

# Public Document Pack



## Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Nichola Turnbull

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**Tel direct:** 01670 622617

**Date:** Monday, 3 October 2022

- PLEASE NOTE ITEMS 1 - 9 WILL BE CONSIDERED AT **4.00 P.M.**
- ITEMS 10 - 17 WILL BE CONSIDERED EITHER BEGINNING AT **6.00 P.M.** OR ON THE CONCLUSION OF THE CONSIDERATION OF THE PLANNING APPLICATIONS, WHICHEVER IS THE LATER

Dear Sir or Madam,

Your attendance is requested at a meeting of the **TYNEDALE LOCAL AREA COUNCIL** to be held in **CEREMONY ROOM - HEXHAM HOUSE, Gilesgate, Hexham, Northumberland, NE46 3NH** on **TUESDAY, 11 OCTOBER 2022** at **4.00 PM.**

Yours faithfully

Rick O'Farrell  
Interim Chief Executive

**To Tynedale Local Area Council members as follows:-**

**T Cessford (Chair), D Kennedy (Vice-Chair), A Scott (Vice-Chair (Planning)), A Dale, S Fairless-Aitken, C Horncastle, JI Hutchinson, N Morphet, N Oliver, J Riddle, A Sharp, G Stewart and H Waddell**



**Rick O'Farrell, Interim Chief Executive**  
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## AGENDA

### PART I

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

1. **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 12)

Minutes of the meeting of the Tynedale Local Area Council, held on 9 August 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.

## **DEVELOPMENT CONTROL**

### **5. DETERMINATION OF PLANNING APPLICATIONS** (Pages 13 - 16)

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. 22/00303/FUL** (Pages 17 - 34)

Construction of 1no. dwelling with associated access, parking and landscaping  
Land North of Meadow Gate, Catton, Northumberland

### **7. 22/00579/FUL** (Pages 35 - 54)

Conversion of existing barn to 1 dwelling  
Land to East of Edgewell House Farm House, Edgewell House Road, Prudhoe, Northumberland, NE42 5PD

### **8. 21/04595/LBC** (Pages 55 - 62)

Listed Building Consent for Change of colour on front of building (retrospective)  
Brew Bar, Market Square, Haltwhistle, Northumberland NE49 0BL

### **9. PLANNING APPEALS UPDATE** (Pages 63 - 72)

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.

## **LOCAL AREA COUNCIL BUSINESS**

### **10. PUBLIC QUESTION TIME**

To reply to any questions received from members of the public, which may be received in writing in advance of the meeting or asked at the meeting. Questions can be asked about issues for which the Council has a

responsibility. If questions are received in advance of meetings it will increase the likelihood of an answer being provided at the meeting. (Public question times take place on a bimonthly basis at Local Area Council meetings: in January, March, May, July, September and November each year.)

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

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

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

And/or:

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

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

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

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

## **11. PETITIONS**

This item is to:

- a) **Receive any new petitions:** to receive any new petitions. The lead petitioner is entitled to briefly introduce their petition by providing a statement in writing, and a response to any petitions received will then be organised for a future meeting;
- b) **Consider reports on petitions previously received:** (none).
- c) **Receive any updates on petitions for which a report was previously considered:** any updates will be verbally reported at the meeting.

## **12. LOCAL SERVICES ISSUES**

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

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

## **13. NORTH OF TYNE RURAL BUSINESS GROWTH SERVICE**

Ivan Hewitt, Rural Business Growth Programme Manager, Economy & Regeneration Service, will be in attendance to give a presentation and answer questions about the North of Tyne Rural Business Growth Service.

## **14. MEMBERS LOCAL IMPROVEMENT SCHEMES - PROGRESS REPORT**

(Pages  
73 - 100)

The Members Local Improvement Schemes for Tynedale Local Area Council are provided for information only.

## **15. LOCAL AREA COUNCIL WORK PROGRAMME**

(Pages  
101 -  
108)

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).

## **16. DATE OF NEXT MEETING**

The next meeting will be held on Tuesday, 15 November 2022.

## **17. URGENT BUSINESS**

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

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

- Declare it and give details of its nature before the matter is 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

### Appendix 1

#### PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Attendance / Apologies 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

### TYNEDALE LOCAL AREA COUNCIL

At a meeting of the **Tynedale Local Area Council** held at Hexham House, Gilesgate, Hexham, Northumberland, NE46 3NH on Tuesday, 9 August 2022 at 4.00 p.m.

#### PRESENT

Councillor A Scott  
(Vice-Chair (Planning), in the Chair)

#### MEMBERS

A Dale  
C Horncastle  
I Hutchinson  
N Morphet  
N Oliver

JR Riddle  
A Sharp  
G Stewart  
HR Waddell

#### OFFICERS

M Bulman  
R Campbell  
C Hall  
E Sinnamon  
E Scott  
N Turnbull

Solicitor  
Senior Planning Officer  
Planning Officer  
Development Service Manager  
Built Heritage and Design Officer  
Democratic Services Officer

#### ALSO PRESENT

10 members of the public and 1 member of the press.

#### 39. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cessford, Fairless-Aitken and Kennedy.

#### 40. MINUTES

Councillor Waddell reported a typographical error with the spelling of her surname at the end of the first paragraph on page 7 of the minutes.

Ch.'s Initials.....

**RESOLVED** that the minutes of the meeting of Tynedale Local Area Council held on 12 July 2022, as circulated, be confirmed as a true record and signed by the Chair, subject to the above amendment.

## **DEVELOPMENT CONTROL**

### **41. PROCEDURE TO BE FOLLOWED AT MEETINGS**

The Chair advised members of the procedure which would be followed at the meeting.

### **42. DETERMINATION OF PLANNING APPLICATIONS**

The committee was requested to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications.

**RESOLVED** that the information be noted.

### **43. 21/04540/FUL**

**Proposed conversion of existing redundant farm building into single dwelling  
Low Hall Farmhouse, Haydon Bridge, Hexham, Northumberland, NE47  
6AF**

There were no questions arising from the site visit videos which had been circulated prior to the meeting.

The Planning Officer introduced the application with the aid of a powerpoint presentation and reported the following:

- The refusal reason had been updated to include reference to policies QOP1, QOP2 and ENV1. The recommendation for refusal should now read:

“The proposed design, scale and increase in height would fail to preserve the special interest of the host building which is a non-designated heritage asset and the wider Haydon Bridge Conservation Area. The proposed increase in height would alter the historic relationship between buildings on the farm steading. The proposed works would be unsympathetic to the character of the original building and would be visible from the Conservation Area and would change the appearance of the site from the public domain. It is not considered that there are sufficient public benefits resulting from the development that would outweigh the identified harm. Therefore, the proposal fails to accord with Policies QOP1, QOP2, ENV1,

ENV7 and ENV9 of the Northumberland Local Plan and the NPPF in this respect.”

Councillor Brian Howard spoke on behalf of Haydon Bridge Parish Council and made reference to the following comments when the parish council had discussed the application :-

- The repurposing of a redundant derelict farm store would be beneficial as it would utilise raw materials already on site and help to reduce the carbon footprint of a residential property.
- Maintaining the original footprint of the store would be advantageous for a working farm whilst adapting it to modern needs.
- It would provide much needed accommodation within Haydon Bridge for a young family pivotal for the continuity of a family business.
- Living on site would reduce travel time and the impact on the environment from commuting to a job that traditionally kept extremely long antisocial hours with 14-16 hour shifts.
- The proximity to the family home would help enhance and strengthen family values and social interaction between generations as the parents could help look after grandchildren.
- Utilising an existing resource on a brown field site would assist in the reduction of the environmental impact of house building.
- The building was of vernacular design and common place in the local area. It had no significant or unique architectural features.
- The proposed increase in ridge height would be largely consistent with surrounding buildings.
- The unanimous view of the Parish Council was to support the application.

Keith Butler, of Butler Haig Associates, spoke in support of the application. He highlighted the following:

- The building proposed for conversion did not exist on the first edition Ordnance Survey map. It had been a later addition to the steading which set it apart from the historic original buildings which were more prominent.
- The building was on the edge of the Conservation area, could not be described as landmark. In their view, it was also difficult to describe it as a non-designated heritage asset.
- Reference was made to the nearby modern shed viewed on the site visit. It was also in the Conservation area and not judged to have any adverse impact when approved in 2010.
- Reference was made to significant works considered acceptable and approved for other Listed Buildings and non-designated heritage assets including West Unthank, the former Hexham swimming pool and Hexham House.
- The proposal did not add a full extra storey. The height internally would still be very limited with only 1.5 metres under the foot of the truss at first floor level.

- There were existing openings in the south elevation. It would be feasible to reuse the existing stones forming the ventilation slit and to mirror the stop chamfers on new window mullions.
- The proposals did not harmfully impact upon either the historic composition of the farmstead or unbalance the composition. There was previously a much higher hay shed shown on the Ordnance Survey maps to the south of this building. This conversion was the next evolutionary step.
- The use of areas of glazing to the North elevation was intended to reflect existing openings.
- It was noted on the site visit that the building proposed for conversion was almost completely hidden from the public domain by the two-storey barn and the hedge.
- The proposals would not result in the loss of significant areas of historic fabric. New materials proposed would match existing and were in keeping with the local vernacular.
- The proposal would secure optimal use for the building and would therefore bring direct public benefit and should be weighed against any harm, if any was judged to be created.

Kevin MacDonald, one of the applicants, spoke in support of the application. He stated that:

- He was a third-generation member of the MacDonald farming family in Haydon Bridge who dreamed of remaining in the village to carry on the contracting business. He hoped to be able to hand it down to his children and grandchildren.
- He had attended local schools, played sport for the village teams and had coached football when time had allowed.
- Agricultural and rural communities struggled to hold on to the next generation as they were drawn away. His ambitions had been village orientated and was now a partner in P&P MacDonald. They provided valuable agricultural and amenity services to the local area. Living on site was crucial to him being able to continue to work the unpredictable and exceptionally long hours required during harvest or the winter period when they carried out snow clearance for the Council.
- The Long Byre was impractical and unsuitable for modern agriculture due to the size of today's machinery.
- They aspired to utilise the Long Byre as a modest family home, continuing improvements and restoration of the steading his parents had begun.
- They had tried not to alter the height; however, it had been difficult to find a practical or financially viable solution that would last for them. They had tried to be sympathetic with the design and not have a negative effect. They had striven to preserve, restore and enhance the building.
- This was to be their forever home, not developed for a quick profit. Being on site would provide a better quality of life allowing their family to grow.
- Living in the Long Byre would enable them to have more time to contribute and volunteer locally.



- Time not spent travelling could be utilised growing the business potentially offering further local employment. Less traveling would reduce their carbon footprint.
- Their application was supported by neighbours and the local community. It meant a lot to them and their future.

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

- The additional reasons for refusal had been included in an earlier version of the report and accidentally omitted when the report had been finalised. References to Policies QOP1 and ENV1 were included at paragraph 7.9 and 7.11 of the report. Further detail on design and amenity was expanded upon within policy QOP2.
- The proposed height was 30cm higher than the adjacent building.
- Non-designated heritage assets were defined as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which did not meet the criteria for designated heritage assets”.
- The building had been identified as a non-designated heritage asset following a statutory duty place on the Local Planning Authority following the designation of Haydon Bridge’s Conservation area in 2009. This required that a Conservation Area Character Appraisal be undertaken. Conservation areas were ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- The building had been designated as a non-designated heritage asset due to its age, it was included on the second edition of the OS map and identified within the adopted Conservation Area Character Appraisal. This highlighted Low Hall Farm “as a landmark group of buildings, marking the eastern extremity of Haydon Bridge” and “that the farm complex provides an appropriate agricultural link between the built-up form of the village and the surrounding rural area and serves as a reminder of the area’s former economic dependence upon farming”.
- Increasing the height of the Long Byre would unbalance the composition of the buildings as the progression in the heights of buildings with the farm steading was unique.
- The modern buildings on the farm site did not form part of the application and had not been taken into consideration in the assessment of this application.
- The early edition OS maps and multiple references within the Conservation Area Character Appraisal supported the designation of the building as a non-designated heritage asset. The National Planning Policy Framework (NPPF) placed duties on Local Planning Authorities when assessing and determining planning applications to require that a balanced view was taken when judging whether there was any harm or loss. This application was located in a Conservation Area and was judged by the Conservation Officer to cause ‘less than substantial harm’ to a non-

designated heritage asset and therefore failed the statutory test to preserve the character and appearance of Haydon Bridge Conservation Area.

- The principle of converting the building into a residential dwelling was acceptable and in accordance with policies of the Haydon Bridge Neighbourhood Plan and Northumberland Local Plan.
- The increase in height, glass fronted entrance, additional openings and fenestration pattern did not comply with guidance issued by Historic England which recommended a simple farm conversion including retention of distinctive features internally and externally and minimal alterations. The increased height would have a significant impact on the appearance of the property from the main road and impact on the historic character of the farmstead.
- Categorisation of harm could fall into one of three classifications, substantial harm, less than substantial harm or no harm. The Conservation Officer was of the opinion that the proposals would cause 'less than substantial harm' and therefore paragraph 202 of the NPPF required consideration whether there would be any public benefit. In this case, as the application was for a private residential development, it was considered that there would be no public benefit.
- The Conservation Officer considered that securing the optimum viable use of the farm building could be achieved without the loss of character, important architectural features and historic fabric and they did not therefore support the proposal. Conversion of the building without an increase in height could secure its optimum viable use.
- The application site was within the Haydon Bridge Conservation Area and it did not matter that some of the farm site was at the edge of the Conservation Area or that the farm was not wholly within the Conservation Area.
- It was acknowledged that the building was not visible along the whole stretch of the adjacent road. However, where it was visible it could be seen by car, coach or foot. Reference was made to the importance of the farm steading in the Character Appraisal which were described as a landmark group of buildings and a gateway to Haydon Bridge. They provided a link between the village and the surrounding rural area and was a reminder of the previous economic dependence on farming.
- As the structure proposed for conversion was a non-designated heritage asset, the assessment required that greater importance be placed on design.
- The Haydon Bridge Character Appraisal had been adopted by Tynedale Council in 2009 following consultation with relevant parties and was a key policy document when assessing design. The Planning (Listed Building and Conservation) Act 1990 placed a duty on the Council to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest and for buildings to be surveyed and recorded.
- A structure within a Conservation Area which was defined as a non-designated heritage asset held significant weight, similar to a listed building, and required that the harm from the proposals be assessed.

