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Northumberland County Council

Your ref:

Our ref:

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Tel direct: 01670 622617

Date: Monday, 7 November 2022

- PLEASE NOTE ITEMS **1 - 10** WILL BE CONSIDERED AT **4.00 P.M.**
- ITEMS **11 - 19** 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** on **TUESDAY, 15 NOVEMBER 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 - 22)

Minutes of the meeting of the Tynedale Local Area Council, held on 11 October 2022, as circulated, to be confirmed as a true record, and signed by the Chair.

4. **DISCLOSURE OF MEMBERS' INTERESTS**

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

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

Interest or Non Registerable Interest in a matter being considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

NB Any member needing clarification must contact monitoringofficer@northumberland.gov.uk. 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 23 - 26)
- 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. 21/03549/FUL** (Pages 27 - 38)
- Retrospective planning permission is sought for the construction of one residential dwelling, with associated car parking and garden space, at 11 The Forge in Gilsland.
- 7. 21/03984/FUL** (Pages 39 - 48)
- Planning permission is sought for the siting of one glamping pod for holiday accommodation purposes on land to the south of Hill Top, Lambley.
- 8. 21/04595/LBC** (Pages 49 - 58)
- Listed Building Consent for Change of colour on front of building (retrospective) Brew Bar, Market Square, Haltwhistle, Northumberland NE49 0BL.
- 9. 22/00236/LBC** (Pages 59 - 66)
- Listed Building Consent to install 18 solar panels in 2no. rows of 9no. to the entire southeast facing roofscape, which is the front/principal elevation of the property known as Dawson Place Hall, Allendale, NE47 9PP.
- 10. PLANNING APPEALS UPDATE** (Pages 67 - 74)
- 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

11. 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.

12. 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.

13. 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.

14. LOCAL SERVICES - HIGHWAYS MAINTENANCE

David Laux, Head of Technical Services, Robin McCartney, Highways Infrastructure Manager and Kris Westerby, Highways Delivery will attend to provide an overview on the operation and challenges of Highways Maintenance.

15. HOMELESSNESS AND ROUGH SLEEPING

(Pages
75 - 84)

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

16. DIGITAL CONNECTIVITY INFRASTRUCTURE ACCELERATION PROJECT

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

Acceleration (DCIA) project.

17. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
85 - 92)

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).

18. DATE OF NEXT MEETING

The next meeting (planning only) will be held on Tuesday, 13 December 2022.

19. 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.

Name:		Date of meeting:	
Meeting:			
Item to which your interest relates:			
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):			
Are you intending to withdraw from the meeting?		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
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	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.
Contracts	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.
Land and Property	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.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	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.
Securities	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"> i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or 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.
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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)

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Northumberland County Council

Appendix 1

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

- (i) All Mobile phones should be switched to silent and should not be used during the meeting.
- (ii) Members are asked to keep microphones on mute unless speaking (if being used).

B Record remote attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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)

Agenda Item 3

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, 11 October 2022 at 4.00 p.m.

PRESENT

Councillor T Cessford
(Chair, in the Chair for agenda items 48-50, 54, 57-63)

A Scott
(Vice-Chair (Planning) in the Chair, agenda items 51-53, 55-56)

MEMBERS

A Dale
SH Fairless-Aitken (55-63)
C Horncastle (48-56)
I Hutchinson
D Kennedy (56-63)
N Morphet

N Oliver (55-63)
JR Riddle (48-56)
A Scott
A Sharp
G Stewart

OFFICERS

R Campbell
T Crowe
C Hall
I Hewitt

D Hunt

A Olive
M Patrick

E Sinnamon
N Turnbull

Senior Planning Officer
Solicitor
Planning Officer
Rural Business Growth Programme
Manager
Neighbourhood Services Area
Manager
Highways Delivery Area Manager
Principal Highways Development
Management Officer
Development Service Manager
Democratic Services Officer

ALSO PRESENT

9 members of the public.

Ch.'s Initials.....

48. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Waddell. It was reported that Councillor Fairless Aitken gave her apologies for part one of the meeting and Councillor Oliver was delayed.

49. MINUTES

RESOLVED that the minutes of the meeting of Tynedale Local Area Council held on 9 August 2022, as circulated, be confirmed as a true record and signed by the Chair.

50. DISCLOSURE OF MEMBERS' INTERESTS

Councillor Scott declared a personal interest and prejudicial interest in agenda item no 22/00579/FUL and would leave the meeting whilst the application was discussed.

DEVELOPMENT CONTROL

51. PROCEDURE TO BE FOLLOWED AT MEETINGS

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

52. 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.

53. 22/00303/FUL

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

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 requested the following amendments to condition No.s 3 and 7:

Condition 3 – inclusion of policies and reference to the retaining wall
“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.

These plans should include details of any retaining walls that are required due to the proposed earthworks and change in land levels.

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 Policies QOP1, QOP2, ENV1 and ENV6 of the Northumberland Local Plan the NPPF.”

Condition 7 - Updated to include reference to doors

“Notwithstanding the details submitted, all external doors including frames shall be of painted timber. All windows shall be of painted timber and shall be hung sliding sash, recessed by at least 100mm and with no trickle vents. The windows and external doors 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.”

John Haigh spoke in objection to the application and raised the following issues:

- The application would have been dealt with under delegated powers had a formal complaint not been made by Mr and Mrs Pierce about the management of the application which was then reassessed.
- The committee were requested to respect the opinions of the parish council, Catton residents and experts in the fields of conservation and the environment and reject the application.
- The AONB had previously documented that the meadow was inappropriate for development and that it formed an important part of the character of Catton Village.
- Permitting the development would contravene Section 85 of the Countryside and Rights of Way Act 2000.
- The Council was not paying due regard to the AONB designation. The Countryside Charity (CPRE) objection stated that the proposed plans fail an acceptability test.
- The applicant’s consultant claimed the new dwelling would be similar to that previously approved which was untrue as it did not comply with previous conditions on the following 2 points:
 - 1) The ridge of the new building would be no higher than the ridge of Meadowgate. The report stated that the new ridge would be 1.4 m

higher but measurements from the Wider Street Elevation plan show it to be 2.1 m higher.

2) The ground level was only to be lowered by 2.4 m and not the 3.5 m previously required.

- They objected strongly that conditions applied by the former Senior Planning Officer, who had later become the applicant's consultant, had not been adhered to and queried how the inconsistency could be allowed.
- Most of the objections complained about the height of the proposal being obtrusive and out of keeping. Local residents were dismayed by its scale and siting.
- The development adversely impacted on the character and appearance of the settlement in contravention of clause (e) 1, 3 and 4 of STP1 and queried whether it should be regarded as a sustainable development.
- They were concerned that a dominant building on the elevated meadow to the south of the recently opened Crown Inn would compromise views from the pub's garden and impact on amenity values and viability of the business. Reference was made to the strategic aim of the newly adopted Northumberland Local Plan to 'conserve and enhance Northumberland's natural and built environments ensuring that they continue to be experienced and valued by residents and visitors and protected from inappropriate development'. They were of the opinion that this development was inappropriate.
- The report had not included or addressed concerns of the publican who had complained about lack of communication from the planning department.
- The development had an adverse impact on the amenity of existing neighbours and businesses in contravention of sections 2 (a) and (b) of the Allendale Neighbourhood Development Plan.
- The objectors and CPRE disputed that the principle of development on the site had been established. Of 4 applications, only one reached determination, which had lapsed due to lack of interest.
- Although the site was sensitive and in a prominent location at the entrance of the village, the Planning and Conservation Officer had not advised on the proposal despite involvement on another site. This had been queried and had not been answered.
- Members were asked to reject the application as it:
 - Was too high and obtrusive and did not comply with previous constraints applied by Planning.
 - Ignored advice and objections raised by the national environmental bodies.
 - Ignored the requirements of the AONB.
 - Ignored the strategic objectives of the recently adopted Northumberland Local Plan.

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

- The proposed development was now located 5 meters further away from the neighbouring property with a separate access also being located further to the north. It had a similar footprint as the application that had previously been approved for a 2 storey, 4 bedroom house with double

garage. The previous application originally proposed sharing the existing access. Highways had no objections to the separate access subject to conditions.

- There would not be a significant impact on the amenity of the neighbours from the increased ridge height as the proposed building was located further away, 30 metres from Meadowgate. As the site and wider areas was situated on a hill, properties to the north would be situated slightly higher than those to the south. A condition regarding landscaping had been included so the details could be approved.
- The height of the proposed building was higher due to changes in the design. Condition 3 required approval of plans for finished floor levels, garden levels and the resulting ridge height. Condition 2 required the property be built in accordance with approved plans i.e. that the building be sunk and not on existing ground levels.
- Properties on the other side of the road were in a similar position being located higher than adjacent properties to the south.
- The North Pennines AONB had not objected to the application but required that it did not impact on the character of the settlement by complying with the Building Design Guide.
- Sliding sash windows had been specified by the applicants. The AONB Building Design Guide required the materials to be timber and of a traditional style. Details of the proposed windows had been specified within Condition No. 7 which could be amended to remove the reference to sash windows, perhaps 'sliding sash appearance'.
- It was not normal practice to specify whether windows were single, double or triple glazed as long as they were traditional in appearance.
- The reference to 'in perpetuity' was to be construed as for the lifetime of the building.

