordance with policies QOP 2 of the Local Plan, CNP 1 of the CNP and the NPPF.

## Highways safety

7.11 The Council’s Highways Development Management Team was consulted on the proposal and following the submission of requested further information they stated that they had no objection subject to the inclusion of conditions which have been included below. The proposal is therefore considered to be acceptable on highway safety grounds in accordance with policy TRA 2 of the Local Plan, the CNP and the NPPF.

## Land Contamination

7.12 Policy POL 1 of the Local Plan states:

“Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.”

7.13 The Coal Authority was consulted on the proposal and they stated they had no objection to the proposal subject to conditions which have been included below. With the inclusion of conditions the proposal is considered acceptable on land contamination and stability grounds in accordance with policy POL 1 of the Local Plan and the NPPF.

7.14 The Council's Public Protection team was consulted on the proposal and they stated they had no comments to make on public protection matters. The proposal is therefore considered to be acceptable on such matters.

## **Other Matters**

### 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:

The proposal has no implications in relation to crime and disorder.

### Human Rights Act Implications:

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

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

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and

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

## **8. Recommendation**

That members GRANT planning permission subject to the following:

### Conditions/Reasons:

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

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

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

1. Drawing numbered: 21276, titled: Existing (received: 6<sup>th</sup> June 2022)
2. Drawing numbered: 21276, titled: Proposed (received: 2<sup>nd</sup> March 2022)
3. Drawing numbered: 21276, titled: Location Plans (received: 6<sup>th</sup> March 2022)
4. Design and access statement (received: 2<sup>nd</sup> March 2022)
5. Coal Mining Risk Assessment (received: 31<sup>st</sup> May 2022)

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

03. No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

04. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the

approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

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

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

06. The proposed extension shall not be brought into use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the proposed extension is brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

## Informatives

1. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>



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

**Planning Application ref no: 22/00797/FUL**  
**Report compiled: 09.11.2022**

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# Northumberland County Council

# Appeal Update Report

Date: November 2022

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## Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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### **Purpose of report**

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

### **Recommendations**

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

### **Link to Corporate Plan**

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

### **Key issues**

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



# Recent Planning Appeal Decisions

## Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
21/04587/FUL	<p>Proposed construction of a first floor dormer extension to the rear elevation and installation of rooflights to the front and rear elevations – 29 Leazes Street, Amble</p> <p>Main issues: incongruous and inappropriate form of development that would be out of scale and character with the existing property and would have a harmful impact upon the character and appearance of the site and surrounding Conservation Area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

## Planning Appeals Split Decision

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

## Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
21/04652/FUL	<p>Single storey extension to kitchen; two storey extension to rear;, provision of dormers to new extension - Size of existing garage footprint and roof increased and provision of dormers to garage to form storage area – Wooderfield, Grange Road, Widdrington</p> <p>Main issues: development would appear incongruous and out of character with the existing dwelling resulting in significant harm to visual amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

## Planning Casework Unit Referrals

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

## Planning Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03389/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: development would appear as an incongruous and over dominant addition to the street scene resulting in significant harm to the visual amenity of the locality.</p>	<p>4 January 2022</p> <p>Committee Decision - Officer Recommendation: Approve</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 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>	<p>9 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian's Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>

19/01687/FUL	<p>Change of use of land for the siting of up to 60 static caravans, along with associated infrastructure and hard and soft landscaping. Archaeological report received 09.2.2021 and amended site location plan received 26.02.21 - land north west of Springwood, Coast View, Swarland</p> <p>Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting and visual relationship between Swarland and wider countryside setting.</p>	<p>1 June 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
21/04673/FUL	<p>Resubmission: Single-storey, flat-roofed, garage to rear of back garden (revised to now be 3 metres high) - 7 First Avenue, Blyth</p> <p>Main issues: incongruous addition to the rear garden of the property, represent an addition that is neither subordinate nor well related to the subject property and would have a negative impact on visual amenity.</p>	<p>7 July 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03532/FUL	<p>Restore and re-build existing derelict dwellings to create single dwelling house with attached holiday-let and erection of ancillary workshop/agricultural storage building – land south west of Woodbine Cottage, Carrshield</p> <p>Main issues: significant works required to existing structure therefore conversion is unacceptable as a matter of principle; design would not respect historic character of the building and would affect the character of the North Pennines AONB; new outbuilding would be inappropriate in size and scale in the open countryside with impacts on the landscape and the AONB; insufficient information to assess ecological impacts of the proposals; and insufficient information to assess archaeological impacts.</p>	<p>16 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02904/FUL	<p>Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description – land north west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified development in the open countryside and unsustainable location; and lack of completed S106 Agreement in respect of</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>