- It was the relationship between the buildings within the farm steading which was unique and therefore the proposals had to be assessed on the steading and then the wider area and was described in paragraph 7.19 of the report. The change in height proposed for the Long Byre would unbalance the composition, change the relationship with the adjacent buildings and have a significant impact on the visual appearance of the property from the main road.
- It was acknowledged that the building was dilapidated and currently without a roof, however the proposals would not conserve the building and its fabric would be lost and could not be supported by officers.
- The optimum viable use was defined as the use that was most viable but the one likely to cause the least harm to the significance of the asset. It need not be the most economical nor the original use.
- Consideration of alternative designs to create a 3-bedroom property without increasing the height to secure the optimum viable use would need to be assessed under a separate planning application. A previous application with an extension had been withdrawn.
- If the members considered that there was no harm from the proposal to the Conservation Area or non-designated heritage asset, there would be no need to assess the public benefit or secure its optimum viable use.
- Every application was assessed on its own merits and therefore there should not be undue concern about setting of precedents.
- If approved, the planning officer would liaise with the Conservation Officer regarding appropriate wording of conditions to ensure that the design was sympathetic to the Conservation Area designation.

Councillor Stewart proposed that the application be granted, contrary to the officer's recommendation that the application be refused, on the basis that there would be no harm to the Conservation Area and that the proposal would not harm the significance of the non-designated heritage asset. The scheme would provide a valuable family home in a building which had not been vacant for a long time in a rural area which was supported by the Parish Council and many others. If approved, the wording of conditions would need to be delegated to the Director of Planning in consultation with the Chair. This was seconded by Councillor Hutchinson.

Several of the members commented on the usefulness of the site visit which had demonstrated the extent upon which the building was visible from the public road was limited to the entrance. The proposals would bring a redundant building back into use, was supported by Parish Council and was preferred to the previous application which included an extension.

Upon being put to the vote the results were as follows: -

**FOR: 6; AGAINST: 3; ABSTENTION: 1.**

**RESOLVED** that the application be **GRANTED** permission for the reasons stated and that the wording of conditions to be delegated to the Director of Planning in consultation with the Chair.

**44. 22/00579/FUL  
Conversion of existing barn to 1 dwelling  
Land to East of Edgewell House Farm House, Edgewell House Road,  
Prudhoe, Northumberland, NE42 5PD**

The Chair reported that the application had been withdrawn from the meeting.

**45. The Northumberland County Council  
(Land At Murrayfield, Allendale Road, Hexham, Northumberland)  
Tree Preservation Order 2022 (No. 02 of 2022)**

The Senior Planning Officer introduced the report with the aid of a powerpoint presentation. She provided the following update:

- Further comments and documents submitted by the objector had been circulated to all members prior to the committee meeting. The comments and documents were in addition to previous comments the objector had made which were discussed in the committee report. The further comments from the objector reiterated some of the points raised within their initial comments regarding why the applicant wished to undertake works to trees within the grounds of their property. The reasons included
  - for maintenance purposes,
  - to improve access to the property and
  - to reduce shading to the garden.
- The objector had sought further comments from Dendra Consulting Ltd who had concluded that only the trees which were identified as "definitely" meriting a Tree Preservation Order should form part of the provisional Tree Preservation Order and not the trees which were identified as "possibly" meriting a Tree Preservation Order.
- There were also some disagreements regarding the scoring. The further comments from the objector had been reviewed by the Arboricultural Consultant of Tilia Tree Consultancy Services, who had undertaken the assessment on behalf of the Council. However, these additional comments did not change the overall recommendation to confirm the Tree Preservation Order subject to modifications.

The Senior Planning Officer explained that whilst the provisional Tree Preservation Order (TPO) had been for the whole area, it was proposed that this be modified to 25 individually specified trees and 5 groups of trees within this site.

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

- The modification of the TPO would exclude shrubs and other vegetation on the site.
- It was necessary to seek permission for work to prune or remove trees in a Conservation Area. However, a TPO also enabled replacement planting to be secured.

- Whilst some of the groups of trees included Cypress and were described as possibly meriting a TPO, they played an important role in the setting of the public realm and contributed significantly to the amenity of the wider area and. A TPO would enable additional planting to be secured for a more diverse range of trees.
- The planning application which had led to the assessment had proposed that 32 trees be felled and pruning of two others. This would have been a loss of approximately one third of the trees on the site and the application had been refused.
- There was no fee to make an application or give notice to prune or remove a tree protected by a TPO.
- Members were required to confirm the order or refuse it. The order could not be amended at this stage to only include some of the identified trees or groups and exclude others. If the TPO was not confirmed and members requested that the order be reviewed, the trees would not be protected.

Councillor Hutchinson moved the recommendation to confirm provisional order 2022 (No. 02 of 2022) subject to modifications to protect 25 individually specified trees (T1-T25) and 5 groups of trees (G1-G5) within the site at Murrayfield, Allendale Road, Hexham. This was seconded by Councillor Morphet.

Upon being put to the vote the results were as follows: -

**FOR: 6; AGAINST: 4; ABSTENTION: 0.**

**RESOLVED** that the Northumberland County Council (Land at Murrayfield, Allendale Road, Hexham, Northumberland) Tree Preservation Order 2022 (No. 02 of 2022), be confirmed.

**46. PLANNING APPEALS UPDATE**

The report provided information on the progress of planning appeals.

**RESOLVED** that the information be noted.

**47. DATE OF NEXT MEETING**

The next meeting would be held on Tuesday 13 September 2022 at 4.00 p.m.

**CHAIR** \_\_\_\_\_

**DATE** \_\_\_\_\_

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## Northumberland County Council

### TYNEDALE LOCAL AREA COUNCIL

11 OCTOBER 2022

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#### DETERMINATION OF PLANNING APPLICATIONS

**Report of the Interim Executive Director of Planning and Local Services,  
Regeneration, Commercial and Economy**

**Cabinet Member:** Councillor CW 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 Tynedale Local Area Council in accordance with the current delegation arrangements. Any further information, observations or letters relating to any of the applications contained in this agenda and received after the date of publication of this report will be reported at the meeting.

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

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

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

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**BACKGROUND PAPERS**

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

**IMPLICATIONS ARISING OUT OF THE REPORT**

<b>Policy:</b>	Procedures and individual recommendations are in line with policy unless otherwise stated
<b>Finance and value for</b>	None unless stated



**Money:**

**Human Resources:** None

**Property:** None

**Equalities:** None

**Risk Assessment:** None

**Sustainability:** Each application will have an impact on the local environment and it has been assessed accordingly

**Crime and Disorder:** As set out in the individual reports

**Customer Considerations:** None

**Consultations:** As set out in the individual reports

**Wards:** All

Report author      Rob Murfin  
Report of the Interim Executive Director of Planning and Local  
Services, Regeneration, Commercial and Economy  
01670 622542  
Rob.Murfin@northumberland.gov.uk

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

### **Chair**

Introduce s application

### **Planning Officer**

Updates – Changes to Recommendations – present report

### **Public Speaking**

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

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

### **Rules of Debate**

Proposal

Seconded

DEBATE

- No speeches until motion is seconded
- Speech may not exceed 6 minutes
- Amendments to Motions
- Approve/ refuse/ defer

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

Chair should read out resolution before voting

Voting should be a clear show of hands.



**Northumberland**  
County Council

**Tynedale Local Area Council Planning Committee**  
**Tuesday 11<sup>th</sup> October 2022**

<b>Application No:</b>	22/00303/FUL		
<b>Proposal:</b>	Construction of 1no. dwelling with associated access, parking and landscaping		
<b>Site Address</b>	Land North Of Meadow Gate, Catton, Northumberland,		
<b>Applicant:</b>	Mrs Janet Oliver C/O Agent	<b>Agent:</b>	Miss Joanne Wood 1 Hood Street, Newcastle-upon-Tyne, NE1 6JQ,
<b>Ward</b>	South Tynedale	<b>Parish</b>	Allendale
<b>Valid Date:</b>	11 February 2022	<b>Expiry Date:</b>	8 April 2022
<b>Case Officer Details:</b>	Name: Miss Charlie Hall Job Title: Planning Officer Tel No: 01670 624525 Email: Charlie.Hall@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED



**1. Introduction**

1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's

delegation scheme due the number of objections raised by members of the public. It was agreed that the application raises issues of wider community or significant County Council interest, and so should be considered by the Committee.

## 2. Description of the Proposals

2.1 Planning permission is sought to construct a two storey four bedroom detached dwelling with attached double garage at land north of Meadow Gate, Catton.

2.2 The proposed dwelling would be constructed of stone and slate and would be located within a plot created from an area within the south east corner of the paddock to the north of Meadowgate. A new access and associated driveway is proposed which would connect the dwelling to the B6303. The property would have a timber post and rail fence to the boundaries. The existing dry stone wall would be retained either side of the new access to the eastern boundary. It is proposed to lower the ground levels to lower the overall height of the proposed dwelling.

2.3 The application site is a greenfield site located within the village of Catton. The site is located west of the B6303 and south of the B6295 and is situated within the North Pennines AONB.

2.4 The application site has previously had planning permission granted (now lapsed) for a new dwelling of a similar size, scale and design, planning reference 18/01156/FUL and for a new access, planning reference 20/00494/VARYCO. This current application has minor changes to the design and location of the previously approved scheme.

## 3. Planning History

**Reference Number:** 17/04672/FUL

**Description:** Proposed 2 Storey detached dwelling with dormer windows and double garage.

**Status:** Withdrawn

**Reference Number:** 18/01156/FUL

**Description:** Proposed 2 storey 4 bedroom house with attached double garage

**Status:** Permitted

**Reference Number:** 20/00494/VARYCO

**Description:** Variation of condition 2 (approved plans) pursuant to planning permission 18/01156/FUL in order to allow for the creation of a separate access and driveway within the site

**Status:** Permitted

**Reference Number:** 21/00258/FUL

**Description:** Proposed 2 storey 4 bedroom house with attached double garage

**Status:** Withdrawn

## 4. Consultee Responses

Allendale Parish Council	Object;
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	Concerns about the prominence of the building, with Cllr White seconding this, as it was not keeping with Allendale Neighbourhood Development (ANDP) Plan Policy 1: General Development Principles bullet points five and six, and the motion was unanimously carried by the Council.
Highways	No objection subject to conditions
North Pennines AONB	It is the view of the Partnership that this area is an important component part of the character of the settlement. It therefore follows that for any development to be acceptable it must have no negative impact on, or, erode that character.
Public Protection	No objection
County Ecologist	No objection subject to conditions
Northumbrian Water Ltd	No response received.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	18
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 16th March 2022  
No Press Notice Required.

### Summary of Responses:

Seventeen letters of objection have been received in connection with the proposal in addition to a petition objecting to the proposal which included 40 signatures.

These are summarised as follows:

- Impact on views over landscape
- A two storey house built on top of the existing land levels would be overbearing compared to existing dwellings
- Ecology concerns
- Design not in keeping with the village
- Privacy issues to neighbouring properties/land- south of the site
- Might increase floor risk
- No detailed landscaping plans

- Large amounts of hard landscaping
- Sets a precedent for more housing in the village/ adjoining land
- No demand for housing of this size in Catton
- Overbearing and obtrusive
- Concerns of land levels
- Excavation of the site could destabilise neighbouring/ adjacent land
- Add to commuter traffic
- Will add to local sewage issues
- Insufficient information, details and plans have been provided

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

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.doactiveTab=summary&keyVal=R6EU98QSM3W00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

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

Policy STP1- Spatial Strategy

Policy STP2 - Presumption in Favour of Sustainable Development

Policy STP3 - Principles of Sustainable Development

Policy STP 4 - Climate change mitigation and adaptation

Policy HOU 2 – Provision of New Residential Development (Strategic Policy)

Policy HOU 3 – Housing Requirements for Neighbourhood Plan Areas (Strategic Policy)

Policy HOU 5 – Housing Types and Mix

Policy HOU 8 – Isolated Residential Development in the Open Countryside

Policy HOU 9 – Residential Development Management

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity

Policy QOP 4 – Landscaping and Trees

Policy QOP 5 – Sustainable Design and Construction

Policy QOP 6 – Delivering Well-Designed Places

Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)

Policy TRA 2 – The Effects of Development on the Transport Network

Policy TRA 4 – Parking Provision in New Development

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

Policy ENV 2 – Biodiversity and Geodiversity

Policy ENV 3 – Landscape

Policy ENV 6 – North Pennines Area of Outstanding Natural Beauty

Policy WAT 1 – Water Quality

Policy WAT 2 – Water Supply and Sewerage

Policy WAT 3 – Flooding

Policy WAT 4 – Sustainable Drainage Systems

Policy POL 1 – Unstable and Contaminated Land

Policy ICT2 - New developments

*Allendale Neighbourhood Development Plan (2015)*

Policy ANDP1 – General Development Principles  
Policy ANDP2 – Scale of Housing Development

### National Planning Policy

National Planning Policy Framework (NPPF) (2021, as updated)  
National Planning Practice Guidance (NPPG) (2018, as updated)

### 6.1 Other Documents/Strategies

North Pennines AONB Building Design Guide (2011)  
North Pennines AONB Planning Guidance (2011)

## **7. Appraisal**

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan, and the policies in the made Allendale Neighbourhood Plan.