Councillor Stewart proposed acceptance of the of the officer's recommendation to approve the application with the officers amendment's to Condition No.s 3 as read out in committee and condition no.7 removing the reference to sash windows from the latter. The wording of amended condition No. 7 with regard to the materials and mechanisms used within the windows to be delegated to Planning Officers. This was seconded by Councillor Hutchinson.

Whilst there was some sympathy for some of the issues raised by the objectors, the principle of development on the site had previously been established. As this application was for a similar design Members could not find a reason to refuse the application.

Upon being put to the vote, the motion was unanimously agreed.

RESOLVED that the application be **GRANTED** permission for the reasons and with the conditions as outlined in the report and subject to the amended Condition No.s 3 as read out in committee by officers and condition no 7 removing the reference to sash windows from the latter. The wording of amended condition No. 7 with regard to the materials and mechanisms used within the windows to be delegated to Planning Officers.

“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.

These plans should include details of any retaining walls that are required due to the proposed earthworks and change in land levels.

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 Policies QOP1, QOP2, ENV1 and ENV6 of the Northumberland Local Plan the NPPF.”

“7. Notwithstanding the details submitted, all external doors including frames shall be of painted timber. All windows shall be of painted timber and shall be hung sliding sash, recessed by at least 100mm and with no trickle vents. The windows and external doors 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.”

Councillor Scott left the meeting whilst the following application was discussed. Councillor Cessford sat as Chair.

54. 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**

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

The Senior Planning Officer introduced the application with the aid of a powerpoint presentation and confirmed that there were no updates.

Mr. C. Ross spoke on behalf of the owners of the Old Granary who would suffer the most if the development were allowed. They objected to the application in the strongest terms on the grounds of highway safety and residential amenity and raised the following points:

- Existing arrangements were historical and not open for consideration.
- An application for a new development should be assessed against all policy requirements. Policy TRA 2 required development to have effective and safe access and egress to the existing transport network.

- The Highways Team had confirmed that the existing access and visibility splay were sub-standard but had not objected. This would result in more cars, bikes and vehicles using the sub-standard access with sub-standard visibility creating more opportunities for near misses, similar to recent events with cars going into the hedge opposite.
- This was a 60 mph road which required a visibility splay of 215 metres. Based on current plans, only 12-13 metres of visibility was achievable and therefore over 200 metres short of what was required. A visibility splay of 215 metres could not be achieved and therefore the development failed to provide an effective and safe access and egress required by Policy TRA 2 and should be refused on Highways grounds, a valid material planning reason.
- Currently the Old Granary house and garden was not overlooked and was a private family space. If the adjacent building was developed, they would be overlooked in the living room, bedroom and outside space with 6 new windows not there before. This would destroy the privacy of the Old Granary contrary to the following policies:
 - Policy HOU8 which required a development to enhance its setting.
 - Policy QOP1 which required no unacceptable harm to amenity.
 - QOP2 which required appropriate levels of privacy.
- The development should be refused on loss of privacy and overlooking, valid material planning reasons.
- They requested that the application be refused and that the Old Granary should be visited so the site was understood from both sides.

Mrs Hannah Underwood, the applicant, spoke in support of the application. She highlighted the following:-

- They hoped to bring new life to a disused building whilst retaining its character.
- The previous refusals and dismissed appeal on the site related to a single factor, the disputed previous use of the building. Those applications/appeal had been made under a prior notification procedure and not a full planning application.
- The technical aspects of highway safety, ecology, land contamination, coal mining and drainage had been carefully assessed with no objections raised by the professional consultees.
- The principle of development, design of the conversion, residential amenity of neighbours, sustainability of the site and Green Belt matters had been assessed by the planning officer. They had also been taken into account by the Planning Inspector on the recent appeal who had not found any reason to refuse the previous prior notification application or appeal on those grounds. The current proposal was no different to that previously assessed.
- Their first consideration had been the protection of the amenity enjoyed by the neighbours and also future residents of the barn, once converted.
- Separation distances between the barn and neighbouring dwellings ranged from 21-40 metres.
- As demonstrated on the site visit, the land sloped in a south – north direction, with the barn located on higher ground than the neighbouring properties. However, due to the separation distances, single storey nature

of the barn, modest nature of the proposed windows and existing boundary treatments, the conversion would not have an overbearing presence or adverse impact on privacy or outlook.

- Permitted development rights for additional openings or extensions to the barn had been removed which would control any future alterations/extensions to ensure that any impact be assessed. A condition also required that boundary treatments be enhanced.
- Bringing an unused building back into use with enhanced hedge planting on the boundaries could only be of visual benefit to the immediate area.
- The proposals, if accepted, would prevent any future non-residential uses of the building and site which would improve the neighbours amenity in the long term.
- They had actively sought to address the objections made to their proposals. There were no outstanding technical objections to the scheme which was compliant with local and national policies.
- Planning and other officers had considered objections on amenity and highways safety to have been overcome and that the proposal would not bring about any harm or detriment to amenity or safety.
- The committee were requested to accept the officer's recommendation.

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

- Arrangements were made for site visits in accordance with the Council's protocol. Whilst at the site visit, members may have wished to assess the impact of the proposal on the neighbouring property, however, this would not have been possible if permission to enter the land had not been obtained. It was not normal practice to invite neighbours to a site visit, only the applicant/agent and representatives from the town or parish council. A decision could be made from the roadside and photographs included in the presentation. Members comments regarding the usefulness of viewing a site from an adjacent property had been noted.
- The proposals for the development were not expected to have a significant adverse impact on the privacy of future occupiers of the unit or the residents of the neighbouring dwellings given the separation distances, the single storey nature of the building and proposals for additional boundary planting.
- Policy QOP5 required the prioritisation of the use of locally sourced, recycled and energy efficient building materials with details being required to be approved in advance by Condition No. 4. This could include roof materials, if an amendment was requested by Members.
- The visibility splay would be sub-standard for the construction of a new dwelling and would constitute a reason for refusal. However, the access was already in use and currently served 2 dwellings with associated vehicle movements. The proposals would not result in additional movements on the highway network and there were no material changes in how it would be used. There were also no recorded incidents at that location in the previous 30 year period.
- There would be no increase in the height of the building, it was a relatively straightforward conversion with no additional accommodation in the roof space.

Councillor Hutchison proposed acceptance of the officer's recommendation to approve the application. This was seconded by Councillor Horncastle. A suggestion that the conditions be amended to specify use of recycled materials for the roof and aluminium doors was declined.

Members were satisfied that the proposals would bring a redundant building back into use. They were of the view that the height of the surrounding hedge, removal of permitted development rights to prevent additional openings and assessment by highways was satisfactory.

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

FOR: 7; AGAINST: 0; ABSTENTION: 1.

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

Councillor Scott returned to the meeting and resumed her position as Chair. Councilors Fairless-Aitken and Oliver also entered the meeting.

**55. 21/04595/LBC
Listed Building Consent for Change of colour on front of building
(retrospective)
Brew Bar, Market Square, Haltwhistle, Northumberland NE49 0BL**

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

The Senior Planning Officer introduced the application with the aid of a powerpoint presentation. She reported that nine representations in support of the application had been received since the committee report had been finalised. These had been circulated to Members electronically prior to the meeting and were also available to view on the Council's Public Access website. A summary of the comments was provided as follows:

- Support for the grey colour of the building.
- The grey colour blended in well with other buildings and its surroundings.
- The grey colour complimented the historic environment in which the building sits.
- The cost of changing the colour back could jeopardise the business which operated from the building.
- The grey colour would be an easier colour to maintain as it would look fresher for longer than the previous colour.
- The building was well-presented and the business a well-kept establishment.
- There were other businesses within the market place and wider locality which were not well-maintained.
- The Brew Bar had a positive impact on the town and contributed to the vibrancy of the market place.

- The business offered something different and unique in Haltwhistle and was popular with both tourists and local residents.
- There was currently a variety of facades and colours within the surrounding street scene.

Councillor Michael Ridley spoke on behalf of Haltwhistle Town Council. He highlighted the following:

- As elected members they were the voice of the people on the street.
- The response from the people of Haltwhistle to the external changes of the Brew Bar building had been very positive as it had brightened up the Market Square.
- People going to church have made comments about the calming colour and asked if the east side of the building was also to be painted.
- The Town Council has no objection to the colour or the application.
- Tourists and the people of Haltwhistle loved it.
- Whilst it had been commented that the paint did not let the building breathe, the paint being waterproof would extend the life of the building as water had previously soaked in.