	affordable housing, education, health and a Habitat Maintenance and Management Plan	
21/02377/FUL	<p>Retrospective: Construction of carport in existing car park to provide cover for three car parking spaces and provide shelter for diners during COVID – Feathers Inn, Hedley, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and the design and materials adversely impact on the character of the site and its surroundings.</p>	<p>23 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01800/FUL	<p>Home office first floor extension over existing detached garage – 3 Keston Drive, Cramlington</p> <p>Main issues: disproportionate addition to the original garage resulting in harm to the character and appearance of the property and the street scene.</p>	<p>31 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02026/COU	<p>Change of use of 8no. Holiday cottages to residential dwellings – 1 - 4 Bamburgh Cottages and 5 - 8 Craster Cottages, Northumbrian Hills, Burgham Park, Felton</p> <p>Main issues: unnecessary and unjustified residential development in the open countryside</p>	<p>1 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00042/LBC	<p>Listed building consent to replace 6 windows with similar casement windows with wooden rather than plastic dividers – Broomhaugh Farm, Broomhaugh, Riding Mill</p> <p>Main issues: would result in loss of historic fabric and fail to preserve the special historic interest of the building, and would cause less than substantial harm to the listed building.</p>	<p>26 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01413/FUL	<p>Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland</p> <p>Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04687/OUT	<p>Outline permission for development for up to 43 residential dwellings (Use Class C3), demolition, infrastructure, access, open space and landscaping (All matters reserved except for access) - land north of Eilansgate, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; lack of information in relation</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	to ecological impacts; loss of woodland and larger trees would impact the setting of the Conservation Area; lack of information in relation to drainage and flood risk; and the application does not secure necessary planning obligations in respect of affordable housing, healthcare and education.	
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## Recent Enforcement Appeal Decisions

### Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

### Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
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
22/00022/NOTICE	Unauthorised dwelling – Horsley Banks Farm, Horsley	6 April 2022  Hearing date: 22 November 2022



22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022 Hearing date: 22 November 2022
18/01525/ENDEVT	Change of use of the land for the stationing of 2 caravans including a linking structure for residential purposes - School House Farm, Kiln Pit Hill, Consett	29 April 2022
18/01525/ENDEVT	Erection of a building used to house parrots and other animals; the erection of a corrugated steel barn; the erection of 2 timber structures to accommodate birds; and the construction of a hardstanding area - School House Farm, Kiln Pit Hill, Consett	29 April 2022
19/01230/ENDEVT	Material change of use of the land from agricultural use for the siting of a shepherd's hut for use as holiday let accommodation - land south east of Closehead, Otterburn	29 June 2022

## Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
21/04982/OUT	<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>Hearing: 5 and 6 October 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

## Implications

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

### Background papers

Planning applications and appeal decisions as identified within the report.

### Report author and contact details

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## Northumberland County Council

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### COMMITTEE: CRAMLINGTON, BEDLINGTON & SEATON VALLEY LOCAL AREA COUNCIL

DATE: 23<sup>RD</sup> NOVEMBER 2022

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### HOMELESSNESS AND ROUGH SLEEPING

**Report of:** Elizabeth Morgan, Interim Executive Director of Public Health and Community Services

**Cabinet Member:** Councillor Colin Horncastle, Portfolio Holder for Community Services

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#### Purpose of report

The following report provides an update for members of the service provision for residents who are homeless, or at risk of homelessness, in Northumberland providing an outline of the key data and the services available for people sleeping rough.

#### Recommendations

It is recommended that members consider and comment on the contents of the report.

#### Link to Corporate Plan

This report is relevant to the priorities included in the Northumberland County Council Corporate Plan 2021-2024 which states:

***Enjoying, Connecting** - We will maintain, protect and enhance the environment, prioritising our commitments on Climate Change*

***Living, Learning** - We will care for our residents, support the most vulnerable in our society and help people to live healthy lives.*

#### Key issues

1. The Homelessness Act 2002 placed a duty on local authorities to carry out a review of homelessness in their area and formulate and publish a

Homelessness Strategy based on the findings from the review. Our current strategy is written in accordance with this legislation and statutory guidance.