7.2 The main considerations in the determination of this application are:

- Principle of the development.
- Siting, design and impact upon the North Pennines AONB.
- Impact upon residential amenity.
- Highway safety.
- Drainage and sewerage.
- Ecology.
- Internet connectivity and

### Principle of the Development

7.3 The application site is situated within the smaller village of Catton. The site is currently greenfield and is located off the B6303 that links Catton to Allendale. The site is located to the west of the B6303 and south of the B6295.

7.4 Catton is identified as a Small Village in Appendix A of the Northumberland Local Plan. As a starting point, Policy STP 1 of the of the Northumberland Local Plan relates to spatial strategy. This policy sets out the overall approach to the distribution of development across the county. Part (d) of Policy STP 1 states that *“in order to support the social and economic vitality of rural areas, and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of development subject to Green Belt policy considerations, where relevant”*. Part (e) of Policy STP 1 follows on to state that sustainable development will be supported within, or immediately adjacent to, the built form of main towns, service centres, service villages and small villages without

defined Green Belt inset boundaries or settlement boundaries, subject to Green Belt policy considerations, where relevant, if it is:

- i. Commensurate with the size of the settlement; and
- ii. Reflects the role and function of the settlement; and
- iii. Does not adversely impact upon the character and appearance of the settlement; and
- iv. Does not adversely impact upon the setting of the settlement or the surrounding countryside.

7.5 The application site is located within the village and is adjacent to the existing built form of Catton, which is identified within the Northumberland Local Plan as a Small Village. It is also acknowledged that Catton does not have a defined settlement boundary. Therefore, Part (e) of Policy STP 1 is relevant in the assessment of this application.

7.6 It is clear, as set out above, that small scale development is generally acceptable in smaller villages. Paragraph 79 of the NPPF states *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*. Policy STP 1 is therefore in line with the provisions of Paragraph 79 of the NPPF and settlements do not need to have sufficient local services to be considered sustainable locations for development, particularly where the development supports local services in nearby settlements.

7.7 Policy HOU 3 of the Northumberland Local Plan sets out the minimum housing requirements for designated neighbourhood plan areas to help meet Northumberland’s overall housing requirements which are set out within Policy HOU 2 of the Northumberland Local Plan. Policy HOU 3 identifies that a minimum of 100 new homes should be provided within the designated Allendale Neighbourhood Plan area within the period of 2016 to 2036.

7.8 With regards to the Allendale Neighbourhood Plan, Policy ANDP 2 relates to the scale of housing development. Policy ANDP 2 states *“planning permission will be granted for individual dwellings and small-scale housing development schemes, including affordable housing, that contribute to meeting the objectively assessed housing needs of the Parish as:*

- *Set out in the statutory Development Plan, taking account of the fact that Allendale is the main settlement in the parish; and*
- *Supplemented, as necessary, through up-to-date housing needs surveys.”*

7.9 Policy ANDP 2 follows on to state that *“housing development will be required to:*

- (a) Be of a nature and scale that reflects and respects the character and appearance of the area in which it is situated and it can be readily visually accommodated into the surrounding landscape or townscape without adverse impact on the character of its setting;*
- (b) Not result in an adverse impact on the amenity of any existing neighbours, including businesses; and*
- (c) Not otherwise adversely impact sensitive land uses”.*



7.10 The proposed development would occupy a relatively small site within the village and adjacent to several existing residential dwellings. The site is located within the built form of the small village of Catton. Catton is characterised by both sporadic and continuous, development which is predominantly located along the B6295 road.

7.11 The proposed development would be located to the south of Staward Lane and west of the B6295 and would be read as an extension of the settlement with their being existing residential dwellings to the east and south of the site. By comparison to the scale of Catton, in terms of the spread of development and number of properties in the settlement, the proposed development can be considered relatively small in scale and in keeping with the character of the local area.

7.12 Given the location and scale of the site, being a relatively small parcel of land within the existing built form of the village of Catton, it is clear that encroachment of the countryside would not occur. There are buildings present around the site, to the north, east and south, which would result in the proposal being read in conjunction with the existing buildings.

7.13 The small village of Catton is located within close proximity to Allendale, which is identified as a service centre within Policy STP 1 of the Northumberland Local Plan. Public transport links provide access to Allendale, as well as to the main town of Hexham. In this sense, small scale development in Catton would be capable of helping to support not only the services within the village, including the Crown Inn, Catton Village Hall and Catton Methodist Chapel, but also services available in Allendale where there exists a wider range of services and facilities, such as public houses, a school and local shops. Given the distances involved, the location of the site, the availability of services and access to modes of transport other than private car, the construction of small-scale development in this location can be regarded as sustainable development in accordance with Policy STP 1 of the Northumberland Local Plan and Paragraph 79 of the NPPF.

7.14 The proposed development would provide a contribution towards the supply of housing more generally in Northumberland, and within the Allendale Neighbourhood Plan area. Therefore, it is considered that the proposed development would be acceptable in accordance with Policies HOU 2 and HOU 3 of the Northumberland Local Plan.

7.15 In summary, the development would be small in scale and proportionate to the size of Catton as a Small Village. The development of this site, for reasons discussed above, would not adversely impact upon the character and appearance of the settlement and would not have an adverse impact upon the setting of the settlement or the surrounding countryside and thus would be acceptable as a matter of principle in accordance with Policy STP 1 of the Northumberland Local Plan. The principle of the development is also acceptable in accordance with Policy ANDP 2 of the Allendale Neighbourhood Plan and Paragraph 79 of the NPPF as the proposal would support the community services and facilities in the nearby local centre of Allendale and would provide a contribution towards housing need in the Allendale Parish. The proposed development would also be in accordance with Policies HOU 2 and HOU 3 of the Northumberland Local Plan in relation to meeting local housing requirements. Overall, the proposal comprising of the construction of residential development, as a matter of principle, represents a sustainable form of development in this location.

## Siting, Design and Impact upon the North Pennines

7.16 Policy QOP 1 of the Northumberland Local Plan relates to design principles for any new building. The policy states that any proposal should *“make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography”*

7.17 Policy ENV 6 of the Northumberland Local Plan relates to development within the North Pennines AONB. This policy states *“the special qualities of the North Pennines Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific guidance”*. Part (5) of Policy ENV 6 states *“where new building or engineering works are proposed, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the special qualities of the AONB can be judged”*.

7.18 Policy ANDP 1 of the Allendale Neighbourhood Plan sets out the general principles for development and states that *“development that significantly and adversely affects the landscape character, appearance, tranquillity and dark skies of the North Pennines Area of Outstanding Natural Beauty will not be permitted”*.

7.19 The North Pennines AONB Building Design Guide sets out principles for new buildings in the AONB. The guide states *“new building in the AONB should relate to the established character of the area in which it is to be located.”* The guide follows on to state *“whatever the type of development, the key to successful integration lies in the careful consideration of the characteristics of the surrounding landscape, the setting of the proposed building, the scale and massing of adjacent buildings and the general range of materials used in them”*. The Guide also states that new housing development should be of good quality, meet local needs and should help to conserve and enhance the AONB’s environment

7.10 The application site lies wholly within the North Pennines AONB. The North Pennines AONB Partnership has been consulted on this application and has indicated that it will be necessary to consider whether the field is within the developable scope of the settlement and only consider approval if it is found to be the case. The application site has been found to be suitable for development for the reasons set out in the above “principle of the development” section of this report. The AONB officer also states that any proposal should not have a negative impact on or erode the special character of the site.

7.11 It is considered that the design of the house, which would be constructed of natural sandstone with a slate roof, would, with its traditional design and scale, reflect and respect the character and appearance of the area. Due to its location, it is considered important that design details such as window types and rainwater goods are controlled by condition.

7.12 The application site is bounded by an open field to the north which is adjacent to B6295 and to the east of the B6303. There are existing residential dwellings to the south with open countryside and agricultural land to the west. It is noted that the application site is situated on a hill and the existing land levels are higher than the neighbouring sites. As part of the proposal the land levels of the site would be reduced to allow the new dwelling to sit within the site and not on top of the existing land. This would allow the new dwelling to sit comfortably within the surrounding landscape and

next to the existing neighbouring properties. Although an important part of the village, the proposed development could be achieved sensitively with appropriately worded conditions.

7.13 As a recognisable clustered settlement, in which the development would be read as part of due to the backdrop of housing and proximity to other dwellings, it is not considered that the special scenic qualities of the North Pennines AONB would be significantly affected by the development of this relatively small site. It is emphasised that the proximity to the village and siting north and west of existing residential properties is such that development would be viewed in connection with the village and be seen as part of the settlement rather than new isolated development in a sensitive landscape area. It is acknowledged that the character of the site would be altered, and any new development here would inevitably disturb the existing appearance of the land. This change would not, however, be considered to be so significant as to deem it harmful to the natural beauty of the North Pennines AONB. The special scenic qualities of the landscape surrounding Catton would be preserved, and whilst there would be recognisable change in the landscape character of the application site, it is considered that the proposals would appear well-related and integrated with the village.

7.14 A condition removing permitted development rights for development within the curtilage of any dwelling is considered to be necessary to protect the special scenic qualities of the North Pennines AONB and to give the Local Planning Authority control over the appearance of any future development at the site. Subject to accordance, with such conditions, with the ultimate control remaining with the local planning authority in determining any application for reserved matters, it is considered that the development of the site can be achieved without compromising or harming the special scenic qualities of the North Pennines AONB.

7.15 There have been several objections from the public and Allendale Parish Council with regards to the proposed design, scale and overall appearance of the site. However, the proposed dwelling is of an appropriate size with regards to the plot and the surrounding dwellings. The design and materials proposed would be in keeping with the immediate area and the surrounding AONB. There have also been objections relating to the proposed height of the dwelling and how the house would be situated on the site. The reduction in land levels if the site would address these concerns.

7.16 In this respect, the application is considered to be acceptable in accordance with Policies QOP1, ENV6 of the Northumberland Local Plan, Policies ANDP 1 and ANDP 2 of the Allendale Neighbourhood Plan, Policies, the principles of the North Pennines AONB Building Design Guide and the principles of the NPPF.

#### Impact upon Residential Amenity

7.17 Policy QOP 1 of the Northumberland Local Plan sets out the design principles for all types of development. One of the principles of this policy states that proposals will be supported where design “*protects general amenity*”. Policy QOP 2 of the Northumberland Local Plan relates to good design and amenity. This policy seeks to preserve the amenity of those living in, working in or visiting the local area.

7.18 Policy ANDP 1 of the Allendale Neighbourhood Development Plan relates to the principles for general development. Policy ANDP 1 seeks to ensure that development is located to ensure that it does not significantly and adversely affect the amenity of

nearby residents or other sensitive land uses. Policy ANDP 2 of the Allendale Neighbourhood Development Plan, which relates to the scale of housing development, requests that housing developments should not result in an adverse impact on the amenity of any existing neighbours, including businesses.

7.19 The proposed development would be located north of several existing dwellings (Meadowgate and Unicorn House). The new dwelling would be located approximately 30m north of the existing properties. No windows are proposed at first floor level to the southern elevation of the new dwelling. It is noted that the proposed dwelling would sit approximately 1.4m higher than the existing dwellings to the south. Given that the site and wider area is situated on a hill it is expected that any properties to the north would be slightly higher than those to the south. Public protection has been consulted on the application and they raise no concerns.

7.20 Therefore, it is considered given the separation distance, location of the dwelling, orientation and design of the dwelling there would not be a significant impact on the properties to the south, Meadowgate and Unicorn House. The proposal is considered to be in accordance with Policy QOP 2 of the Northumberland Local Plan, Policies ANDP 1 and ANDP 2 of the Allendale Neighbourhood Plan and the principles of the NPPF in relation to the impact upon residential amenity.

#### Highway Safety

7.21 Policy TRA 1 of the Northumberland Local Plan relates to promoting sustainable connections. Policy TRA 2 of the Northumberland Local Plan sets out criteria relating to all types of development affecting the transport network. Policy TRA 4 of the Northumberland Local Plan relates to parking provision in new development

7.22 A new access to the site is proposed from the B6295, which has previously been granted permission, reference 20/00494/VARYCO. Part of the existing stone wall would be removed to allow access into the site, the land would then fall down towards the dwelling

7.23 The Council's Highways Development Management (HDM) team has been consulted on this application and has no objection subject to conditions and informatives. During the course of the application, the applicant has submitted additional information to address the initial concerns raised by the Council's HDM team. The recommended conditions relate to details to the new access, parking area and details of surface water run-off.

7.24 Subject to accordance with the conditions recommended by the Council's HDM team, the proposed development is considered to be in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the aims of the NPPF in relation to highway safety and car parking provision.

#### Drainage and Sewerage

7.25 The application form states that both surface water and foul sewage would be disposed of by mains sewers. Therefore, the proposal would connect to the existing drainage system. Northumbrian Water has been consulted on this application and have not provided a response. The proposed development is considered to be in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan in this respect.

## Ecology

7.26 This planning application has been supported by a Preliminary Ecological Appraisal. There are potentially some impacts to reptiles and birds and there will be a loss of 0.07 hectares of poor semi-improved grassland. The Ecological Appraisal has set out a scheme that would potentially offset the loss for biodiversity, however this would need to be secured by a condition. The loss of grassland can also be mitigated somewhat by including areas of tall grassland within the scheme for barn owl to feed, this can be retained on the bank. The Council's ecologist has no objection to the works subject to conditions and it is considered that the works would not have a significant impact on the site.

7.27 Subject to accordance with the recommended conditions, the proposed development is considered to be in accordance with Policy ANDP 1 of the Allendale Neighbourhood Plan, Policy ENV 2 of the Northumberland Local Plan and the principles of the NPPF in this respect.

## Internet Connectivity

7.28 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy goes on to state that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.29 The current application does not state whether full-fibre broadband connections are proposed, whilst officers are mindful of the rural location of the site which may affect availability of existing connections and viability of future connections. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

## Sustainability Measures

7.30 Policy QOP 5 of the Northumberland Local Plan relates to sustainable design and construction and seeks to minimise resource use, mitigate climate change, and ensure proposals are adaptable to a changing climate. This policy indicates that proposals will be supported, where feasible, where it incorporates sustainability measures, such as renewable and low carbon energy systems. This application was validated prior to the adoption of the Northumberland Local Plan, therefore sustainability measures were not sought from the outset. However, details of sustainability measures for the development can be secured by condition, in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF.

## Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information

provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

### Crime and Disorder Act Implications

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

### Human Rights Act Implications

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

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

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

## **8. Conclusion**

In conclusion, the development would be small in scale and proportionate to the size of Catton as a smaller village. The principle of the development is acceptable in accordance with Policies STP1, HOU2 and HOU3 of the Northumberland Local Plan and Policy ANDP 2 of the Allendale Neighbourhood Development Plan.

The design of the house, using traditional materials would be appropriate to the site, the character of the area and the North Pennines AONB. The proposed new access would be considered acceptable and would not have a greater impact on highway safety. The impact on water and sewerage has been assessed and is considered acceptable subject to conditions relating to drainage and surface water. It would accord with relevant local plan and national planning policies.

## 9. Recommendation

That this application be GRANTED subject to the following:

### Conditions/Reason

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

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

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

- Location Plan, received 11<sup>th</sup> February 2022
- Proposed Site Plan, Drawing no. BS/JT/21690, received 21<sup>st</sup> April 2022
- Proposed Elevations, Drawing no. BS/JT/21690
- Proposed Floor Plans, Drawing no. BS/JT/21690, received 21<sup>st</sup> April 2022
- Proposed Street Elevation, Drawing no. BS/JT/21690
- Wider Street Elevation, Drawing no. BS/JT/21690

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

3. Notwithstanding the plans hereby approved, no development shall commence on site until plans, including cross sections showing the finished floor levels, garden levels and resulting ridge height of the dwelling hereby approved, from a fixed datum point, are submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed only in accordance with those approved details.

Reason: To ensure these details are controlled by the Local Planning Authority in the interests of impact on the appearance of the area in accordance with the NPPF.

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

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Policies TRA1, TRA2 and TRA4 of the Northumberland Local Plan.

5. Before development commences above damp proof course level, samples of materials to be used in the construction of the dwelling and garage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area and the AONB and the amenity of neighbouring properties. In accordance with Policies QOP1, ENV1, ENV3 and ENV6 of the Northumberland Local Plan

6. Prior to the commencement of development above damp proof course level a sample panel measuring at least 1 metre by 2 metres, using the approved stone and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site and inspected and approved in writing by the Local Planning Authority. Thereafter, the stone panel shall remain on site until the external walls of the dwelling have been constructed to eaves height.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1, ENV1, ENV3 and ENV6 of the Northumberland Local Plan

7. Notwithstanding the details submitted, the windows shall be of painted timber and shall be hung sliding sash, recessed by at least 100mm and with no trickle vents. The windows shall be retained/replaced like for like in perpetuity.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

8. Rainwater goods shall be fixed directly to the wall with no fascia boards.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

9. Notwithstanding the details submitted, the dry stone wall along the eastern boundary shall remain in situ, except for the approved access, unless otherwise agreed in writing by the LPA.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order), the following works shall not be carried out to the dwelling(s) hereby approved without the prior permission of the Local Planning Authority:

- (a) The construction of any extension;
- (b) The enlargement of door and window openings, or the creation of additional openings;
- (c) The re-roofing of the building in a different material to that existing, or approved by the Local Planning Authority;



(d) The construction of any building within the curtilage of the dwelling.

Reason: To enable the Local Planning Authority to consider the effects of such development. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

11. Prior to the fixing of any external lighting (within the site/on the building), details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units. The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, through excessive light pollution, in accordance with Policies ENV1, ENV4 and ENV6 of the Northumberland Local Plan.

12. The development shall not be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans]. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

13. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

14. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

15. Prior to any ground clearance to implement the development a landscape plan, showing both hard and soft landscaping proposals, for the site shall be submitted to, and agreed in writing with, the LPA. The plan shall detail the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to the North Pennines area of Northumberland with

implementation in full during the first planting season (November – March inclusive) following the commencement of development

At a minimum the plan shall include: The planting of 50m of mixed native species hedging with trees and the location of an integrated bat box within the new dwelling as described in the ecology report. Further trees and retention of grassland along the eastern margin/bank should also be shown.

At the same time as the landscape plan is submitted, a detailed method statement for the protection of reptiles during construction should be provided and agreed.

Once agreed the development will proceed according to the Landscape Plan and Method statement and lighting arrangements

Reason to protect native wildlife and to enhance the biodiversity value of the site In accordance with Local Plan Policies ENV1, ENV2, ENV3 and ENV6 of the Northumberland Local plan

16. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

17. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Informatives

1 You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)

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

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

4 Any pits or holes dug during construction phase must be covered at night and or a rough plank left in trenches positioned with the bottom of the plank against and parallel with the side of the trench, at an angle no greater than 30 degrees, to allow animals to escape

5 Works will avoid the bird nesting season, March to August inclusive. If this period cannot be avoided any works must be preceded by a nesting bird check by a suitably experienced ecologist, no more than 24 hours before commencing works.

6 To minimise light pollution, any artificial lighting must follow guidelines set by the Institute of Lighting Professionals (<https://theilp.org.uk/ilp-guidance-note-1-the-reduction-of-obtrusivelight-has-been-updated/>)

**Background Papers:** Planning application file(s) 22/00303/FUL

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## Northumberland County Council

### Tynedale Local Area Council Planning Committee 11<sup>th</sup> October 2022

<b>Application No:</b>	22/00579/FUL		
<b>Proposal:</b>	Conversion of existing barn to 1 dwelling		
<b>Site Address</b>	Land To East Of Edgewell House Farm House, Edgewell House Road, Prudhoe, Northumberland, NE42 5PD		
<b>Applicant:</b>	Mr Steve Underwood Edgewell House Farm House, Edgewell House Road, Prudhoe, NE42 5PD	<b>Agent:</b>	Mr Tony Carter 1st Floor, Hepscott House, Coopies Lane, Morpeth, NE61 6JT
<b>Ward</b>	Prudhoe North	<b>Parish</b>	Prudhoe
<b>Valid Date:</b>	17 February 2022	<b>Expiry Date:</b>	16 September 2022
<b>Case Officer Details:</b>	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission subject to conditions.



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## **1. Introduction**

1.1 The application has been called in by a Local Member. Therefore, under the provisions of the Council's current Scheme of Delegation, the application has been referred to the Director of Planning and the Chair and Vice Chair of the Tynedale Local Area Council Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

## **2. Description of the Proposals**

2.1 Planning permission is sought for the conversion of one former milking parlour building to create one residential dwelling on land east of Edgewell House Farmhouse, Edgewell House Road, Prudhoe.

2.2 The application proposes to retain and convert the existing building at the site to provide one dwelling. The dwelling would have three bedrooms and the accommodation would be set over one level. The existing brick walls would be retained and cleaned and repointed, where necessary, and the existing metal framed windows to the north west and south east elevations would be replaced with uPVC windows in enlarged openings. The existing corrugated sheeting to the roof, which contains asbestos, would be replaced with new black corrugated roof sheeting. Powder coated aluminium bi-folding doors would be installed to the south east elevation of the building. The existing large openings to the north east and south west elevations of the building would be partially bricked up with new openings installed.

2.3 Car parking would be provided to the south west of the unit, with the proposed development to be accessed from Edgewell House Road via a private road/driveway, which currently serves the residential property, Edgewell House Farmhouse. The vehicular access point onto Edgewell House Road would remain as existing. As part of the application, the land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land into residential use.

2.4 The application site is located within the open countryside to the south of the main town of Prudhoe. The application site is within the Green Belt, is within an Area of High Landscape Value and is within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI). The application site is also within a high-risk coal working referral area.

2.5 Further information and revised plans have been submitted during the course of the application to address the initial concerns raised by the Council's Public Protection (PP) team, the Council's Ecology team and the Council's Highway Development Management (HDM) team.

2.6 The building has been subject to two previous prior approval applications for conversion into residential use (references: 20/02734/AGTRES and 21/01205/AGTRES). Prior approval applications of this type are solely assessed

against the criteria and conditions of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Both prior approval applications concluded that insufficient information was provided to demonstrate that the building was last used for agricultural purposes and therefore it was considered that the proposals did not constitute permitted development and the prior approval applications were refused. The current application, is a full planning application, and will therefore be assessed differently to the prior approval applications and will be assessed against relevant local and national planning policies. This assessment is set out in the below appraisal section of this report.

### 3. Planning History

**Reference Number:** 20/02734/AGTRES

**Description:** Change of use of an existing agricultural building and conversion to 1no. dwelling

**Status:** Refused

**Reference Number:** 21/01205/AGTRES

**Description:** Prior notification for change of use of an existing agricultural building and conversion to 1no. dwelling

**Status:** Refused

**Appeals**

**Reference Number:** 21/00034/REFUSE

**Description:** Prior notification for change of use of an existing agricultural building and conversion to 1no. dwelling

**Status:** Dismissed

### 4. Consultee Responses

Prudhoe Town Council	Support the application.
Highways Development Management (HDM)	Raise concerns that the proposed development would be located in an unsustainable location in terms of connectivity, due to its open countryside location. However, HDM do find technical highway matters, such as access and parking, to be acceptable. At the request of the case officer, HDM have recommended conditions, as the Local Planning Authority consider the proposed development to be acceptable as a matter of principle in this open countryside location and in the Green Belt and recommend approval of the application.
County Ecologist	No objection subject to recommended conditions.
The Coal Authority	Recommend an informative be attached to any permission granted.
Public Protection	No objection subject to recommended conditions.
Northumbrian Water Ltd	No response received.
Lead Local Flood Authority (LLFA)	No objection subject to recommended condition.

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## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	2
Number of Support	0
Number of General Comments	0

### Notices

General site notice – Displayed on 16th March 2022

No press notice required.

### Summary of Responses:

Two representations of objection have been received from neighbouring properties, raising concerns on the following issues:

- Highway safety.
- Access.
- Impact upon the amenity of neighbouring properties, The Granary and Edgewell East Cottage.
- Loss of privacy for neighbouring properties, The Granary and Edgewell East Cottage.
- Impact on the rural setting/area.
- Coal mining risk/land instability.
- Contamination.
- Validation matters.

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

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=R7EQ7EQSMIR00>

## 6. Planning Policy

### 6.1 Development Plan Policy

*Northumberland Local Plan (March 2022)*

Policy ENV 1 – Approaches to Assessing the Impact of Development on the Natural, Historic and Built Environment (Strategic Policy)

Policy ENV 2 – Biodiversity and Geodiversity

Policy ENV 3 – Landscape

Policy HOU 1 – Making the Best Use of Existing Buildings (Strategic Policy)

Policy HOU 2 – Provision of New Residential Development (Strategic Policy)

Policy HOU 8 – Isolated Residential Development in the Open Countryside

Policy POL 1 – Unstable and Contaminated Land

Policy QOP 1 – Design Principles (Strategic Policy)



Policy QOP 2 – Good Design and Amenity  
Policy QOP 4 – Landscaping and Trees  
Policy QOP 6 – Delivering Well-Designed Places  
Policy STP 1 – Spatial Strategy (Strategic Policy)  
Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)  
Policy STP 3 – Principles of Sustainable Development (Strategic Policy)  
Policy STP 7 – Strategic Approach to the Green Belt (Strategic Policy)  
Policy STP 8 – Development in the Green Belt (Strategic Policy)  
Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)  
Policy TRA 2 – The Effects of Development on the Transport Network  
Policy TRA 4 – Parking Provision in New Development  
Policy WAT 2 – Water Supply and Sewerage  
Policy WAT 4 – Sustainable Drainage Systems  
Policy ICT 2 – New Developments

## 6.2 National Planning Policy

*National Planning Policy Framework (NPPF) (2021)*  
*National Planning Practice Guidance (NPPG) (2018, as updated)*

## **7. Appraisal**

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan.

7.2 The main considerations in the determination of this application are:

- Principle of the development and Green Belt.
- Design.
- Amenity.
- Highway safety.
- Ecology.
- Public Protection.
- Coal mining risk.
- Drainage and sewerage.
- Connectivity.
- Sustainability measures.
- Other matters.

### *Principle of the Development and Green Belt*

7.3 As a starting point, Policy STP 1 of the Northumberland Local Plan relates to spatial strategy. This policy sets out the overall approach to the distribution of development across the county. Policy STP 1 indicates that development within the open countryside will be supported where it can be demonstrated that it fulfils one of a number of criteria. Criterion (iv.) allows for the provision of residential development in accordance with Policies HOU 7 or HOU 8.

- 7.4 Policy HOU 1 of the Northumberland Local Plan relates to making the best use of existing buildings. Criterion (c) of Policy HOU 1 supports *“the conversion and change of use to residential use of other suitable redundant premises”*. Policy HOU 8 of the Northumberland Local Plan relates to isolated residential development in the open countryside. Policy HOU 8 supports the re-use of redundant or disused buildings where it enhances the immediate setting.
- 7.5 The existing building on the site is of substantial construction. A letter from Jackson Church Structural Engineering has been submitted as part of this application which, following a visual inspection, concludes that the masonry structure is generally in good condition and is considered suitable for conversion into a dwelling. The submitted letter also acknowledges that the majority of the existing masonry structure can be maintained. The retention of the building is considered justified, with the proposals not involving any extension, significant rebuilding or, as set out later in this appraisal, harm to their character. It is also considered that the proposal would enhance the visual appearance of the existing building and its immediate setting. The proposed conversion of the redundant building would be in accordance with Policies HOU 1 and HOU 8 of the Northumberland Local Plan as a matter of principle.
- 7.6 As a material consideration, the NPPF seeks to boost significantly the supply of housing. Paragraph 79 of the NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”*. Paragraph 80 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more circumstances apply, one of which includes where the development would re-use redundant or disused buildings and enhance its immediate setting. Paragraph 80 of the NPPF is accepting of the re-use of existing buildings in what may be regarded as unsustainable locations.
- 7.7 The proposed conversion of the existing redundant building to provide one dwelling would be acceptable as a matter of principle within this open countryside location. The proposed conversion is considered to be acceptable in accordance with Policies HOU 1 and HOU 8 of the Northumberland Local Plan and Paragraph 80 of the NPPF.
- 7.8 The application site is also located within the Green Belt. Development within the Green Belt is strictly controlled. Paragraph 134 of the NPPF states that *“Green Belt serves five purposes:*
- *To check the unrestricted sprawl of large built-up areas;*
  - *To prevent neighbouring towns merging into one another;*
  - *To assist in safeguarding the countryside from encroachment;*
  - *To preserve the setting and special character of historic towns; and*
  - *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land”*.
- 7.9 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, and lists a number of exceptions to this, none of which are relevant in this instance. Paragraph 150 of the NPPF states that *“certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness*

*and do not conflict with the purposes of including land within it*". One of the forms of development which is also considered not to be inappropriate in the Green Belt under Paragraph 150 is the re-use of existing buildings provided that the buildings are of permanent and substantial construction.