Mr Sam Jackson, the applicant, spoke in support of the application. He made the following comments:-

- They had decided to paint the exterior of the building during the first national lockdown when the business had been closed and the future was uncertain.
- They had obtained the permission of the landlady but at that time had been unaware that listed building consent was also required.
- The colour had been carefully chosen to compliment the traditional stonework of the building, and tied in well with neighbouring slate roofs, the cobbled road around the marketplace, wrought iron gates of the church and the church itself.
- The grey colour also reflected the buildings industrial heritage as an old blacksmiths shop, more so than the previous colour.
- Prior to his tenancy, the building had been previously repainted but not with lime wash paint.
- The public response to the appearance of the Brew Bar on its reopening had been fantastic.
- They had created a much needed ambiance in the marketplace supported by food trucks, special events and al fresco seating which in conjunction with the visual appearance of the building gave the town a vibrancy it had lacked for many years. It had become an institution to a wide demographic of local residents and was also popular with tourists which was of benefit to Haltwhistle.
- There was no overall colour scheme for business or buildings on the high street or marketplace but a worrying increase in dilapidated ones, a sign of hard times for small businesses.
- Any action would have a detrimental effect on the Brew Bar and town and jeopardise one of the towns recent success stories.

- The aforementioned reasons outweighed the less than substantial harm caused by the painting of the Brew Bar. The building should be left as it was so the marketplace could continue to be as vibrant and welcoming as it was now.

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

- It was the professional opinion of the Built Heritage and Design Officer when she had undertaken a site visit that a plastic based paint had been used.
- A limewash paint would enable the building to breathe.
- The use of a plastic based paint was harmful to the historic fabric of the building as it created an impermeable barrier which did not allow moisture to travel and would allow the building to deteriorate over time.
- It was confirmed that enforcement action was being pursued at several other premises in the town for similar reasons.
- The removal of the plastic based paint was not a matter which the committee needed to be concerned about. The issue under consideration was the harm caused to the Grade II listed building and the failure to preserve or enhance the character and appearance of the Haltwhistle Conservation Area.
- It was not appropriate to compare the use of silicone when treating damp in properties. Different methods were recommended to preserve stone buildings. Use of limewash was the most successful method of preserving a traditional building in the long term.
- The listing describes the marketplace elevation as white although it was not necessary that it remained white as there were variations of colour in the nearby street scene. Other buildings in the marketplace and Conservation Area were white or cream. A light coloured natural limewash would be appropriate for the traditional character of the area.
- Officers were unable to confirm the reason for the investigation and enforcement action.
- They did not have the resources to have consultee officers at every meeting and the officers availability had not been a reason not to bring the matter to the meeting.
- The Conservation Area Character Appraisal set out the description of the Grade II listed building. The question was whether the use of the plastic based grey paint preserved a designated heritage asset. The colour was not natural with a modern appearance which altered the traditional appearance of the building.
- Use of a plastic paint was vapor impermeable and would eventually peel off like plastic whereas limewash was gritty and permeable.

Councillor Dale proposed acceptance of the recommendation to refuse Listed Building Consent. This was seconded by Councillor Scott.

Several members, whilst agreeing that the appearance of the building was not unattractive, they were concerned about the long term impact that the use of the plastic based paint would have on the structure. Others were worried about the damage possibly caused by removal of the paint and unhappy that

the Built Heritage and Design Officer was not in attendance so they could ask further questions and receive her guidance on technical matters.

Some members supported the recommendation that had been made by the officer given the listed building status and did not want the Council's conservation policy undermined.

It was then proposed by Councillor Riddle that the application should be deferred as he did not think a decision should be made that evening. This was seconded by Councillor Sharp.

The Solicitor reminded the committee that the substantive motion needed to be dealt with prior to consideration of subsequent motions.

Councillor Dale agreed to withdraw her motion that the Listed Building Consent be refused and instead proposed that the application be deferred. Councillor Scott agreed and seconded deferral.

Upon being put to the vote, the motion was unanimously agreed.

RESOLVED that the application be **DEFERRED** for further advice and information from the Built Heritage and Design Officer.

56. PLANNING APPEALS UPDATE

The report provided information on the progress of planning appeals.

RESOLVED that the information be noted.

Councillor Horncastle left the meeting.

The meeting adjourned at 5.53 p.m. until 6.10 p.m.

LOCAL AREA COUNCIL BUSINESS

57. PUBLIC QUESTION TIME

Wendy Breach on behalf of the Active Travel Tynedale team submitted the following question in advance of the meeting:

"Northumberland County Council has a number of policies aimed at mitigating climate crisis, improving health, decreasing air pollution and encouraging active travel. One specific policy is laid out on the School Transport web page:

"Northumberland County Council is committed to promoting the environmental benefits of active, sustainable travel, which includes reducing pollution for cleaner air around our schools."

A further commitment on the same web page with regard to active travel to and from schools concerns the creation of School Streets:

"We will work with the Highways team at Northumberland County Council so we can investigate Traffic Regulation Orders. This is to prohibit cars from entering specific streets at certain times of the day. Closing the street outside of your school will ensure that the air will be less polluted, as well as making the area safer for children."

With more than 500 School Streets in London, an ever increasing number in Tyne and Wear, 4 already established in Northumberland, and legislation now rolled out across England for ANPR, why has it been an uphill battle to get a School Street considered for the new QEHS/HMS in Hexham? The attendance at these schools (plus St Jo's RC Middle School on the other side of Allendale Road) is greater than 2100 students. Of this number ~1,000 students walk, ~ 800 come by school coach and ~300 parents drive their children to school.

In spite of an NCC assessment that stated driver behaviour would not change with the proposed highways signage and double and single-yellow lines on Whetstone Bridge Road, nor would school-in and -out times become safer, NCC Highways has completed a scheme which is patently ineffective, and teachers are still required on the road to ensure student safety at school in and out times.

Why will NCC Highways and School Transport NOT consider a School Street, and why has there yet been no Road Safety Audit? Why all these delays? Active Travel Tynedale has heard no end of excuses."

The following response from the Infrastructure Manager was read out:

"The implemented parking restrictions on Whetstone Bridge Road and Tynedale Terrace are an integral element of the discharge of conditions associated with the approved planning application 19/03998/CCD | Redevelopment of Queen Elizabeth High School and required as conditions for the development of the schools. The parking restrictions proposed address a range of road safety matters associated with the ingress and egress from all entrances to the school and future operation of the school. The Council prepared and advertised the Traffic Regulation Order (TRO) associated with the approved planning application and conditions discharge and reviewed individual objections to the parking restrictions within the TRO, in particular the double yellow lines around the entrance to Tynedale Terrace and extending along Whetstone Bridge Road towards Allendale Road and the inclusion of single yellow lines on the North end of Whetstone Bridge Road between the school entrance and Alexandra Crescent. The Council's Highways Improvement Team consider that the original road safety concerns considered as part of the initial design process associated with the development of the new high school remain valid and the proposed parking restrictions appropriate.

The Highways Improvement Team do acknowledge the concerns raised by residents on the impact to parking and the wider community on their support for "School Streets" and have committed to review the parking restrictions 12

months after their implementation when the impact of the new development and the changes to the highway layout can be fully assessed.

A number of varying proposals have been raised and considered during the development process including “School Streets”, however, it was considered inappropriate to amend any proposals that form an integral part of the approved planning permission when they are appropriate for the road safety concerns identified and there is no evidence that they would not address these concerns over time.

Road safety audits (RSA’s) were carried out during the development of proposals for the new school with a Stage 1 audit completed in Sep 2020, a stage 2 audit completed in Jan 2021. The site visit element of the Stage 3 RSA was completed in September 2022 and the report of the audit is currently being prepared and any issues identified as requiring immediate action will be raised for consideration with the scheme designers. The stage 3 RSA could not be undertaken until the changes to the highway and school bus parking had been completed and the schools returned from the summer holiday. In addition to the RSA process the Highways Improvement Team have been in contact with the school to understand their current views on how the highway is operating in relation to school journeys.

The Highways Improvement Team are fully aware of the “School Streets” approach and have already implemented a number of schemes across the County including Hareside Primary School, Cramlington, Josephine Butler Academy, Ashington and New Delaval Primary School, Blyth with Seaton Sluice Middle School and Seghill First School being considered this year. These are being delivered within a wider “Safer Routes to School” programme.

As part of the review of the parking restrictions noted above, the team will also consider the outcome of the RSA reports and the views of the schools in relation to any further change and will consider the benefits of any “School Streets” approach at that time if appropriate.

Ms Breach asked if there could please be more urgent action as a follow-up question.