2. The Housing Act 1996, Part 7 has most recently been amended by the **Homelessness Reduction Act 2017 (HRA)**. This new Act represented fundamental amendments to the existing homelessness legislation. It introduced new requirements to prevent and relieve homelessness and, in that context, set out a range of new duties. These amendments came into force in April 2018.
3. The Northumberland Homelessness Strategy 2016-2021 was refreshed in 2019 to include measures set out in the Homelessness Reduction Act 2017 as well as responding to respond to the Government's vision set out in their **Rough Sleeping Strategy (2018)** '*to support every person who sleeps rough off the streets and into a home*'.
4. In February 2022 consultation was carried out with partners and stakeholders to establish whether our current objectives were still relevant and that they would enable the council to tackle homelessness and rough sleeping in the County and meet the requirements of the HRA.
5. The new draft **Homelessness & Rough Sleeper Strategy 2022 – 2024** reflects the consultation input and the needs and demands for homelessness services and housing options advice and support across the county. This is currently being reviewed through the committee process in advance of being adopted.

## **Background**

The Council's Homelessness Strategy for Northumberland 2016- 2021 detailed 5 key strategic priorities for the delivery of homelessness and housing options support for Northumberland residents. Since that strategy was published in 2016 changes in national policy impacted upon the services we needed to provide.

**The Homelessness Reduction Act 2017** was the most notable change to legislation relating to homelessness in over 40 years. It transformed the way homelessness services are expected to be delivered and introduced new duties. The Act made changes to the current homelessness legislation contained in Part 7 of the Housing Act 1996, with a renewed focus on preventing homelessness.

**The Homelessness Code of Guidance 2018 (CoG 2018)** was published in February 2018 in readiness for the implementation of the Homelessness Reduction Act 2017. The CoG 2018 is considered alongside the legislation when assessing and

dealing with applications for assistance under either the Homelessness Reduction Act 2017 or Part 7 of the HA 1996.

The Government's **Rough Sleeping Strategy (August 2018)** set out the 2027 vision to support every person who sleeps rough off the streets and into a home. This was the beginning of Government plans to meet their 2027 ambition, when the ambition is that no one must sleep rough again.

The Northumberland Homelessness Strategy 2016-2021 was refreshed in 2019 to include measures set out in the Homelessness Reduction Act 2017 as well as responding to the Government's vision set out in their Rough Sleeping Strategy (2018) 'to support every person who sleeps rough off the streets and into a home'. This led to the publication of the council's **Homelessness and Rough Sleeping Strategy for Northumberland 2019 - 2021**

This strategy supported the Council's priorities for the delivery of our statutory obligations to people who are homeless or at risk of homelessness whilst also supporting the delivery of the Council's Corporate Priorities and the delivery of the principle within the Housing Strategy for Northumberland that having a decent home is fundamental to the health and wellbeing of everyone living in Northumberland.

As this strategy ended in 2021 a new strategy has been drafted, reflecting the consultation that took place earlier this year and the needs and demands for homelessness service and housing options advice and support across the county.

In addition to changes to homelessness legislation, the **Domestic Abuse Act 2021** was passed into law in April 2021. The Act aims to further improve the effectiveness of the justice system in providing protection for victims of domestic abuse and bringing perpetrators to justice and strengthen the support for victims of abuse by statutory agencies. The **Northumberland Domestic Abuse Strategy 2021-2024** outlines how Northumberland County Council will implement the recommendations of the refreshed Domestic Abuse needs assessment and the statutory duties associated with the provision of safe accommodation and support.

The Council's new draft Homelessness Strategy, **Homelessness & Rough Sleeper Strategy for Northumberland 2012–2024**, sets out the priorities and future actions for tackling homelessness over the next three years. A detailed action plan will be produced to further explore how the priorities can be implemented and monitored to ensure delivery of the identified priorities.

The priorities within this strategy have been identified as follows;

- **Priority 1**  
Improve services and accommodation options for rough sleepers and single homeless people
- **Priority 2**  
Provide early intervention, prevention, and relief of homelessness through effective partnership working

- **Priority 3**  
Improve access to suitable, affordable, and quality permanent, temporary, and emergency accommodation across all sectors
- **Priority 4**  
Link health, well-being, and housing together to improve the life chances and aspirations of those affected by homelessness
- **Priority 5**  
Develop homelessness pathways for specific groups including victims of domestic abuse, young people, prison leavers and armed forces veterans

The updated strategy will shortly be presented to OSC and Cabinet for approval and adoption.