7.10 Policy STP 8 of the Northumberland Local Plan relates to development in the Green Belt. Policy STP 8 states *"development which is not inappropriate in the Green Belt, as defined in national planning policy, will be supported"* and *"development that is inappropriate in the Green Belt, in accordance with national planning policy, will not be supported except in very special circumstances where other considerations clearly outweigh the potential harm to the Green Belt and any other harm resulting from the proposal"*.

7.11 The proposal seeks to re-use an existing building which is of permanent and substantial construction, although it is recognised that some works are required in order to facilitate the conversion of the building. These works are limited in scale and are viewed as part of the overall conversion of the building. The principle of the conversion is considered to be acceptable, and no significant extension or alteration of the building is proposed. Therefore, this element of the proposal is considered to preserve the openness of the Green Belt by re-using an existing, redundant building that would bring the building back into use. The proposed conversion is therefore considered to be acceptable in accordance with Policy STP 8 of the Northumberland Local Plan and the principles set out within Chapter 13 of the NPPF.

7.12 This current full planning application has been appropriately assessed against relevant local and national planning policies and it is concluded that the principle of the proposed development is acceptable for the reasons set out above.

### Design

7.13 The proposed conversion of the existing building would utilise the majority of the existing small openings to the north west and south east elevations of the building and would seek to enlarge these existing openings to create standard sized openings. Powder coated aluminium bi-folding doors would be installed to the south east elevation of the building, replacing three existing small openings, and the existing large openings to the north east and south west elevations of the building would be partially bricked up with new openings installed. The proposed dwelling would have large elements of glazing, predominantly to the south east elevation, which faces onto open, agricultural fields. The large elements of glazing, to the south east elevation, would be a modern design feature; however, this element is not considered to have an adverse impact on the character of the site. It is also noted that the existing building has several openings to each elevation at present. The existing brick walls would be retained and cleaned and repointed, where necessary, and the new windows would be uPVC. The existing corrugated sheeting to the roof, which contains asbestos, would be replaced with new black corrugated roof sheeting. A condition relating to the submission of details of the proposed materials to be used in the proposed conversion works is considered necessary to ensure that the materials are sympathetic to the existing building and would respect and retain its character and the character of the wider rural area.

7.14 Landscaping within the site would provide a more domestic arrangement. The land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land to residential use. The land within the red line boundary would provide amenity space and three car parking spaces for the dwelling. It is acknowledged that the proposed residential curtilage would be modest, therefore, a condition removing permitted development rights would be applied to ensure sufficient amenity space is provided and retained for the occupiers of the proposed dwelling. It is therefore considered that this element of the proposed development is acceptable.

7.15 Overall, it is considered that the proposed development, for reasons detailed above, would accord with Policies ENV 3, QOP 1, QOP 2 and QOP 4 of the Northumberland Local Plan and the principles of Chapter 12 of the NPPF in relation to design.

7.16 The representations of objection have made comments in regard to the impact of the proposed development upon the character of the rural area. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment, it is considered that the proposal as submitted, is acceptable in this respect in planning terms.

#### Amenity

7.17 The application proposes to convert an existing agricultural building on the site to provide a three bedroom dwelling. As part of the application, the open land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land to residential use. The unit would have a garden area and car parking area and this would provide a modest curtilage for the new dwelling. As aforementioned, a condition removing permitted development rights would be applied to ensure sufficient amenity space is provided and retained for the occupiers of the proposed dwelling.

7.18 The building has three immediate neighbouring properties; Edgewell House Farmhouse to the west, The Granary to the north west and Edgewell East Cottage to the north east. The separation distances between the proposed dwelling and the existing neighbouring dwellings range from 21 metres to 40 metres, with The Granary being the closest dwelling. It is acknowledged that the land in this area slopes in a south-north direction and that the building subject to this application is located on higher ground than the immediate neighbouring properties. The topography of the land has been taken into account when assessing the impact of the proposal on the immediate neighbouring properties.

7.19 The proposed conversion entails re-using an existing building and improving its visual appearance by renovation works. The proposal involves the re-use of existing openings and the sensitive installation of new openings. It is considered that due to the separation distances, the single storey nature of the development, the pattern of the proposed openings, and the existing boundary treatments, the proposed conversion would not have a significant adverse impact on the privacy of the future occupiers of the unit and the residents of the existing dwellings at Edgewell House Farmhouse, The Granary and Edgewell East Cottage. It is also considered that the proposed development

would not have a significant adverse impact on the residents of the existing dwellings at Edgewell House Farmhouse, The Granary and Edgewell East Cottage with regard to loss of outlook or from an overbearing appearance. It is considered necessary to remove permitted development rights for additional openings, extensions, etc. to the new dwelling to ensure that the impact of future householder alterations/extensions on neighbouring properties can be fully assessed. It is also considered necessary to condition details of boundary treatments for the new dwelling to ensure these are appropriate and to ensure these are retained in perpetuity.

7.20 Concerns regarding amenity have been raised within the representations of objection, which are from occupiers directly adjacent to the site. Whilst the concerns raised have been taken into consideration when assessing the impact on amenity, it is not considered they represent an appropriate reason for refusal in this instance. It is therefore considered that for the reasons outlined above, the scheme proposed, represents a proposal which would not impact significantly on neighbouring occupiers as to warrant refusal in terms of impact on amenity.

7.21 The application is considered to be acceptable in respect of the impact of the development on the amenity of local residents and future occupants in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the NPPF.

#### Highway Safety

7.22 The Council's Highway Development Management (HDM) team has been consulted on this application and having reviewed the revised plans, considers technical highway matters, such as access and parking, are acceptable. Within the Council's HDM team's response, they raise concerns that the proposed development would be located in an unsustainable location in terms of connectivity, due to its open countryside location. HDM advise within their responses of their stance with regard to the sustainability of proposals in highways terms. However, their assessment of sustainability is highways related only and is different to that of the overall planning assessment of sustainability. Therefore, HDM, in their response, are just making the case officer aware that from a highway perspective the location is unsustainable in terms of connectivity, which in this case is due to it being within the open countryside. As the proposal involves the re-use of an existing, redundant building, it is considered acceptable as a matter of principle in this location (as assessed in the above sections of this appraisal), Therefore, at the request of the case officer, HDM, who consider the technical highway matters are acceptable, have recommended conditions which they consider are appropriate in this instance and which should be applied to any permission granted.

7.23 The representations of objection have made comments in regard to highway safety and access. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's HDM team, it is considered that the proposal as submitted, is acceptable in respect of highway safety and access. The highway safety and access concerns raised within the objections were brought to the attention of the Council's HDM team during internal discussions, at which time they reiterated that they had no concerns with the technical highway matters relating to this application.

7.24 Subject to accordance with the recommended conditions, the application is considered to be acceptable in this respect and thus the proposal is in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the principles of Chapter 9 the NPPF.

### Ecology

7.25 An updated Bat Survey has been submitted during the course of the application, at the request of the Council's Ecologist. Following a review of the updated Bat Survey, the Council's Ecologist concludes that they have no objection to the application as the proposed development is unlikely to impact protected species or designated nature conservation sites. The Council's Ecologist recommends conditions to secure appropriate mitigation and biodiversity enhancement. Subject to accordance with these conditions, the application is considered to be acceptable in accordance with Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the aims of the NPPF in this respect.

### Public Protection

7.26 A Phase 1 Report and gas membrane details have been submitted during the course of the application, at the request of the Public Protection (PP) team. Following a review of these details, the Council's PP team conclude that they have no objection subject to conditions relating to land contamination and ground gas protection. Subject to accordance with these conditions, the application is considered to be acceptable in accordance with Policy POL 1 of the Northumberland Local Plan and the aims of the NPPF in this respect.

7.27 The representations of objection have made comments in regard to land contamination. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's PP team, it is considered that the proposal as submitted, is acceptable in respect of contamination and ground gas protection.

### Coal Mining Risk

7.28 The application site is located within a high-risk coal working referral area. A Coal Mining Report has been submitted as part of this application. The Coal Authority have therefore been consulted on this application and concur with the findings in the submitted Coal Mining Report and recommend an informative containing advice be added to any permission granted. The application is therefore considered to be acceptable in this respect in accordance with Policy POL 1 of the Northumberland Local Plan and the aims of the NPPF.

7.29 The representations of objection have made comments in regard to coal mining risk and land instability. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with The Coal Authority, it is considered that the proposal as submitted, is acceptable in respect of coal mining risk and land instability.

### Drainage and Sewerage

7.30 The application form states that foul sewerage would be disposed of by mains sewers and that surface water would be disposed of by sustainable drainage system. Northumbrian Water have been consulted on this application; however, no response has been received. The Council's Lead Local Flood Authority (LLFA) have also been consulted on this application and raise no objection subject to a condition relating to the submission of details of a scheme for the disposal of surface water. Subject to accordance with this condition, the application is considered to be acceptable in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan and the aims of the NPPF.

### Connectivity

7.31 Policy ICT 2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate, where justified. The Policy goes on to state that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.32 The current application does not state whether full-fibre broadband connections are proposed, whilst officers are mindful of the rural location of the site which may affect availability of existing connections and viability of future connections. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

### Sustainability Measures

7.33 Policy QOP 5 of the Northumberland Local Plan relates to sustainable design and construction and seeks to minimise resource use, mitigate climate change, and ensure proposals are adaptable to a changing climate. This policy indicates that proposals will be supported, where feasible, where it incorporates sustainability measures, such as renewable and low carbon energy systems. This application was validated in February 2022, prior to the adoption of the Northumberland Local Plan, therefore sustainability measures were not sought from the outset. However, details of sustainability measures for the development can be secured by condition, in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF.

### Other Matters

7.34 One of the representations of objection raises concerns with the validation process. It is considered that the application has been correctly validated and the relevant processes have been followed in this respect. One of the representations of objection raises that some of the land within the blue line boundary on the submitted location plan is not within the ownership of the applicant. The case officer has sought clarification from the applicant's planning agent on this matter, who confirmed that the blue line boundary on the submitted location plan (which outlines other land owned by the applicant) is correct and is within the ownership of the applicant.

### Equality Duty

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

#### Crime and Disorder Act Implications

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

#### Human Rights Act Implications

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

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

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

## **8. Conclusion**

8.1 The main planning considerations in determining this application have been set out and considered above indicating accordance with the relevant development plan policies. The application has also been considered against the relevant sections within the NPPF and there is not considered to be any conflict between the local planning policies and the NPPF on the matters of relevance in this application.



8.2 The technical issues affecting the proposal have been suitably addressed subject to conditions set out in the recommendation.

8.3 The application has addressed the main considerations and it is considered appropriate to recommend the approval of the application. The proposal is therefore supported and approval subject to conditions is recommended.

## 9. Recommendation

That this application be GRANTED permission subject to the conditions set out below:

### Conditions/Reason

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

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

2. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans are:
  - Location Plan, Received: 17/03/2022
  - Proposed Elevations, Drawing No: 06 Revision: B
  - Proposed Site Plan, Drawing No: 04 Revision: B
  - Proposed Floor Plan, Drawing No: 05
  - Phase 1 Contaminated Land Assessment Dated October 2020 Produced by GeoSmart Information Ltd, Reference: 73810R1
  - Proposed Gas Membrane Installation Detail
  - Bat Survey – Old Dairy, Edgewell House Farm, Prudhoe, NE42 5PD Dated April 2022 (Update to 2020 Report) Version 3 Produced by RH Ecological Services
  - Coal Mining Report Produced by Tony Carter
  - Letter from Jackson Church Structural Engineering Dated 11/08/2020

Reason: To ensure the development is carried out in complete accordance with the approved plans, in the interests of proper planning.

3. Prior to the installation of the corrugated metal sheeting, precise details including type, colour and finish of the corrugated metal sheeting to be used for the external roofs of the hereby approved dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

4. Prior to the installation of the windows and doors to the dwelling, precise details including type, colour and finish of the windows and doors of the hereby approved dwelling shall be submitted to, and approved in writing by,

the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

5. Prior to its first use on site, precise details including type, colour and finish of the brickwork to be used in the conversion of the hereby approved dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in any of the elevations of the hereby approved dwelling without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties and to retain control over the external appearance of the development in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, dormer windows, roof lights or freestanding buildings, enclosures or structures shall be added to or constructed within the curtilage of the hereby approved dwelling without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the appearance of the dwellinghouse and the Green Belt may be properly assessed and to safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

8. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and shall be maintained in perpetuity.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties and ensure the boundary treatments are appropriate

to the rural setting in accordance with Policies QOP 1, QOP 2 and QOP 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

9. The development hereby permitted shall not be commenced until a scheme to deal with contamination of land or controlled waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken by a competent and qualified consultant. The scheme shall include all the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:
  - a) a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-PathwayReceptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
  - b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

10. Prior to the development being brought into use or continuing in use the applicant shall submit a full closure (Verification Report) report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

11. If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The written method statement must be written by a 'competent person'. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no

contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

12. No building works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a Characteristic Situation 2 level of protection, whichever is the highest, has been submitted to and approved in writing by the Local Planning Authority.