The Chair reported that questions raised at a meeting of Hexham Town Council held the previous evening would be forwarded to the officers to obtain a response.

58. PETITIONS

This item was to:

a) Receive any new petitions:

It was reported that the following new petition had been opened for signatures on the Council’s website:

Request to impose a speed limit on a section of the C234 between Warden Bridge and Fourstones.

b) Consider reports on petitions previously received:

A report on the following petition had been requested for the meeting on 10 January 2023:

Wentworth Car Park & Hexham Alemouth Road Car Park, Hexham.

c) To consider updates on petitions previously considered:

An update on the B6305 Allendale Road, Hexham Petition was to be provided at the next meeting on 15 November 2022.

59. LOCAL SERVICES UPDATE

Members received the following updates from the Area Managers from Neighbourhood Services and Technical Services:

Technical Services:

- 98.7% of actionable defects had been repaired in line with the Council's policy. 4,101 actionable defects had been recorded between July and August 2022. Highway inspections were up to date and carried out in accordance with the Council's statutory duty.
- Footway slurry sealing works had been completed for the season with preparatory works commencing in new locations ahead of completion in 2023.
- The gully tanker continued its routine cleansing programme with a dedicated drainage gang and JCB renewing gully pots, cross drains and ditching in known problem areas. Drainage investigation and repair was due to commence on the A695 at Riding Mill before moving to Acomb.
- LTP surfacing works had been completed in a number of areas with work scheduled next at West Woodburn.
- 6 out of 13 sites in Tynedale had been completed to date as part of the LTP investment program in U & C roads.
- Surface dressing work had been completed at all 12 sites within the Tynedale area. Surface dressing work across the county was overseen by the Tynedale team with 43.96 miles of carriageways covered.
- A summary of completed safety scheme were outlined with a number of projects programmed in the next few months.
- The winter services season was due to commence on 31 October with 105 members of staff. Staff and rotas were in place with arrangements for dealing with snowfall and prolonged periods of extreme wintry weather remaining unchanged. A copy of the winter resilient document was due to be circulated to all members. Salt supplies had been restocked and 1600 grit bins were in the process of being checked and replenished. Further refills could be arranged by via provision of serial numbers to the contact centre.

The Highways Delivery Area Manager provided clarification or agreed to investigate issues for Councillors Cessford, Dale, Fairless-Aitken, Kennedy, Morphet and Scott.

Neighbourhood Services:

- Appointments had recently been made to fill vacant Team Leader posts in the NEAT and Refuse teams.
- Grass cutting had been suspended in some areas over the summer following long spells of warm and dry weather to enable the grass to recover. Resource had been diverted to cutting back and weed spraying activities. Grass cutting was expected to cease in the next few weeks with the minimum number of cuts being achieved.
- The normal street sweeping schedules were ongoing with focus changing to leaf hot spots within the next month or so. Members were encouraged to report issues, although officers had to balance competing demands. They were aware of problems areas previously reported. Priority areas included areas with significant pedestrian numbers including streets around schools, sheltered housing and steep slopes.
- The winter annual maintenance schedules for the annual maintenance for the cutting back of shrubs, hedging and edging were in the process of being prepared. Identification of any additional areas requiring attention should be notified by email.
- Grounds staff working an annualised hours contract would move to winter hours from 20 October (28 hours per week).
- Verge cutting had extended into August due to a machinery breakdown.
- Residual, Recycling and Garden waste collection services were operating well, other than a few minor vehicle breakdowns. The HGV driver staffing difficulties reported at previous meetings were now resolved. Existing rounds were under review following housing growth and increased take up of the garden waste service. Boundaries had been moved and routes reconfigured to make them equitable. Extra resources were also required to meet demand for bulky waste collections, emptying of bottle recycling facilities and collection of higher than normal tonnages for domestic waste. Missed collection alerts should be received by local councillors.
- The kerbside food waste collection trail was delayed due to problems with the supply of the specialist vehicle. It was now due to commence in November 2022.

Several members expressed their gratitude to the officers and their teams for completed projects within their wards, swift responses to issues reported and support provided in advance of the Northumberland in Bloom competition.

RESOLVED that the updates be noted.

Councillor Riddle left the meeting at 6.50 p.m.

60. NORTH OF TYNE RURAL BUSINESS GROWTH SERVICE

Ivan Hewitt, Rural Business Growth Programme Manager, Economy & Regeneration Service, was in attendance to give a presentation about the Rural Business Growth Service (RBGS). (A copy of the presentation is enclosed with the signed minutes).

The service was delivered by Advance Northumberland on behalf of Northumberland County Council and worked with micro, small and medium sized enterprises, located in the rural areas of Northumberland, Newcastle and North Tyneside. A £7.9 million programme of investment was available, part funded from the European Regional Development Fund (ERDF) as part of the European Structural and Investment Funds Growth Programme 2014-2020 and the North of Tyne Combined Authority.

The aim of the RGBS was to grow the rural economy in North of Tyne, with the key outcome being the creation of growth and jobs. The service provided a single point of contact and access to one-to-one specialist advice to help businesses secure funding and financial support. Grants to enable businesses to grow, expand production, and diversify were available from £10,000 upwards to a maximum intervention rate of 40%.

Businesses in the following sectors that were eligible for grant assistance and support with the application process included:

- Food and drink production
- Manufacturing
- Knowledge intensive businesses
- Culture, creative and tourism - excluding retail and accommodation
- Energy products and services
- Environmental products and services

Advice and support were available for organisations, including community centres and village halls, not currently eligible for grant funding under the above criteria. The current fund was available until June 2023.

Copies of leaflets promoting the service were circulated. The next business surgery and networking event was due to be held on 13 October 2022 in Berwick with further events to be arranged.

The Chair thanked the Rural Business Growth Programme Manager for sharing information about the service. A copy of the presentation would be circulated electronically with the officers' contact details.

RESOLVED that the information be noted.

61. MEMBERS LOCAL IMPROVEMENT SCHEMES – PROGRESS REPORT

The Local Area Council received a progress update on Members' Local Improvement Schemes as at 1 September 2022. (A copy of the report is enclosed with the minutes.)

RESOLVED that the report be noted.

62. LOCAL AREA COUNCIL WORK PROGRAMME

A list of agreed items for future Local Area Council meetings was circulated.
(A copy is enclosed with the minutes.)

Members were invited to email any requests to the Chair and / or Democratic Services Officer between meetings.

Members enquired as follows:

- If information on the delivery of local services in the Tynedale area could be shared to explain which services did what. The Chair confirmed that the matter would be referred to the next meeting of the Local Area Chairs.
- If an update was available on the Peth Head speed survey.

RESOLVED that the work programme be noted.

63. DATE OF NEXT MEETING

The next meeting (planning only) would be held on Tuesday 15 November 2022 at 4.00 p.m.

CHAIR _____

DATE _____

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Northumberland County Council

TYNEDALE LOCAL AREA COUNCIL

15 NOVEMBER 2022

DETERMINATION OF PLANNING APPLICATIONS

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

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

Policy:	Procedures and individual recommendations are in line with policy unless otherwise stated
Finance and value for	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.