To support the delivery of the priorities within the Homelessness Strategy the Council currently hosts the **Northumberland Homelessness Partnership** which meets on a quarterly basis to discuss issues affecting people who are homeless or at risk of homelessness and how best to deliver the services required to support them.

### **The Statutory Role of the Council**

The Homelessness Reduction Act 2017 (HRA) came into force on 1st April 2018 and has placed a greater emphasis on intervention and acting quickly to provide advice and prevent homelessness. It also extends the duty placed on the council to offer more help to people considered to be 'non priority'.

Previously no duty was owed unless someone was homeless or threatened with homelessness and they had a 'priority need'. The HRA extends this duty to provide that people who are 'non priority' are captured by the "relief duty" and are provided assistance with securing accommodation. The HRA also increases the timeframe where help must be provided.

A person is also entitled to advice and assistance even if they have no local connection to the Local Authority area.

### **Current Council Provision**

Housing Services currently manage 4 council-owned properties, providing 32 rooms and 73 bed-spaces, for temporary and emergency accommodation. These properties are generally shared accommodation, sharing kitchen and bathroom facilities. In addition, there are 3 self-contained flats, one in Alnwick and two in Berwick. The shared units are located across the county; Woodlands Lodge, Hexham, The Hawthorns in Ashington, Lamb House in East Cramlington and Middle Street, Berwick. The properties are staffed during general office hours, with out of hours cover provided for emergency admissions.

Provision at Lamb House was increased by 4 rooms (6 bed spaces) in 2017 with the conversion of the former Warden's House. This enabled the provision of an additional accessible room and bathing facilities for clients with a disability.

Due to the demand on Temporary Accommodation, we have acquired a further 6 dispersed units of Temporary accommodation via agreement with Advance and by Purchase and Repair using Homes England funding. These are in the Ashington and Bedlington area and consist of both houses and flats, increasing our flexibility to support people for whom shared accommodation would not be appropriate.

In addition, we have also acquired 4 additional properties from Bernicia, specifically to support with the households who require Temporary accommodation following a breakdown of their placement under the Homes for Ukraine scheme, with further options also being explored with other social landlords.

In 2020 we successfully obtained Government funding under the Rough Sleeping Initiative (RSI) for 3 further properties and a Tenancy Support Officer. These 3 properties are specifically used for either rough sleepers or people at risk of rough sleeping. The Tenancy Support Officer provides a more intense level of support to try and break the cycle of rough sleeping and then move individuals onto more permanent accommodation. Since May 2021 we have had 20 referrals into the service and 5 have been successful with a placement.

### **Commissioned Provision**

With the enactment of the Homelessness Reduction Act 2017 it was recognised that there was a requirement for increased availability of temporary accommodation for clients with complex needs, and those requiring more low-level support to ensure that the Council's Homeless Team could meet the statutory requirement of Relief of Homelessness required by the Act.

Following a procurement exercise completed in September 2017 Changing Lives were successfully commissioned to deliver 11 units of Supported Accommodation and an additional 25 units of Dispersed Accommodation to clients with complex needs, expanding their current service provision across the county, and extending their client group from being all-male to including female clients.

In 2020 the Council worked in partnership with Changing Lives to provide additional bedspaces under the Somewhere Safe to Stay provision. This means that if someone is found sleeping rough they can quickly access a bedspace and can then access the support of Changing Lives staff and move on to accommodation that meets their needs.

### **Challenges**

In Northumberland single homeless adults who have an offending history, drug or alcohol issues or mental health problems often struggle to access mainstream housing in the social rented sector or decent private rented accommodation. They often move around, staying with family and friends and cycling in and out of low-quality accommodation. Whilst the procurement of services goes some way to meeting this need the accommodation of this group will remain a challenge.

Figures for rough sleeping in the county are reported to Government on annual basis in the Autumn via a statutory return. The count takes places on one night and partner organisations are asked to report how many people are found rough sleeping on that day. The official annual count in 2020/21 identified six rough sleepers and in 2021/22 the number recorded was reduced to four.

## **Homelessness statistics from 1 April 2020 to 31 March 2022**

In 2020/21 a total of 767 applications were made to the Homelessness and Housing Options Service of which:

- 249 were prevented<sup>1</sup> from becoming homeless within 56 days
- 242 were relieved<sup>2</sup> from being homeless within 56 days
- 42 went through to main duty homelessness of which 23 were assessed as having no duty owed
- 234 were advice only, cancelled or closed.