The report shall also specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall also contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity, in accordance with Policies POL 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

13. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 12, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity, in accordance with Policies POL 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

14. The development shall not be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Policy TRA 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

15. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy TRA 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

16. The development shall not be occupied until the cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with Policy TRA 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

17. During construction, all works on site shall be undertaken in accordance with the avoidance and mitigation measures identified in the ecological report 'Bat Survey Old Dairy Edgewell House Farm Prudhoe' V3 April 2022, by RH Ecological Services, including:

- a) Works will be undertaken to a precautionary working method statement set out in Appendix 1 of the Bat Survey report.
- b) A pre-commencement check for nesting birds will be undertaken by a suitably experienced ecologist if construction work to the building is undertaken between March and August inclusive.
- c) Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.

Reason: To avoid and mitigate impacts on biodiversity in accordance with Policy ENV 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

18. To ensure there is a net gain in ecological value, the following features will be included as part of the development:

- a) A minimum of 1 long-lasting bat box shall be attached to the new dwelling following best practice guidance (e.g., as close to the eaves as possible on the south or south-west elevation), and
- b) A minimum of 1 long-lasting bird box shall be attached to the new dwelling following best practice guidance (e.g., as close to the eaves as possible facing between the north and east elevation and away from artificial light).

Prior to first occupation or use of the building a verification report and/or photographic evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that this work has been done.

Reason: To conserve and enhance biodiversity in accordance with Policy ENV 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

19. Prior to the commencement of development, a scheme for the disposal of surface water from the development which shall use sustainable drainage

techniques wherever possible shall be submitted to and approved in writing by the Local Planning Authority. These shall include the driveway and parking areas being constructed of a permeable surface. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure the effective disposal of surface water from the development, in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

20. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

21. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

## **Informatives**

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures

and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Date of Report:** 24.08.2022

**Background Papers:** Planning application file(s) 22/00579/FUL

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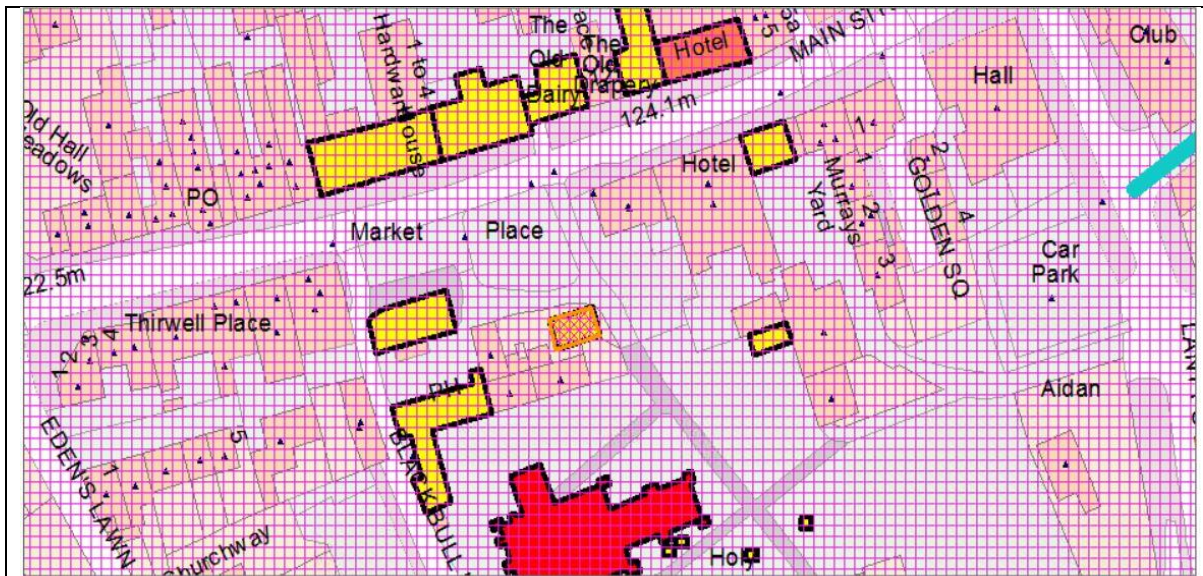


## Northumberland County Council

### Tynedale Local Area Planning Committee Tuesday 11<sup>th</sup> October 2022

<b>Application No:</b>	21/04595/LBC		
<b>Proposal:</b>	Listed Building Consent for Change of colour on front of building (retrospective)		
<b>Site Address</b>	Brew Bar, Market Square, Haltwhistle, Northumberland NE49 0BL		
<b>Applicant</b>	Mr Sam Jackson Market Square, Haltwhistle, Northumberland, NE94 0BC	<b>Agent</b>	
<b>Ward</b>	Haltwhistle	<b>Parish</b>	Haltwhistle
<b>Valid Date</b>	15 December 2021	<b>Expiry Date</b>	9 February 2022
<b>Case Officer Details</b>	Name: Miss Elinor Woodruff Job Title: Planning Technician Email: elinor.woodruff@northumberland.gov.uk		

**Recommendation:** That Listed Building Consent be Refused.



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## 1. Introduction

- 1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's delegation scheme. It was agreed that the application raises issues

of strategic, wider community or significant County Council interest, and so should be considered by the Committee.

## **2. Description of the Proposals**

- 2.1 The application seeks Listed Building Consent apply a plastic based grey coloured paint to the exterior of the building known as Brew Bar, Market Square, Haltwhistle, NE49 0BL.
- 2.2 The work to the Grade II Listed Building has already taken place without Listed Building Consent.
- 2.3 The application property is a Grade II listed building and is within the Haltwhistle Conservation Area. The subject building faces the historic marketplace to the south of Main Street and north of Holy Cross church. The Grade II listed building has historic interest as a former ironmongers shop, an integral part of town life into the last century. Jackson & Sons ironmongers served Haltwhistle from 1780 to 1981. The building dates from the late 18th or early 19th century, so its fabric, squared rubble elevations and Welsh slate roof, has historic interest and evidential value.

## **3. Planning History**

**Reference Number:** 18/00071/LIC

**Description:** Application for a premises license.

**Status:** No Objection.

**Reference Number:** T/20050127

**Description:** Change of use from blacksmiths shop to gift shop and tea room

**Status:** Permitted.

**Reference Number:** T/940322

**Description:** Listed Building - Installation of street light

**Status:** Permitted.

**Reference Number:** T/20020240

**Description:** Change of use and conversion of first floor above existing shop to first floor flat and conversion of upper floor above blacksmiths workshop to maisonette including alterations to shop front at

**Status:** Permitted.

**Reference Number:** T/20020239 LB

**Description:** Listed Building Consent - Conversion of former blacksmiths shop and smithy to form two flats including demolition, internal and external alterations at

**Status:** Permitted.

**Reference Number:** T/ENQ/00021/2003

**Description:** Works not as per pp/lbc

**Status:** REPLY

**Reference Number:** T/ENQ/01280/2002

**Description:** works not as per pp/lbc

**Status:** REPLY

**Reference Number:** T/ENQ/01260/2002

**Description:** works not as per pp/lbc

**Status:** REPLY

**Reference Number:** T/ENQ/01259/2002

**Description:** Works not as per pp/lbc

**Status:** REPLY

**Reference Number:** T/ENQ/01194/2002

**Description:** Works not as per pp & lbc

**Status:** REPLY

**Reference Number:** T/ENQ/01153/2002

**Description:** Works to listed building contrary to pp20020240 & lbc 20020239

LETTER ALSO RECEIVED 14/10/2002

**Status:** REPLY

**Reference Number:** T/20050127

**Description:** Change of use from blacksmiths shop to gift shop and tea room

**Status:** Permitted.

**Reference Number:** T/940322

**Description:** Listed Building - Installation of street light

**Status:** Permitted.

**Reference Number:** T/20020240

**Description:** Change of use and conversion of first floor above existing shop to first floor flat and conversion of upper floor above blacksmiths workshop to maisonette including alterations to shop front at

**Status:** Permitted.

**Reference Number:** T/20020239 LB

**Description:** Listed Building Consent - Conversion of former blacksmiths shop and smithy to form two flats including demolition, internal and external alterations at

**Status:** Permitted.

#### **4. Planning Policy**

##### 4.1 Development Plan Policy

Policy ENV 1 – Approaches to Assessing the Impact of Development on the Natural, Historic and Built Environment (Strategic Policy)

Policy ENV 7 – Historic Environment and Heritage Assets

Policy ENV 9 – Conservation Areas

Policy QOP 1 – Design Principles (Strategic Policy)

#### 4.2 National Planning Policy

*National Planning Policy Framework (NPPF) (2021)*

*National Planning Practice Guidance (NPPG) (2021)*

#### 4.3 Other Documents/Strategies

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England's 'Conservation Principles, Policies and Guidance' (2008)

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2015)

### **5. Consultee Responses**

Haltwhistle Town Council	Supports the application as the colour is in keeping with surrounding buildings.
Building Conservation	<p>Objection,</p> <p>The listing entry for the former ironmongers, written in 1978, states that its marketplace facing elevation is painted white. Historic photos show that its white or cream painted stone walls with contrasting black painted fenestration have been an enduring presence on the south side of the marketplace.</p> <p>The applicant has painted the rubble sandstone north elevation of the building a dark grey, and the historic timber windows, shop front, doors and stone cills a darker shade of grey. The choice of colour is not natural and has a distinctly modern appearance which drastically alters the traditional appearance of the building and does not respect the historic fabric it conceals. The contrast between the different architectural elements of this principal elevation has been lost. No information on what paint has been used has been provided, therefore the applied paint could be harmful to the historic fabric beneath. A further site visit by Building Conservation identified that the paint was not a limewash and was instead a plastic-based paint and therefore is harmful to the historic fabric beneath.</p> <p>It is concluded that the unauthorised development fails the statutory test to preserve the special interest of the Grade II listed building and fails to preserve or enhance the character and appearance of Haltwhistle Conservation Area. Therefore, having identified harm to two designated heritage assets</p>

	Building Conservation cannot support this proposal and recommend refusal.
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## 6. Public Responses

### Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	0
Number of Support	0
Number of General Comments	0

### Notices

Listed Building Consent, 27th January 2022

Hexham Courant 6th January 2022

### Summary of Responses:

None Received.

## 7. Appraisal

- 7.1 The main issue in the determination of this application falls on whether the development would preserve the listed building and its features of architectural and historic interest, having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). As well as Section 72, with respect to any buildings or other land in a conservation area, and relevant policies in the development plan and the aims of the NPPF.
- 7.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires the local authority to have special regard to the desirability of preserving the listed building, its setting, and any features of special or historic interest which it possesses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the local authority with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Chapter 16 of the NPPF also places emphasis on the preservation and enhancement of heritage assets.
- 7.3 Paragraph 199 of the NPPF advises *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*.

- 7.4 Policy ENV 7 of the Northumberland Local Plan relates to the historic environment and heritage assets. Policy ENV 7 states *“development proposals will be assessed, and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings”*. Policy ENV 7 follows on to states that *“development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment, and, where necessary, a field evaluation”*.
- 7.5 Policy ENV 9 of the Northumberland Local Plan relates to Conservation Areas. It states development *“Within a conservation area, or where its setting may be affected: It will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance;”* It also states that development that has harm that *“is less than substantial, this will be weighed against any public benefit that the same development may make to part 1(a) above, applying Policy ENV 7 (5);”*
- 7.6 As aforementioned, the application property is a Grade II Listed building located within the Haltwhistle Conservation Area. The Council’s Built Heritage and Design Officer has been consulted on this application to assess the impact of the proposed development upon the special interest of the Grade II listed building, as well as the impact upon the character and appearance of Haltwhistle Conservation Area. Built Heritage and Design has reviewed the application’s supporting documents which includes a design and access statement and heritage statement and visited site. The painting of the north elevation of the subject building a dark grey, has already taken place so historic photos and Google map images have been used for the assessment.
- 7.7 The listing entry for the former ironmongers, written in 1978, states that its marketplace facing elevation is painted white. Historic photos show that its white or cream painted stone walls with contrasting black painted fenestration have been an enduring presence on the south side of the marketplace.
- 7.8 The CACA notes that the predominant material in Haltwhistle is local yellow-grey sandstone, laid either as ashlar or coursed rubble, although some buildings like the subject building are rendered and painted in a variety of traditional pigment colours. On some old buildings, the original stonework was never intended to be left exposed, especially if of a lower quality such as rubble, and a lime plaster covering was used to provide added protection to the masonry, especially on north facing elevations. This also allowed them to ‘breathe’ through the continuous wetting/drying cycle to which they were exposed by nature. The covering would have been a natural colour with warm tones such as off white or cream, like that on the building’s north elevation prior to the unauthorised work. Other buildings around Market Square also have a white or cream render including the Grade II listed 1 Market Square, listed under Sammys Chop Suey House (reference 1370337) and the Black Bull Inn (reference 1045231).
- 7.9 In stark contrast, the applicant has painted the rubble sandstone north elevation of the building a dark grey, and the historic timber windows, shop front, doors and stone cills a darker shade of grey. The choice of colour is not natural and has a distinctly modern appearance which drastically alters the traditional

appearance of the building and does not respect the historic fabric it conceals. The contrast between the different architectural elements of this principal elevation has been lost. A further visit by the Built Heritage and Design Officer, it was found a plastic-based paint has been used which is vapour impermeable. This type of paint is harmful to the historic fabric beneath because it does not allow the building of traditional construction to 'breathe' and will cause deterioration to the stone. It therefore does not preserve the Grade II listed building.

- 7.10 It is concluded that the unauthorised development fails the statutory test to preserve the special interest of the Grade II listed building and fails to preserve or enhance the character and appearance of Haltwhistle Conservation Area. Therefore, having identified harm to two designated heritage assets Design and Built Heritage cannot support this proposal and have recommend refusal. Officers are mindful of the provisions of Paragraph 202 of the NPPF, and it is considered that sufficient public benefit for this identified harm has not been demonstrated.
- 7.11 For the above reasons, the proposal conflicts with Policies QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan and with the provisions of the NPPF.