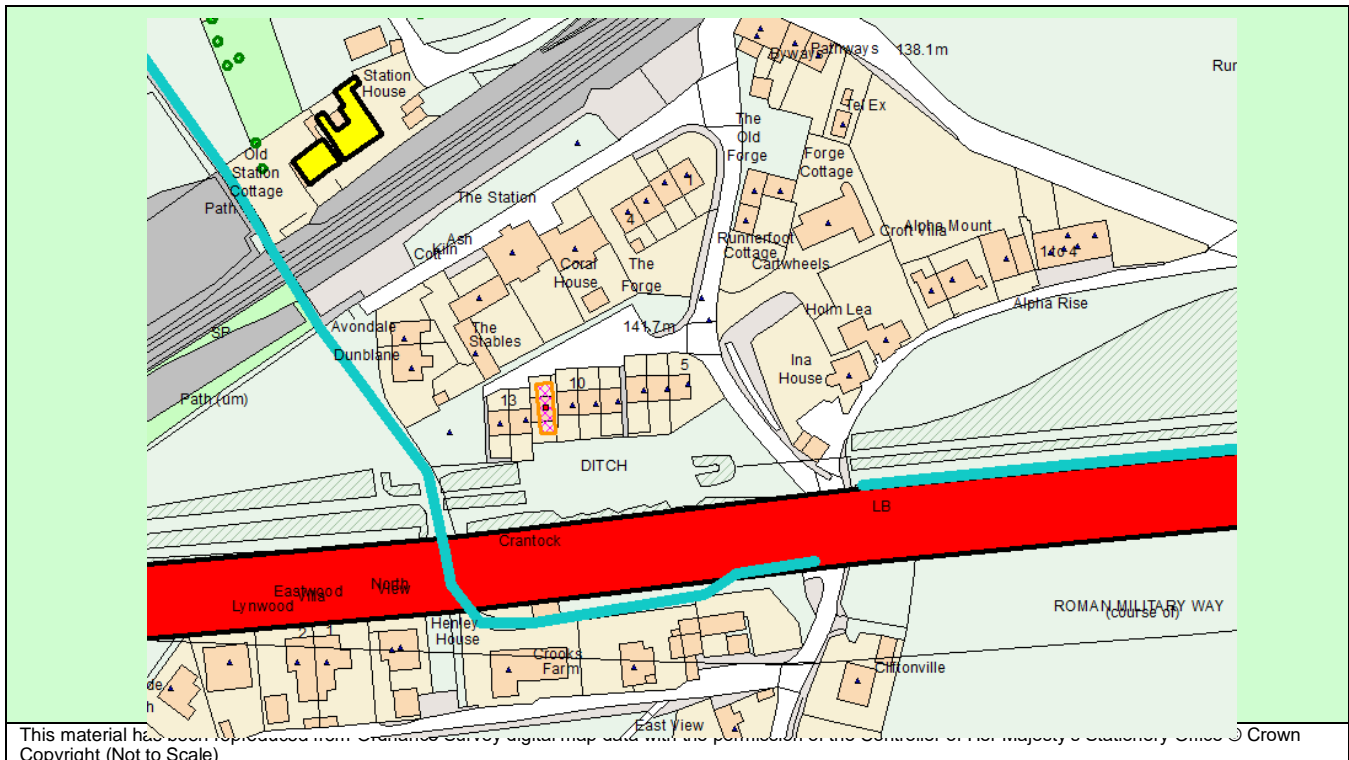


Northumberland
County Council

Tynedale Local Area Council Planning Committee
15 November 2022

Application No:	21/03549/FUL		
Proposal:	Retrospective permission for one dwelling		
Site Address	11 The Forge, Gilsland, Brampton, Northumberland, CA8 7TF		
Applicant:	Adam Warren And Julia Cheeseman Chapel Lodge, 52 Sharpenhoe Road, Streatly Village, Nr Luton Beds LU3 3PS	Agent:	None
Ward	Haydon And Hadrian	Parish	Thirlwall
Valid Date:	30 September 2021	Expiry Date:	18 November 2022
Case Officer Details:	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 07966332006 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 Thirlwall Parish Council have raised an objection to the application, which would be contrary to the officer recommendation of approval. 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 Retrospective planning permission is sought for the construction of one residential dwelling, with associated car parking and garden space, at 11 The Forge in Gilsland.

2.2 In December 2015, planning permission was granted under application reference: 15/02954/FUL for the construction of nine new residential dwellings, within three short terraces, on the former auction mart site in Gilsland. One of these nine approved dwellings was 11 The Forge, which is the subject of this current retrospective planning application. In recent years it has been brought to the Local Planning Authority's attention that the residential property at 11 The Forge has not been constructed in accordance with the plans approved under the 2015 application. The residential property at 11 The Forge has been built 1.5 metres further south than shown on the plans approved under the 2015 application. This has resulted in the rear garden of 11 The Forge extending 1.5 metres further south than shown on the plans approved under the 2015 application. These errors were made by the developer/builder at the time of construction. Therefore, the applicant, who now owns the property, has submitted a retrospective planning application to regularise these works.

2.3 The retrospective dwelling is a two storey, end of terrace property comprising of a living room area, kitchen and WC at ground floor level and two bedrooms and a bathroom at first floor level. The retrospective dwelling is constructed of cream coloured render with slate roofing tiles and with uPVC windows and doors. Solar panels are attached to the southern (rear) roof slope. The car parking area/driveway to the front of the property is block paved and to the rear of the property is a small patio area and a small grassed garden. The retrospective dwelling measures 5.75 metres in width by 6.5 metres in length, with an eaves height of 5.5 metres and a ridge height of 7.4 metres. The retrospective dwelling would be similar in scale and appearance to the other properties within the wider street scene at The Forge. The retrospective dwelling would also be similar in design, layout and scale as previously approved under the 2015 application, except for one small feature, that the dwelling does not have a chimney.

2.4 The application site is located within the village of Gilsland. The application site is to the immediate north of the boundary of Hadrian's Wall World Heritage Site and scheduled monument and is therefore within an area of considerable archaeological sensitivity.

3. Planning History

Reference Number: 15/02594/FUL

Description: Proposed development of 9no. residential dwellings

Status: Permitted

Reference Number: 19/03702/DISCON

Description: Discharge of conditions: 10 (Contaminated Land) related to planning approval 15/02594/FUL

Status: Permitted

4. Consultee Responses

Thirlwall Parish Council	Thirlwall Parish Council are proud of the designation of Hadrian's Wall as a World Heritage Site and the Scheduled Monument status of the Wall and various sites associated with it. Thirlwall Parish Council object to the encroachment of this property beyond the boundaries granted in the original planning permission and wish to see the original boundary being adhered to. Thirlwall Parish Council therefore object most strongly to the application for retrospective permission.
Highways	No objection subject to one condition.
County Archaeologist	The southern boundary of 11 The Forge's rear garden is located 1.5m to the north of the northern boundary of the scheduled monument of Hadrian's Wall. The location of the garden in relation to known archaeological remains and limited groundworks means that the potential damage to nationally important archaeology in this retrospective application is likely to be negligible. As a result, it is concluded that test pits are not required to test potential damage caused in this area. A condition to remove permitted development rights within the garden of 11 The Forge is recommended.
Historic England	Historic England believes it would not be fair or reasonable to deny this retrospective permission in this case. Whilst we remain very disappointed that this situation has occurred, the redress and enforcement allowed through the planning system would in our view achieve only a very marginal gain for the monument, at very considerable cost to those who have purchased the property in good faith. However, it would be proportionate for a condition to be attached to any permission granted to require a small element of archaeological mitigation in connection with this. This should consist of one small trench over that part of the monument that has been encroached on, to provide information on the likely impact caused by this encroachment.
United Utilities PLC	No response received.
Northumbrian Water Ltd	No response received.
Public Protection	No objection.
County Ecologist	No objection subject to conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice – Displayed 28th October 2021
No press notice required.

Summary of Responses:

None received.

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=QZ0OZDQS0MK00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

Policy STP 1 – Spatial Strategy (Strategic Policy)
Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)
Policy STP 3 – Principles of Sustainable Development (Strategic Policy)
Policy STP 4 – Climate Change Mitigation and Adaptation (Strategic Policy)
Policy HOU 2 – Provision of New Residential Development (Strategic Policy)
Policy HOU 5 – Housing Types and Mix
Policy HOU 9 – Residential Development Management
Policy QOP 1 – Design Principles (Strategic Policy)
Policy QOP 2 – Good Design and Amenity
Policy QOP 4 – Landscaping and Trees
Policy QOP 5 – Sustainable Design and Construction
Policy QOP 6 – Delivering Well-Designed Places
Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)
Policy TRA 2 – The Effects of Development on the Transport Network
Policy TRA 4 – Parking Provision in New Development
Policy ICT 2 – New Developments
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 7 – Historic Environment and Heritage Assets
Policy ENV 8 – Frontiers of the Roman Empire – Hadrian’s Wall World Heritage Site
Policy WAT 2 – Water Supply and Sewerage
Policy REN 1 – Renewable and Low Carbon Energy and Associated Energy Storage

6.2 National Planning Policy

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
- Design
- Amenity
- Archaeological impact
- Highway safety
- Ecological impact
- Drainage and sewerage
- Sustainability measures
- Connectivity

Principle of the Development

7.3 The application site is located within the village of Gilsland, which is identified as a Service Village under Policy STP 1 of the Northumberland Local Plan. Policy STP 1 states that the Service Villages of Northumberland will provide for a proportionate level of housing and will be the focus for investment in rural areas, to support the provision of local retail, services and facilities.

7.4 Policy HOU 2 of the Northumberland Local Plan, which relates to the provision of new residential development, is supportive of the delivery of new open market and affordable dwellings in a range of tenures, types and sizes where it is consistent with several criteria. The criteria include where the residential development is consistent with the spatial strategy for Northumberland as set out in Policy STP 1.

7.5 As a material consideration, the NPPF seeks to significantly boost 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”*.

7.6 This retrospective application for one dwelling within the village of Gilsland is considered to be acceptable as a matter of principle in accordance with Policies STP 1 and HOU 2 of the Northumberland Local Plan and the principles of Chapter 5 of the NPPF.