In 2021/22 a total of 5408 applications were made to the service of which:

- 398 were prevented from becoming homeless
- 258 were relieved from being homeless within 56 days
- 51 went through to main duty homeless of which 18 were assessed as having no homelessness duty owed
- 60 cases still under investigation
- 4641 were advice only, cancelled or closed

The significant difference in the number of applications to service from 2020/21 to 2021/22 was due to the change in the way cases were recorded on the system. Previously if a case was resolved through advice and information they were not recorded on the system.

The low figure of cases accepted as homeless and in priority need reflects the impact of the Homeless Reduction Act where the expectation is that fewer applicants will progress to a full homeless application with increased preventative and relief work taking place over a longer period before a formal application is made.

	2020/21	2021/22
Successful Prevention cases	249	398
Successful Relief cases	242	258
Main Duty homeless cases	42	51
Advice only, cancelled or closed	234	4641
Total applications made to the service	767	5408

### **Reasons for Homelessness**

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<sup>1</sup> The 'prevention duty' places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless.

<sup>2</sup> If someone is homeless the Council must help to secure suitable accommodation for them and their household. This is known as the relief duty.



The figures below show that the main reason for homelessness in Northumberland remains consistently domestic violence, however there was a 10% decrease from 2020/21 to 2021/22. The second highest reason for homelessness, exclusion from the family home, accounted for around 33% of all reasons for homelessness.

The largest increase in reason for homelessness was seen in 2021/22 in loss of private rented tenancy which showed a massive increase of 224% from the previous year. This was due to the impact of Covid-19 where many households found themselves in financial difficulty as a result of furlough, reduced working hours or loss of employment.

**Table 2: Reason for homelessness**

Reason for homelessness	2020/2021	2021/2022
Departure from institution: Custody	0	1
Domestic abuse – victim	129	115
Domestic abuse – alleged perpetrator excluded from property	0	3
End of private rented tenancy – assured shorthold tenancy	55	178
End of private rented tenancy – not assured shorthold tenancy	2	4
End of social rented tenancy	10	86
Eviction from supported housing	6	14
Family no longer willing or able to accommodate	128	123
Friends no longer willing or able to accommodate	16	24
Fire or flood / other emergency	0	5
Home no longer suitable due to disability / ill health	0	2
Left HM-Forces	0	1
Left institution with no accommodation available	5	2
Mortgage repossession	0	2
Non-racially motivated / other motivated violence or harassment	21	21
Other	65	30
Property disrepair	2	6
Racially motivated violence or harassment	4	
Relationship with partner ended (non-violent breakdown)	90	88
Required to leave accommodation provided by Home Office as	0	5

asylum support		
Total	533	710

### **County Areas of Homelessness**

An analysis of postcodes showed that over the period from 2020 to 2022 60% (146) of all cases of domestic abuse were from the southeast of the county. The figures also showed that in the whole of Northumberland a total of 135 household had dependent children which amounted to 252 children who were either threatened with homelessness or made homeless due to domestic abuse.

### **Services to Support People Sleeping Rough**

NCCs Ending Rough Sleeping Plan identified a total of six individuals who were known to be entrenched rough sleepers and very difficult to engage in services. A target of the Plan was to reduce this number to zero. This was achieved by enabling access to housing with support and ensuring that their tenancy was maintained and eventually to moving on to more permanent accommodation.

With the help of RSI funding from the Government we have been able to commission a Rough Sleeping Outreach service. This is provided by Changing Lives. The officers receive referrals from the Homelessness and Housing Options officers, Councillors and from members of the public. The officers will visit the areas that have been reported to them to locate the Rough Sleeper, they will try to engage with the person and offer support and assistance to that person. If applicable they will offer the SSTS/crash pad service to get that person off the streets. If the person declines, they will still offer support with food, warmth etc. They will continue to visit the person to engage with them to see if they change their mind. It can often take a few visits before the person trusts them enough to take up the offer of accommodation.

Once the person is in the crash pad/SSTS placement then they work with Changing Lives to identify any support needs. They will then work with the support worker to link in with support agencies in order to get the person the best support for their identified need.

Once a bed becomes available in the main Changing Lives project then the person can be moved into there which is longer term accommodation. They can then still work with the support worker but have more secure accommodation.

From 1 April 2021 to 31 March 2022 there have been 120 individuals referred into the Crash pad/SSTS facility.