#### Equality Duty

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

#### Crime and Disorder Act Implications

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

#### Human Rights Act Implications

- 7.14 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.15 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is

any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

## **8. Conclusion**

- 8.1 National and local planning policies have been taken into consideration when assessing this application. The proposed works would not preserve the special interest of the Grade II listed building and would cause harm to the character and appearance of Haltwhistle Conservation Area. The proposal would not accord with Policies ENV 7 and ENV 9 of the Northumberland Local Plan or the principles within National Planning Policy Framework, which promote the preservation and enhancement of heritage assets including listed buildings.

## **9. Recommendation**

That this application be REFUSED Listed Building Consent for the following:

1. The works to change the colour of the exterior to dark grey and use a plastic based paint fails to preserve the special interest of the Grade II Listed Building. The proposal would cause less than substantial harm to the significance of the Grade II Listed building and no public benefit for the work has been demonstrated. The work does not accord with policy ENV 7 of the Northumberland Local Plan and aims of the National Planning Policy Framework. The proposal would also be contrary to the statutory duty at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.





# Northumberland County Council

## Appeal Update Report

Date: October 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?
21/02591/FUL	<p>Installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no justifiable public benefits to outweigh the harm.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02592/LBC	<p>Listed building consent for installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no public benefits to outweigh the harm.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/00078/FUL	<p>Construction of a single storey detached garage – Shield Law, Bellingham</p> <p>Main issues: appeal against imposition of condition 6 on the grant of permission that removes permitted development rights for further outbuildings.</p> <p>Delegated Decision - Officer Recommendation: Approve</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?
21/03400/OUT	<p>Outline with all matters reserved for the construction of eight dwellings consisting of 8 x Dormer Bungalows – land east of Ashcroft Guest House, Lantys Lonnen, Haltwhistle</p>	No

	<p>Main issues: development on protected open space, harm to designated and non-designated heritage assets and currently objections and insufficient information to assess noise, highway safety, flood risk and drainage and ecological impacts.</p> <p>Appeal against non-determination</p>	
21/01668/LBC	<p>Listed Building Consent for replacement of sash windows throughout and replacement of front door – Brockburn, Monkshouse, Seahouses</p> <p>Main issues: harm to the listed building with no public benefits to outweigh the harm</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/01503/FUL	<p>Upwards extension of existing first floor bedroom, with removal of low level tiled pitched roof and replaced with proposed high level tiled pitched roof, including proposed Juliet balcony to west elevation – 25 Fontside, Mitford</p> <p>Main issues: the extension would not be subordinate to the original dwelling and does not represent good design.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/01188/FUL	<p>Two-storey extension at the front of the house – 13 Church Avenue, West Sleekburn</p> <p>Main issues: unduly prominent and incongruous addition to the property.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/03297/FUL	<p>Change of use: Retail to holiday accommodation on first floor with associated internal and external alterations to the building – Amberley House, Stocksfield Post Office, Main Road, Stocksfield</p> <p>Main issues: lack of information to assess noise from air conditioning units and impacts on residential amenity; lack of information to assess impacts on bats or nesting birds; and lack of information to demonstrate adequate car parking provision can be achieved.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

21/04527/FUL	Construction of 3 bungalows – land south of Leylen House, Main Street, Red Row  Main issues: unacceptable in principle due to development in the open countryside beyond the settlement boundary and affecting protected open space.  Appeal against non-determination	No
22/01946/AGRGO	Prior notification for the siting of a 10ft shipping container to store equipment and tools for forestry purposes – land to the rear of 19 Sycamore Grove, Prudhoe  Main issues: the proposed development would not be permitted development.  Delegated Decision - Officer Recommendation: Refuse	No

## Planning Casework Unit Referrals

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

## Planning Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03389/FUL	Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall  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.	4 January 2022  Committee Decision - Officer Recommendation: Approve
20/01457/CLEXIS	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	9 February 2022  Delegated Decision - Officer Recommendation:

	<p>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>	Refuse
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>
21/04587/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>24 June 2022</p> <p>Delegated 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</p>	<p>16 August 2022</p>

	<p>dwelling 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>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 affordable housing, education, health and a Habitat Maintenance and Management Plan</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
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 officer 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>
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</p>	<p>31 August 2022</p> <p>Delegated Decision - Officer</p>

	dormers to garage to form storage area – Wooderfield, Grange Road, Widdrington  Main issues: development would appear incongruous and out of character with the existing dwelling resulting in significant harm to visual amenity.	Recommendation: Refuse
20/02026/COU	Change of use of 8no. Holiday cottages to residential dwellings – 1 - 4 Bamburgh Cottages and 5 - 8 Craster Cottages, Northumbrian Hills, Burgham Park, Felton  Main issues: unnecessary and unjustified residential development in the open countryside	1 September 2022  Delegated Decision - Officer Recommendation: Refuse

## Recent Enforcement Appeal Decisions

### Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
19/00170/ENDEVT	Construction of an access track – School House Farm, Kiln Pit Hill, Consett	No

### 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	9 February 2022



	of 20/01457/CLEXIS (see above).	
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</p>	<p>Hearing: 5 and 6 October 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>



	archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.	
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## 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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Tynedale Local Area Council

Members Local Improvement Schemes

2021 - 2025

Progress Report - 1st September 2022



### Cllr. T. Cessford Members Schemes 2021 to 2025




#### Tynedale - Hexham Central with Acomb



Northumberland  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210041	Contribution towards purchase of a new van for the Hextol Foundation, Hexham	£3,000.00	£3,000.00	completed	completed	Contribution to the Hextol Foundation made on 24 January 2022 - Joint scheme with Cllr's. Homer and Kennedy - Total contribution £8,000.00.
HO210065	Contribution towards the cost of refurbishing the lift at Hexham Community Centre	£3,000.00	£3,000.00	completed	completed	Contribution to Hexham and Tynedale Community Trust made on 11 November 2021 - Joint scheme with Cllr's Homer & Kennedy, total contribution £9,000.00.
<b>2022 / 2023</b>						
HO220022	Contribution towards installing outdoor exercise equipment at Acomb playing field	£5,000.00	£5,000.00	Accounts	TBA	Approved. Joint contribution with HO206787. Sent to Accounts Payable 30/05/2022
2022SEP38	Contribution towards stones around Tyne Green football pitch	£3,000.00	£3,000.00	Accounts	TBA	Approved. Sent to Accounts Payable 16/06/2022
	Contribution towards new projector for Forum Cinema in Hexham					Form shared 28/07/2022


<p>Balance carried over from 2021      £9,000.00</p> <p>Total Budget May 2021 - April 2023      £30,000.00</p> <p>Actual Cost + Committed Cost to Date      £14,000.00</p> <p>Total Estimated Cost      £14,000.00</p> <p>Balance Remaining to 31/3/23      £ 16,000.00</p>		<p><b>KEY</b></p> <p> Approved Scheme Budget</p> <p> Proposed Scheme</p> <p> Completed Scheme / Final Cost</p>
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### Cllr. P.A.M. Dale Members Schemes 2021 to 2025

### Tynedale - Stocksfield and Broomhaugh



**Northumberland**  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
2021 / 2022						
2021SEP7	Contribution to Queen's Jubilee Platinum event	£2,000.00	£2,000.00	completed	completed	Payment to Stocksfield Community Association - Payment made directly by Finance Department on 18 October 2021.
2021SEP10	Eco Schools/Sustainability Project	£2,500.00	£2,500.00	completed	completed	Payment to Broomley First School - Payment made directly by Finance Department on 24 February 2022.
2022 / 2023						
HO220059	Traffic Calming (2x new handrails on footways, one between Baliol Road and the A695 in Stocksfield, the other on Eastgate Bank in Mickley)	£2,000.00	£2,000.00	Design	TBA	Approved. Design Brief issued target date 15/11/2022
	Contribution towards new patio at Stocksfield Cricket Club					Form shared 12/07/2022


Balance carried over from 2021	£10,500.00
Total Budget May 2021 - April 2023	£30,000.00
Actual Cost + Committed Cost to Date	£6,500.00
Total Estimated Cost	£6,500.00
Balance Remaining to 31/3/23	£ 23,500.00

**KEY**



Approved Scheme Budget  
Proposed Scheme  
Completed Scheme / Final Cost



**Cllr. S. H. Fairless-Aitken Members Schemes 2021 to 2025**

**Tynedale - Hexham East**



**Northumberland  
County Council**

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210039	Contribution towards purchase of a new van for the Hextol Foundation, Hexham	£2,000.00	£2,000.00	completed	completed	Cllr Homer - Contribution to the Hextol Foundation made on 24 January 2022 - Joint scheme with Cllr's. Cessford and Kennedy - Total contribution £8,000.00.
HO210064	Contribution towards the cost of refurbishing the lift at Hexham Community Centre	£3,000.00	£3,000.00	completed	completed	Cllr Homer - Contribution to Hexham and Tynedale Community Trust made on 14 October 2021 - Joint scheme with Cllr's. Cessford and Kennedy, total contribution £9,000.00.
2021/108	Purchase and installation of 1No. interactive speed sign, A695 Corbridge Road, Hexham	£0.00	£0.00			Awaiting estimate for new sign.
HO220001	Contribution towards purchase of 2 Fridges and 2 Freezers for the Hexham Community Grocery	£3,500.00	£3,500.00	completed	completed	Contribution completed 04/05/2022
<b>2022 / 2023</b>						
HO220009	Contribution to Cycling Minds CIC for Equipment for Cycling Repairs and Training	£3,958.00	£3,958.00	Accounts	TBA	Sent to Accounts Payable 10/05/2022
2022SEP31	Contribution to the start up costs of Tyne Green Junior Parkrun	£3,000.00	£3,000.00	completed	completed	Paid 23/06/2022
2022SEP36	Contribution towards the purchase and installation of a defibrillator for 1st Hexham Scouts	£1,511.00	£1,511.00	completed	completed	Paid 23/06/2022
HO220068	Contribution towards a new projector for The Forum Cinema, Hexham	£9,000.00	£9,000.00	Accounts	TBA	Approved. Forms sent to The Forum Cinema Hexham 24/08/2022
	Contribution towards the redevelopment of Hexham Skatepark	£4,000.00	£4,000.00	Accounts	TBA	Form completed.




<b>Balance carried over from 2021</b>	<b>£10,000.00</b>		
<b>Total Budget May 2021 - April 2023</b>	<b>£30,000.00</b>		
<b>Actual Cost + Committed Cost to Date</b>		<b>£29,969.00</b>	
<b>Total Estimated Cost</b>	<b>£29,969.00</b>		
<b>Balance Remaining to 31/3/23</b>	<b>£</b>	<b>31.00</b>	

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



**Cllr. C.W. Horncastle Members Schemes 2021 to 2025**

**Tynedale - South Tynedale**



**Northumberland**  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210051	Traffic calming (Improved road safety measures) B6295 Main Street, Catton - Phase 1	£2,000.00	£2,000.00	Design	TBA	Design brief issued.
HO210054	Contribution towards Stage 2 refurbishment of Slaley Commemoration Hall	£4,000.00	£4,000.00	completed	completed	Contribution to Slaley Commemoration Hall made on 6 October 2021.
HO210069	Contribution towards the purchase and installation of new electric panel heaters at The Medway Building, Allendale	£3,821.42	£3,821.42	completed	completed	Contribution to Higher Ground Allendale made on 6 December 2021.
<b>2022 / 2023</b>						
2022SEP21	Contribution towards coaches for Ukraine refugees	£1,000.00	£1,000.00	completed	completed	Paid 20/04/2022

<p style="text-align: center;"><b>Balance carried over from 2021</b>      £5,178.58</p> <p style="text-align: center;"><b>Total Budget May 2021 - April 2023</b>      £30,000.00</p> <p style="text-align: center;"><b>Actual Cost + Committed Cost to Date</b>      £10,821.42</p> <p style="text-align: center;"><b>Total Estimated Cost</b>      £10,821.42</p> <p style="text-align: center;"><b>Balance Remaining to 31/3/23</b>      £ 19,178.58</p>												
<p style="text-align: right;"><b>KEY</b></p> <table border="0"><tr><td style="width: 30px; height: 15px; background-color: yellow; border: 1px solid black;"></td><td>Approved Scheme Budget</td></tr><tr><td style="width: 30px; height: 15px; background-color: white; border: 1px solid black;"></td><td>Proposed Scheme</td></tr><tr><td style="width: 30px; height: 15px; background-color: lightgreen; border: 1px solid black;"></td><td>Completed Scheme / Final Cost</td></tr></table>								Approved Scheme Budget		Proposed Scheme		Completed Scheme / Final Cost
	Approved Scheme Budget											
	Proposed Scheme											
	Completed Scheme / Final Cost											



**Cllr. J.I. Hutchinson Members Schemes 2021 to 2025**

**Tynedale - Haltwhistle**






Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
2021 / 2022						
HO210059	Contribution towards purchase of new ride on mower for Jubilee Football Club, Haltwhistle	£5,000.00	£5,000.00	completed	completed	Contribution to Jubilee Football Club made on 29 September 2021.
HO220002	Contribution towards installation of CCTV at Haltwhistle School	£3,000.00	£3,000.00	completed	completed	Sent to Accounts Payable 22/04/2022. Contribution completed
2022 / 2023						
HO220062	Contribution towards industrial dishwasher for Haltwhistle Methodist Church	£2,952.00	£2,952.00	Accounts	TBA	Approved. Sent to Accounts Payable 05/09/2022


<b>Balance carried over from 2021</b>	<b>£10,000.00</b>		
<b>Total Budget May 2021 - April 2023</b>	<b>£30,000.00</b>		
<b>Actual Cost + Committed Cost to Date</b>		<b>£10,952.00</b>	
<b>Total Estimated Cost</b>	<b>£10,952.00</b>		
<b>Balance Remaining to 31/3/23</b>	<b>£ 19,048.00</b>		