7.7 This retrospective application also includes the installation of solar panels to the southern (rear) roof slope of the property. Policy REN 1 of the Northumberland Local Plan is relevant to this element of the proposal and is generally supportive of proposals for renewable energy, including where it is to be used to supply energy to a development. Policy REN 1 follows on to state that applications will

be supported where it has been demonstrated that the environmental, social and economic effects of the proposal are acceptable, or can be made acceptable. Policy REN 1 also lists several factors which must be taken into consideration when assessing applications for renewable energy. These considerations include impact on Hadrian's Wall World Heritage Site, impact on amenity and impact on highway safety. The principle of renewable energy development in this location is acceptable in accordance with Policy REN 1 of the Northumberland Local Plan; however, the considerations relevant to this application as set out within Policy REN 1, will be discussed further below in the following sections of this appraisal.

Design

7.8 The retrospective dwelling is a two storey, end of terrace property comprising of a living room area, kitchen and WC at ground floor level and two bedrooms and a bathroom at first floor level. The retrospective dwelling is constructed of cream coloured render with slate roofing tiles and with uPVC windows and doors. Solar panels are attached to the southern (rear) roof slope. The car parking area/driveway to the front of the property is block paved and to the rear of the property is a small patio area and a small grassed garden. The retrospective dwelling measures 5.75 metres in width by 6.5 metres in length, with an eaves height of 5.5 metres and a ridge height of 7.4 metres. The retrospective dwelling would be similar in scale and appearance to the other properties within the wider street scene at The Forge. It is also recognised that the other properties within the wider street scene at The Forge have solar panels to their southern (rear) roof slopes. The design, scale and materials of the retrospective development were previously considered acceptable under the 2015 application (reference: 15/02594/FUL). The design scale and materials of the retrospective development is considered to be appropriate and is in keeping with the wider street scene and would be acceptable in this respect in accordance with Policies STP 2, STP 3, STP 4, QOP 1, HOU 9 and REN 1 of the Northumberland Local Plan.

Amenity

7.9 The land to the north and south of the dwelling (land within the red line boundary on the proposed plans) has been incorporated within the curtilage of the dwelling, amounting to a change of use of the land to residential use. The dwelling has a small patio area and a small grassed area to the rear and a block paved driveway to the front and this provides a small, yet modest amount of amenity space for the dwelling. The amenity space at 11 The Forge is considered to be proportionate to the modest, two-bedroom dwelling and is of a similar size to the amenity space of the neighbouring properties to the east and west.

7.10 The application site is located within a predominantly built-up residential area within the village of Gilsland. The land in this area generally slopes in a south-north direction. 11 The Forge is located within a row of nine properties, comprising of three short terraces. Therefore, to the east and west of the application site are the other residential properties at The Forge. Given that 11 The Forge is an end of terrace property, it adjoins 12 The Forge, which is to the west. To the south of the application site is Hadrian's Wall World Heritage Site and scheduled monument, with other residential properties and farm buildings beyond that. To the north, and on lower ground below the access road along The Forge, are residential properties.

7.11 The residential property directly to the north of 11 The Forge (Ash Kiln Cottage) is located approximately 25 metres from the front (north) elevation of 11 The Forge and it is recognised that this neighbouring property is located on much lower ground. The residential properties to the south, beyond Hadrian's Wall, are located in excess of 50 metres from the rear (south) elevation of 11 The Forge and it is recognised that these neighbouring properties are located on much higher ground. The separation distances between the retrospective dwelling and the immediate neighbouring properties to the north and south are considered acceptable, and the retrospective development is not considered to have an adverse impact on the amenity of these neighbouring properties in respect of overlooking, loss of outlook or privacy or from an overbearing appearance.

7.12 11 The Forge adjoins 12 The Forge, which is located to the west. The property has been built 1.5 metres further south than its position which was approved under the previous 2015 application. The approved site plan from the 2015 application demonstrated the short terrace, comprising 11, 12 and 13 The Forge, was to be staggered so 11 The Forge would be sited further forward (north) than 12 and 13 The Forge. Despite 11 The Forge having been built 1.5 metres further back (south) than originally approved, this short terrace still has a staggered appearance and 11 The Forge continues to be sited further forward (north) than 12 and 13 The Forge. Therefore, the impact on the adjoining property, 12 The Forge, would in fact be very similar to that which was approved and considered acceptable under the 2015 application.

7.13 To the east of 11 The Forge is 10 The Forge. These properties are separated by a narrow lane which allows access into their rear gardens. The approved site plan from the 2015 application demonstrated that 11 The Forge would be sited adjacent to, and level with, 10 The Forge. As 11 The Forge has been built 1.5 metres further back (south), it would be set back from 10 The Forge by 1.5 metres. The distance that 11 The Forge has been set back is considered to be very minor and is not considered to have an adverse impact on the amenity of 10 The Forge in respect of overlooking, loss of outlook or privacy or from an overbearing appearance.

7.14 Overall, the retrospective development is considered to be acceptable in respect of the impact of the development on the amenity of neighbouring properties in accordance with Policies REN 1 and QOP 2 of the Northumberland Local Plan and the principles of the NPPF.

Archaeological Impact

7.15 The application site is to the immediate north of the boundary of Hadrian's Wall World Heritage Site and scheduled monument and is therefore within an area of considerable archaeological sensitivity. The southern boundary of the rear garden of 11 The Forge is located 1.5 metres to the north of the northern boundary of Hadrian's Wall World Heritage Site and scheduled monument. The Council's Archaeologist and Historic England have both been consulted on this retrospective application.

7.16 The Council's Archaeologist has considered this retrospective application in light of the potential archaeological impact of the proposals. The Council's Archaeologist considers that due to the location of the garden of 11 The Forge in relation to known archaeological remains and given the limited groundworks within the garden of 11 The Forge, the potential damage to nationally important

archaeology in this retrospective application is likely to be negligible. As a result of these findings, the Council's Archaeologist concludes that test pits are not required to test the potential damage caused in this area. However, the Council's Archaeologist considers it to be necessary to impose a condition to any permission granted to remove permitted development rights from the rear garden of 11 The Forge due to its close proximity to nationally important archaeological remains.

7.17 Historic England do not consider it would be fair or reasonable to deny this retrospective permission in this case. Whilst Historic England have expressed their concern and expressed that they are disappointed that this situation has occurred, the redress and enforcement allowed through the planning system would in their view achieve only a very marginal gain for the scheduled monument, at a very considerable cost to the applicant who has purchased the property in good faith. It is acknowledged that the applicant, who now owns the property, was not responsible for the error which created this situation. However, within their formal response, Historic England consider it would be proportionate for a condition to be attached to any permission granted to require a small element of archaeological mitigation in connection with this and that this could consist of one small trench, to provide information on the likely impact caused by this encroachment.

7.18 During the course of the application, the Council's Archaeologist's response was forwarded on to Historic England, because it indicated that in their professional opinion and following an assessment, a condition regarding archaeological mitigation work, such as test pits, would not be required in this instance. During informal discussions, Historic England noted an error within their comments, which they clarified, and this was that they didn't realise at the time of making their comments that the retrospective development did not in fact encroach onto the scheduled monument, but simply closer to its northern boundary. Therefore, Historic England advised that there is not a need for a condition relating to archaeological mitigation work, as originally advised, and indicates the advice and condition provided by the Council's Archaeologist should be followed.

7.19 It is noted that Thirlwall Parish Council strongly object to this retrospective application due to its impact upon Hadrian's Wall World Heritage Site and scheduled monument. It suggests that the southern boundary of the rear garden of 11 The Forge be reinstated to its position as approved in 2015. These concerns have been taken into consideration when compiling this section of the appraisal. However, given that both the Council's Archaeologist and Historic England have taken a pragmatic approach when appraising the proposals, and both consider it would be unreasonable to refuse this retrospective application on the grounds of archaeological impact, the application, on balance, can be supported in this respect, subject to the condition to remove permitted development rights from the rear garden, despite not being fully in accordance with Policies ENV 1, ENV 7 and ENV 8 of the Northumberland Local Plan. It is also considered that if the Local Planning Authority were to request the southern boundary of the rear garden be relocated 1.5 metres further north, back to its position as approved under the 2015 application, this would result in a very limited, insufficient amount of outdoor amenity space for the dwelling which would be unacceptable from an amenity perspective.

Highway Safety

7.20 The Council's Highway Development Management (HDM) team has been consulted on this application and raises no objection subject to one condition relating to car parking. The Council's HDM team consider that the retrospective development would not have a severe impact on highway safety. The retrospective application is therefore acceptable in accordance with Policies REN 1, TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the principles of the NPPF.

Ecological Impacts

7.21 The Council's Ecologist has been consulted on this application and raises no objection. The application site is within the River Eden catchment. On 16th March 2022 Natural England issued guidance stating that developments should achieve nutrient neutrality within identified catchment areas. During the course of the application, the Council's Ecologist has received confirmation from Natural England that this application is not subject to the "nutrient neutrality" guidance because it is retrospective and because the property was already occupied prior to the guidance being issued. As there is no increase in nutrients above the current baseline, it is considered to be exempt from the guidance on nutrient neutrality in the River Eden catchment. It was concluded to be eliminated from further assessment because it could not have any conceivable effect on a European site. Therefore, the application is acceptable in this respect in accordance with Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the principles of the NPPF.