The council continues to report monthly figures to the government on the number of people identified as sleeping rough and how they progress through the rough sleeper accommodation pathway.

**Conclusion**

Services to residents are provided county-wide with specific officers based in the south-east, west and north of the county ensuring that a consistent offer is provided to all requiring support and assistance.

**Implications**

<b>Policy</b>	Supports the delivery of the Corporate Plan and the priorities within the Housing Strategy for Northumberland 2019-2022 and the Private Sector Housing Strategy 2021-2023
<b>Finance and value for money</b>	There are no direct financial implications arising from this report. Sustaining tenancies and reducing homelessness has a positive impact on the budget.
<b>Legal</b>	The Homelessness service is a Statutory Service and is delivered in line with requirements of the Homelessness Reduction Act 2017.
<b>Procurement</b>	none
<b>Human Resources</b>	none
<b>Property</b>	Details the council’s ambitions for homelessness & housing options services This is likely to lead to an increase in council-owned stock being used as temporary accommodation.
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	An EIS has been completed for the associated strategies to ensure that fair access to housing for all residents is considered.
<b>Risk Assessment</b>	none
<b>Crime &amp; Disorder</b>	People who are homeless are both more likely to be the victims of crime; and may be more likely to commit crime for survival, to acquire money or shelter.

<b>Customer Consideration</b>	Enables provision of suitable accommodation for all residents
<b>Carbon reduction</b>	none
<b>Health &amp; Wellbeing</b>	Sustaining tenancies and reducing homelessness & rough sleeping will have a positive impact upon the health & wellbeing of residents.
<b>Wards</b>	All

**Background papers:**

Draft Homelessness & Rough Sleeper Strategy for Northumberland 2022-2024

**Report sign off.**

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

	Full Name of Officer
Monitoring Officer / Legal	Suki Binjal
Executive Director of Finance & S151 Officer	Jan Willis
Relevant Executive Director	Liz Morgan
Chief Executive	Rick O'Farrell
Portfolio Holder(s)	Colin Horncastle

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

Heather Bowers: 01670 622609 - [Heather.Bowers@northumberland.gov.uk](mailto:Heather.Bowers@northumberland.gov.uk)

**UPDATED: 11 November 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
- Fostering Service
- Local Services Update
- Members' Local Improvement Schemes

17 August 2022

- Planning and Rights of Way

21 September 2022

- Planning and Rights of Way
- Local Services Update
- Member's Local Improvement Schemes

19 October 2022

- Planning and Rights of Way

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23 November 2022	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Homelessness Report</li> <li>• Space for Shorebirds (Presentation)</li> <li>• Broadband/DCIA Project (Presentation)</li> <li>• Local Services Update</li> <li>• Members' Local Improvement Schemes</li> </ul>
21 December 2022	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>
17 January 2023	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Budget 2023-24 and Medium Term Financial Plan</li> <li>• Local Services Update</li> <li>• Members' Local Improvement Schemes</li> <li>• <i>Other items to be confirmed</i></li> </ul>
20 February 2023	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> <li>• Local Transport Plan Programme</li> </ul>
21 March 2023	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Local Services Update</li> <li>• Members' Local Improvement Schemes</li> <li>• <i>Other items to be confirmed</i></li> </ul>
19 April 2023	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>



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.	
18.05.22	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).
	Petition	That the petition be received.	A report would be presented to the Committee at the meeting of 20 July.
	Local Services Update	That the information be noted and issues set out in the bullet points be followed up.	
	Outside Bodies	That the list of appointments be confirmed.	
	Members Local Improvement Schemes	That the information be noted.	
26.06.22	Planning Applications		

20.07.22	Petition	Petition requesting an extension/amendment to the existing speed limit and extent of the road safety scheme in Seaton Sluice.	<b>RESOLVED</b> that the content of the report be noted including the issues raised and a new speed survey be undertaken as part of the A193 Links Road preliminary design work study and a copy of the study be provided to the local Ward Councillor on its completion.
	Fostering Services	<b>RESOLVED</b> that the information be noted.	
	Local Services Update	<b>RESOLVED</b> that the information be noted and issues set out in the bullet points above be followed up.	
28.09.22	Planning Applications		
	Rights of Way		
	Local Services Update	<b>RESOLVED</b> that the information be noted and issues set out in the bullet points above be followed up.	
	Members' Local Improvement Schemes	<b>RESOLVED</b> that the information be noted.	
19.10.22	Planning Applications		

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