**KEY**

	<b>Approved Scheme Budget</b>
	<b>Proposed Scheme</b>
	<b>Completed Scheme / Final Cost</b>



### Cllr. D. Kennedy Members Schemes 2021 to 2025

#### Tynedale - Hexham West

Report Date 01/08/2022






Northumberland  
County Council

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210036	Contribution towards purchase of a new van for the Hextol Foundation, Hexham	£3,000.00	£3,000.00	complete	complete	Contribution to the Hextol Foundation made on 21 January 2022 - Joint scheme with Cllr's. Cessford and Homer - Total contribution
HO210046	Contribution towards the cost of refurbishing the lift at Hexham Community Centre	£3,000.00	£3,000.00	complete	complete	Contribution to Hexham and Tynedale Community Trust made on 20 September 2021 - Joint scheme with Cllr's. Cessford and Homer, total contribution £9,000.00.
2021/066	Purchase and installation of new interactive speed sign at Causey Hill Road/St Paul's Road Junction, Hexham	£0.00	£0.00			Awaiting estimates.
<b>2022 / 2023</b>						
HO220064	Contribution towards the redevelopment of Hexham Skatepark	£5,000.00	£5,000.00	Accounts	TBA	Approved. Forms sent to Hexham Youth Initiative 24/08/2022
HO220065	Contribution towards a new projector for The Forum Cinema, Hexham	£10,000.00	£10,000.00	Accounts	TBA	Approved. Forms sent to The Forum Cinema Hexham 24/08/2022


<b>Balance carried over from 2021</b>		<b>£9,000.00</b>		
<b>Total Budget May 2021 - April 2023</b>		<b>£30,000.00</b>		
<b>Actual Cost + Committed Cost to Date</b>		<b>£21,000.00</b>		
<b>Total Estimated Cost</b>		<b>£21,000.00</b>		
<b>Balance Remaining to 31/3/23</b>	<b>£</b>	<b>9,000.00</b>		

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



**Cllr. N.J. Morphet Members Schemes 2021 to 2025**

**Tynedale - Humshaugh**



**Northumberland**  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210074	Purchase and installation of 1No. new interactive speed sign at north end of Wall Village	£4,305.00	£4,305.00	completed	completed	Scheme completed.
<b>2022 / 2023</b>						
	Contribution for benches					
HO220056	Contribution towards repairs to the C218 in the vicinity of the old railway bridge in Gunnerton	£2,000.00	£2,000.00	Delivery	TBA	Approved. Sent to Area Office 03/08/2022




Balance carried over from 2021    £10,695.00  
 Total Budget May 2021 - April 2023    £30,000.00  
 Actual Cost + Committed Cost to Date    £6,305.00  
 Total Estimated Cost    £6,305.00  
 Balance Remaining to 31/3/23    £ 23,695.00

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

**Cllr. N. Oliver Members Schemes 2021 to 2025**




**Tynedale - Corbridge**

Report Date 01/08/2022



**Northumberland**  
County Council




Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
2021 / 2022						
HO210029	Contribution towards footpath resurfacing, south side B6530 Main Street, Corbridge	£3,500.00	£3,500.00	completed	completed	Western Area Highways Scheme.
2022 / 2023						


Balance carried over from 2021    £11,726.60 Total Budget May 2021 - April 2023    £30,000.00 Actual Cost + Committed Cost to Date    £3,500.00 Total Estimated Cost    £3,500.00 Balance Remaining to 31/3/23    £ 26,500.00		KEY  Approved Scheme Budget  Proposed Scheme  Completed Scheme / Final Cost
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<b>Balance carried over from 2021</b>	<b>£15,000.00</b>		
<b>Total Budget May 2021 - April 2023</b>	<b>£30,000.00</b>		
<b>Actual Cost + Committed Cost to Date</b>		<b>£500.00</b>	
<b>Total Estimated Cost</b>	<b>£500.00</b>		
<b>Balance Remaining to 31/3/23</b>	<b>£ 29,500.00</b>		

**KEY**

	<b>Approved Scheme Budget</b>
	<b>Proposed Scheme</b>
	<b>Completed Scheme / Final Cost</b>



### Cllr. A. Scott Members Schemes 2021 to 2025

#### Tynedale - Prudhoe North






Northumberland  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
2021SEP13	Contribution to Queen's Jubilee Platinum event	£3,000.00	£3,000.00	completed	completed	Payment to Prudhoe Community Partnership - made on 3 March 2022.
<b>2022 / 2023</b>						
HO220011	Contribution towards The Prudhoe Community Hub	£4,510.00	£4,510.00	Accounts	TBA	Sent to Accounts Payable 16/05/2022
HO220061	Traffic Calming (road safety improvements outside Prudhoe West Academy)	£15,000.00	£15,000.00	Accounts	TBA	Approved.


Balance carried over from 2021	£12,000.00	
Total Budget May 2021 - April 2023	£30,000.00	
Actual Cost + Committed Cost to Date		£22,510.00
Total Estimated Cost	£22,510.00	
Balance Remaining to 31/3/23	£ 7,490.00	

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



Cllr. A. Sharp Members Schemes 2021 to 2025

Tynedale - Haydon and Hadrian



Northumberland County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210002	Contribution towards purchase of new goalposts for Haydon Bridge United Football Club	£3,462.00	£3,462.00	complete	complete	Contribution to Haydon Bridge United Football Club made on 24 June 2021.
HO210040	Traffic calming (Proposed road narrow measures and new signage) C284 Woodhall Mill Road and B6318 Samson Inn Railway Bridge, Gilsland	£3,000.00	£3,000.00	Design	TBA	Design brief issued
<b>2022 / 2023</b>						
2022SEP27	Contribution to the installation of a disabled ramp	£1,000.00	£1,000.00	Accounts	TBA	
HO220036	Contribution towards new IT equipment for Henshaw C of E Primary school	£2,634.84	£2,634.84	Accounts	TBA	Approved.
	Contribution towards footway repairs in Melkridge village					Form shared 04/08/2022




<b>Balance carried over from 2021</b>	<b>£8,538.00</b>		
<b>Total Budget May 2021 - April 2023</b>	<b>£30,000.00</b>		
<b>Actual Cost + Committed Cost to Date</b>	<b>£10,096.84</b>		
<b>Total Estimated Cost</b>	<b>£10,096.84</b>		
<b>Balance Remaining to 31/3/23</b>	<b>£ 19,903.16</b>		

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



Cllr. G. Stewart Members Schemes 2021 to 2025

Tynedale - Prudhoe South






Northumberland  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
2021 / 2022						
HO210033	Contribution towards purchase of a new large TV learning monitor and computer storage/charging cabinet for Adderlane Academy, Prudhoe	£2,017.91	£2,017.91	completed	completed	Contribution to Wise Academis made on 10 August 2021.
HO210034	Contribution towards the Falcon Capital Works Scheme, Prudhoe	£3,878.00	£3,878.00	completed	completed	Contribution to Prudhoe Town Council made on 11 February 2022.
HO210045	Contribution towards construction of new sports room and installation of a new security alarm system at Prudhoe Town Football Club	£2,400.00	£2,400.00	completed	completed	Contribution to Prudhoe Town Football Club made on 20 September 2021.
HO210081	Installation of 1No. new street lighting column at 2-8 West Wylam Drive, Prudhoe	£3,000.00	£3,000.00	completed	completed	Street Lighting & Electrical Team Scheme. Installed 28/02/2022. Costs to be finalised.
2022 / 2023						
HO220032	Contribution towards refurbishment of Prudhoe Parish Church Hall	£3,000.00	£3,000.00	Accounts	TBA	Form returned 07/06/2022. Approved. Sent to Accounts Payable 20/06/2022
HO220055	Contribution towards Eastwoods park perimeter path	£2,000.00	£2,000.00	Delivery	TBA	Approved. Sent to Green Space & Countryside Team 03/08/2022


Balance carried over from 2021	£3,704.09
Total Budget May 2021 - April 2023	£30,000.00
Actual Cost + Committed Cost to Date	£16,295.91
Total Estimated Cost	£16,295.91
Balance Remaining to 31/3/23	£ 13,704.09

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



## Cllr. H.R. Waddell Members Schemes 2021 to 2025

### Tynedale - Bywell






**Northumberland**  
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Comments
<b>2021 / 2022</b>						
HO210030	Contribution towards construction of a new wooden building at The Hearth Centre, Horsley	£2,000.00	£2,000.00	Accounts	TBA	Contribution to The Hearth Charity not made yet.
HO210067	Contribution towards the purchase and installation of 6No. bike stands and new paving at St. Oswin's Church Parish Hall, Wylam	£3,400.00	£3,400.00	completed	completed	Contribution to Wylam St. Oswin's P. C. C. made on 12 November 2021.
HO210097	Traffic calming (Proposed double yellow line parking restrictions) Nunnykirk Close & Horsley Road Junction, Ovingham	£4,000.00	£4,000.00	Design	Design	Intend Notice ends 02/09/2022
<b>2022 / 2023</b>						
HO220029	Contribution to Wylam 1st School for new playground	£3,000.00	£3,000.00	Accounts	TBA	Approved.
HO220050	Contribution towards new play equipment for Ovingham C of E First School	£3,000.00	£3,000.00	Accounts	TBA	Approved. Job number sent to school 03/08/2022
	Traffic Calming (Proposed disabled parking bay at Hearth Arts Centre, Horsley)	£5,000.00	£5,000.00			Form shared 13/07/2022


Balance carried over from 2021	£5,600.00
Total Budget May 2021 - April 2023	£30,000.00
Actual Cost + Committed Cost to Date	£20,400.00
Total Estimated Cost	£20,400.00
Balance Remaining to 31/3/23	£ 9,600.00

**KEY**

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



	Number
A = Proposed Schemes	24

	Number	Original Estimated Cost	Current Estimate - Actual Cost	Totals
Total Budget May 2021 - Apr 2023				£390,000.00
Total Approved schemes	38	£172,850.17	£172,850.17	
Total Uncommitted Balance				£217,149.83

Highway Scheme	14	£45,805.00	£45,805.00
External Contributions	41	£127,045.17	£127,045.17
	55	£172,850.17	£172,850.17

**Northumberland County Council**  
**Tynedale Local Area Council**  
**Work Programme 2022 - 2023**

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Nichola Turnbull: 01670 622617 - [Nichola.Turnbull@northumberland.gov.uk](mailto:Nichola.Turnbull@northumberland.gov.uk)

## TERMS OF REFERENCE

- (1) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (2) To advise the Cabinet on budget priorities and expenditure within the Area.
- (3) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (4) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-social behaviour and environmental crime.
- (5) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme.
- (6) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
- (7) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
- (8) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (9) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (10) To make certain appointments to outside bodies as agreed by Council.
- (11) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.
- (12) To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.
- (13) To exercise the following functions within their area:-
  - (a) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
  - (b) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
  - (c) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
  - (d) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007.
  - (e) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.



## ISSUES TO BE SCHEDULED/CONSIDERED

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

**To be listed:**

Northumberland County Council  
Tynedale Local Area Council  
Work Programme 2022-23

13 September 2022

- Planning
- Local Services Update
- North of Tyne Rural Business Growth Service
- *Other items to be confirmed*

11 October 2022

- Planning and Rights of Way

15 November 2022

- Planning
- Local Services Update
- Highways Maintenance Presentation
- *Other items to be confirmed*

13 December 2022

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	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>
10 January 2023	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Local Services Update</li> <li>• <i>Other items to be confirmed</i></li> </ul>
14 February 2023	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>
14 March 2023	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Local Services Update</li> <li>• <i>Other items to be confirmed</i></li> </ul>
11 April 2023	
	<ul style="list-style-type: none"> <li>• Planning and Rights of Way</li> </ul>
9 May 2023	
	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Local Services Update</li> <li>• Fostering Presentation</li> <li>• <i>Other items to be confirmed</i></li> </ul>

Northumberland County Council  
Tynedale Local Area Council Monitoring Report 2022-2023

Ref	Date	Report	Decision	Updates (if any)
1	10 May 2022	<b>Police and Crime Commissioner</b>	<b>RESOLVED</b> that the information be noted.	
2	10 May 2022	<b>Petition: Dangerous Road (Peth Head, Hexham)</b>	<p><b>RESOLVED</b> that the contents of the report be noted and the following proposed actions be supported:</p> <p>a) Introduction of additional repeater signs and 20mph roundels (road markings) to be provided at either end of Peth Head.</p> <p>b) A speed survey be arranged to assess actual vehicle speeds. Depending on the outcomes of the survey, consideration be given to whether any further measures would be appropriate.</p>	
3	10 May 2022	<b>Tyne Valley Community Rail Partnership</b>	<b>RESOLVED</b> that the presentation be received and that the comments be noted.	

4	10 May 2022	<b>Outside Bodies</b>	<p><b>RESOLVED</b> that the following list of appointments be confirmed:</p> <p>Groundwork North East - Land of Oak and Iron Project Board – <b>G Stewart</b>  Haltwhistle Partnership Limited - <b>A Sharp</b>  Haltwhistle Swimming &amp; Leisure Centre Man. Cttee - <b>A Sharp</b>  Hexham TORCH Centre Management Committee - <b>T Cessford</b>  Prudhoe Community Partnership – <b>A Scott</b>  Queens Hall Arts Trust – <b>SH Fairless-Aitken</b>  Sport Tynedale – <b>N Oliver</b>  Tyne Valley Community Rail Partnership Board – <b>H Waddell</b></p>	
5	10 May 2022	<b>Members Local Improvement Schemes – Progress Report</b>	<b>RESOLVED</b> that the report be noted.	
6	12 July 2022	<b>Broadband Update</b>	<b>RESOLVED</b> that the information be noted.	

7	12 July 2022	<b>Members Local Improvement Schemes – Progress Report</b>	<b>RESOLVED</b> that the report be noted.	
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NT 02.09.22

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