Drainage and Sewerage

7.22 The application form states that foul sewage and surface water would be disposed of by the mains sewer. Both Northumbrian Water and United Utilities have been consulted on this application; however, no responses have been received. The application is considered to be acceptable in this respect in accordance with Policy WAT 2 of the Northumberland Local Plan.

Sustainability Measures

7.23 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. The application incorporates renewable energy systems, through the installation of solar panels to the roof of the building. Therefore, the retrospective development is considered to be in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF in this respect.

Connectivity

7.24 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 unviable.

7.25 The current application does not state whether full-fibre broadband connections are proposed, although it is noted that this is available within the area and that the application is retrospective so connections are already likely to have taken place. The proposal would therefore be acceptable in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Equality Duty

7.26 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

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

Human Rights Act Implications

7.28 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.

7.29 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.

7.30 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.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

1. The development hereby permitted shall be maintained in complete accordance with the approved plans. The approved plans for this development are:

- Proposed Plans, Drawing No: 21008 – P – 01
- Proposed Plans, Drawing No: 21008 – P – 02
- Proposed Plans, Drawing No: 21008 – P – 03

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order amending, revoking or re-enacting that Order), no freestanding buildings, structures or means of enclosure shall be constructed within the curtilage of the dwellinghouse hereby permitted, unless an application for planning permission has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the impact on Hadrian's Wall World Heritage Site and scheduled monument may be properly assessed in accordance with Policies ENV 1, ENV 7 and ENV 8 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

3. The area allocated for manoeuvring and parking on the submitted plan shall not be used other than for the manoeuvring and parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the manoeuvring and parking of vehicles in accordance with Policy TRA 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

Date of Report: 21.10.2022

Background Papers: Planning application file(s) 21/03549/FUL

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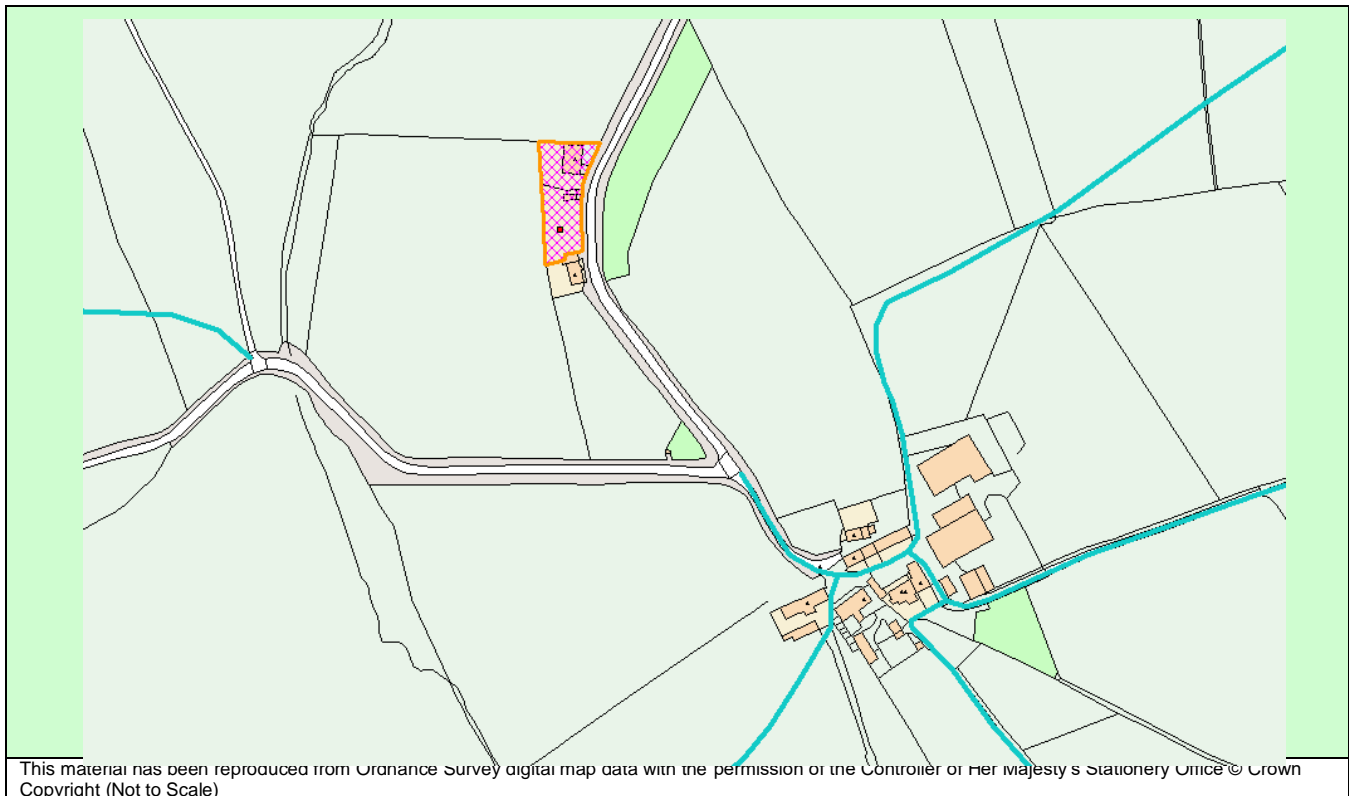
Northumberland

County Council

Tynedale Local Area Council Planning Committee 15 November 2022

Application No:	21/03984/FUL		
Proposal:	Siting of glamping pod		
Site Address	Land South of Hill Top, Lambley, Northumberland		
Applicant:	Mr Chris Chisholm Hill Top, Kellah, Northumberland, NE49 0JL	Agent:	None
Ward	Haltwhistle	Parish	Featherstone
Valid Date:	3 November 2021	Expiry Date:	18 November 2022
Case Officer Details:	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 07966332006 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



1. Introduction

1.1 Featherstone Parish Council support the application, which would be contrary to the officer recommendation of refusal. 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 siting of one glamping pod for holiday accommodation purposes on land to the south of Hill Top, Lambley.

2.2 The proposed glamping pod would be located on a small parcel of land between the residential properties of Hill Top, which is occupied by the applicant, and Four Wynds, which is under separate ownership. The proposed glamping pod would measure 3.5 metres by 7.7 metres with a height of 2.6 metres to the flat roof. The proposed glamping pod would have a triangular feature framing the entrance doorway which would measure 3.2 metres in height. The proposed glamping pod would be constructed of timber with artificial grass to the flat roof.

2.3 The proposal would utilise the existing access from the U7023 road, which is within the north eastern corner of the application site. Car parking would be created to the north of the glamping pod, adjacent to the existing access. An outdoor gravelled seating area, BBQ area and fire pit area would be created within the parcel of land to the west of the proposed glamping pod and would provide amenity space for visitors. The application site would remain predominantly grassed with vegetation, both existing and proposed new planting, to the west and southern boundaries.

2.4 Amended plans and additional information have been submitted during the course of this application to address the initial concerns raised by the Council's Highway Development Management team and the Council's Ecology team.

2.5 The application site is located within the open countryside to the north west of Lambley and to the south west of Haltwhistle. The application site is within an Area of High Landscape Value, is within a low-risk coal advice area and is within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI).

3. Planning History

Reference Number: T/76/E/52

Description: Extension to form sun room and erection of a garage.

Status: Permitted

4. Consultee Responses

Featherstone Parish Council	Support the application.
Highways	No objection subject to conditions and informatives.
County Ecologist	No objection subject to conditions and informatives.

Tourism, Leisure & Culture	No response received.
Public Protection	No comment to make on this application.
West Tree and Woodland Officer	No response received.

5. Public Responses

Neighbour Notification

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

Notices

General site notice – Displayed on 24th November 2021
No press notice required.

Summary of Responses:

None received.

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=R0NCUGQSJSJ00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

Policy STP 1 – Spatial Strategy (Strategic Policy)
 Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)
 Policy STP 3 – Principles of Sustainable Development (Strategic Policy)
 Policy ECN 1 – Planning Strategy for the Economy (Strategic Policy)
 Policy ECN 12 – A Strategy for Rural Economic Growth (Strategic Policy)
 Policy ECN 15 – Tourism and Visitor Development
 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 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 (Strategic Policy)
 Policy ENV 2 – Biodiversity and Geodiversity
 Policy ENV 3 – Landscape
 Policy WAT 2 – Water Supply and Sewerage

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG) (2021)

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.
- Design.
- Impact upon residential amenity.
- Highway safety.
- Ecological impacts.
- Drainage and sewerage.

Principle of the Development

7.3 The application site is located within the open countryside to the north west of Lambley and to the south west of Haltwhistle. As a starting point, Part 1 (g) of Policy STP 1 of the Northumberland Local Plan is supportive of development in the open countryside if it can be demonstrated that it meets one of several criteria. Criterion (iii.) of Part 1(g) of Policy STP 1 allows for the provision of sustainable rural tourism and leisure developments in accordance with Policy ECN 15. Part 1 (i) of Policy STP 1 follows on to state that *“development in the open countryside should be sensitive to its surroundings, not have an unacceptable impact upon the local road network, and use previously developed land where opportunities exist”*.

7.4 Policy ECN 1 of the Northumberland Local Plan sets out the spatial strategy for economic development and regeneration and is generally supportive of development proposals that support and promote tourism and the visitor economy.

7.5 Policy ECN 12 of the Northumberland Local Plan sets out a strategy for rural economic growth and is generally supportive of rural main towns and service centres as the most accessible and suitable hubs for rural economic growth.

7.6 Policy ECN 15 of the Northumberland Local Plan relates specifically to tourism and visitor development. Part 2 (f) of Policy ECN 15 is supportive of new or extensions to existing sites for camping, caravans, and/or chalets in accessible locations outside the two AONBs and the World Heritage Site and its buffer zone, provided the development is adequately screened, taking into account short and long range views, by existing topography or vegetation or new good quality landscaping compatible with the surrounding landscape.

- 7.7 Paragraph 84 of the NPPF advises planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 7.8 The application proposes to site one glamping pod for holiday accommodation purposes on land between two existing residential dwellings. As aforementioned, the application site is located within the open countryside and is to the north west of Lambley and to the south west of Haltwhistle. The application site is located approximately 2.9 kilometres (as the crow flies) from the small village of Lambley, which is the closest village to the application site which has services/facilities, such as a church and village hall. The main town of Haltwhistle, is located approximately 4.5 kilometres (as the crow flies) from the application site. There are also no public transport facilities within the immediate area surrounding, and within walking distance of, the application site. It is therefore recognised that visitors to the site would be heavily reliant upon private transport. Whilst the application site is located between two existing residential dwellings, it occupies an isolated position within the open countryside and is at a considerable distance from an existing settlement and from public transport facilities. Therefore, the application site is not considered to be in an accessible location and tourism development in this location would be unsustainable as a result. The proposed development is therefore considered to be unacceptable as a matter of principle and would be contrary to Policies STP 1, ECN 12 and ECN 15 of the Northumberland Local Plan and the principles of the NPPF.
- 7.9 The proposed tourism development would be partially visible from long-range views from the west and would be viewed in the context of the immediate built form (the two residential dwellings to the north and south) and against the backdrop of the stretch of woodland to the east. It is also acknowledged that there are trees and vegetation to the western boundary of the site, with additional planting proposed to help screen the proposals and to blend it in with its surroundings. Whilst it is recognised that the proposed tourism development would be adequately screened from long and short range views, it would be located within an inaccessible location, which is contrary to Part 2 (f) of Policy ECN 15 which seeks to locate this type of tourism development in accessible locations, where they are adequately screened. Therefore, the principle of the development is unacceptable for the reasons outlined above.

Design

- 7.10 The application site is located within the open countryside. The proposed siting of one glamping pod with associated infrastructure, landscaping and car parking would be contained within the small parcel of land between the residential properties of Hill Top and Four Wynds. The land surrounding the proposed glamping pod and within the small parcel of land would provide amenity space for visitors to the glamping pod. The proposed glamping pod would be constructed of timber with an artificial grass roof. Although the materials of the proposed glamping pod would not match the materials of Hill Top and Four Wynds, which predominantly comprise of stone and/or render with slate tiled roofs, the timber and artificial grass materials are considered to be acceptable in this instance and would have a natural appearance, helping it to blend in with its surroundings. The proposed development would be viewed from long range views to the west in the context of the immediate built form (the two residential dwellings to the north and south) and against the backdrop of the stretch of woodland to the east. It is acknowledged that there are existing trees within the site, predominantly to the western boundary, and additional planting is proposed

within the site, to the western and southern boundaries. It is considered that the design and materials of the proposed development would respect the site and the surrounding open countryside. The proposed development would accord with Policies ENV 3, QOP 1, QOP 2, STP 2 and STP 3 of the Northumberland Local Plan and the principles of the NPPF in this respect.

Impact upon Residential Amenity

7.11 The proposed glamping pod would be located within a small parcel of land between two existing residential properties, Hill Top to the north and Four Wynds to the south. Beyond these residential properties, to the north and south, is open agricultural land. To the west of the application site is open agricultural land and to the east of the application site is the U7023 road with a dense, narrow stretch of woodland beyond. Therefore, Hill Top and Four Wynds are the only residential dwellings within the nearby vicinity of the proposed development. Hill Top is within the ownership of the applicant; however, Four Wynds is under separate ownership. The separation distance between the proposed glamping pod and Hill Top is approximately 23 metres. The separation distance between the proposed glamping pod and the garage at Four Wynds is approximately 10 metres and the separation distance between the proposed glamping pod and the main dwelling at Four Wynds is approximately 15 metres. The majority of the openings to the proposed glamping pod would be to the east and west elevations, which do not overlook the neighbouring properties. It is noted that one window opening is proposed to the south elevation, which faces towards Four Wynds, however, this would be a small, high-level window and it is noted that there are no openings on the northern gable elevation of the property at Four Wynds. Therefore, the proposal would not overlook either of the neighbouring properties.

7.12 There are existing trees within the site, at the western and southern boundaries and the proposal includes additional landscaping and planting to the western and southern boundaries and additional boundary treatments to ensure privacy for the visitors to the glamping pod and for the existing residents of Four Wynds, which is the closest neighbour, and Hill Top. The separation distances, as set out above, are considered to be acceptable.

7.13 Overall, the proposed development would not adversely affect these neighbouring properties with regard to loss of privacy, outlook or from an overbearing appearance. The application is considered to be acceptable in respect of the impact of the development upon residential amenity in accordance with Policy QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

Highway Safety

7.14 The Council's Highway Development Management (HDM) team has been consulted on this application, and having reviewed the additional information and revised plans, consider technical matters such as access and parking, are acceptable. During the course of the application, the applicant has provided additional information with regard to car parking, the means of access and refuse collection. The Council's HDM team raise no objection subject to conditions and informatives. The recommended conditions relate to the implementation of the car parking area, details of cycle parking, the means of vehicular access and the submission of a construction method statement.

7.15 Subject to accordance with the recommended conditions, the proposed development is considered to be acceptable in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the principles of the NPPF in relation to highway safety and parking provision.

Ecological Impacts

7.16 A Preliminary Ecological Appraisal and a landscaping plan have been submitted to accompany this application. The Council's Ecology team has been consulted on this application, and having reviewed the revised plans, considers the proposed development would not impact on protected or notable species, designated nature conservation sites or priority habitat. During the course of the application, the applicant has confirmed that the Ash tree within the north eastern corner of the application site, adjacent to the access, would be retained and the plans have been revised accordingly to reflect this. The Council's Ecology team raise no objection subject to conditions and informatives. The recommended conditions relate to biodiversity enhancement and landscaping.

7.17 Subject to accordance with the recommended conditions, the proposed development is considered to be acceptable in accordance with Policies ENV 1, ENV 2 and QOP 4 of the Northumberland Local Plan and the principles of the NPPF in relation to ecological impacts.

Drainage and Sewerage

7.18 The application form indicates that foul sewerage would be disposed of by septic tank and that the proposal would connect to the existing septic tank, which currently serves the residential property of Hill Top. A Foul Drainage Assessment Form has therefore been submitted to accompany the application. Northumbrian Water has not been consulted on this application, because no connections to the public sewerage network are proposed. The application is considered acceptable in this respect in accordance with Policy WAT 2 of the Northumberland Local Plan and the principles of the NPPF.

Equality Duty

7.19 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

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

Human Rights Act Implications

7.21 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.

7.22 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.

7.23 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 principle of the development is considered to be unacceptable because the proposed tourism development would be located within an inaccessible and unsustainable location and thus would be contrary to Policies STP 1, ECN 12 and ECN 15 of the Northumberland Local Plan and the principles of the NPPF.

8.2 Whilst the application would be acceptable in all other respects, including technical matters, it would be unacceptable as a matter of principle, and it is therefore recommended that the application be refused.

9. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

1. The application site is located within the open countryside, at a distance from the small village of Langley and from the main town of Haltwhistle. The application site is not a sustainable or accessible location and as such the provision of tourist accommodation in this location would be contrary to Policies STP 1, ECN 12 and ECN 15 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

Date of Report: 21.10.2022

Background Papers: Planning application file(s) 21/03984/FUL

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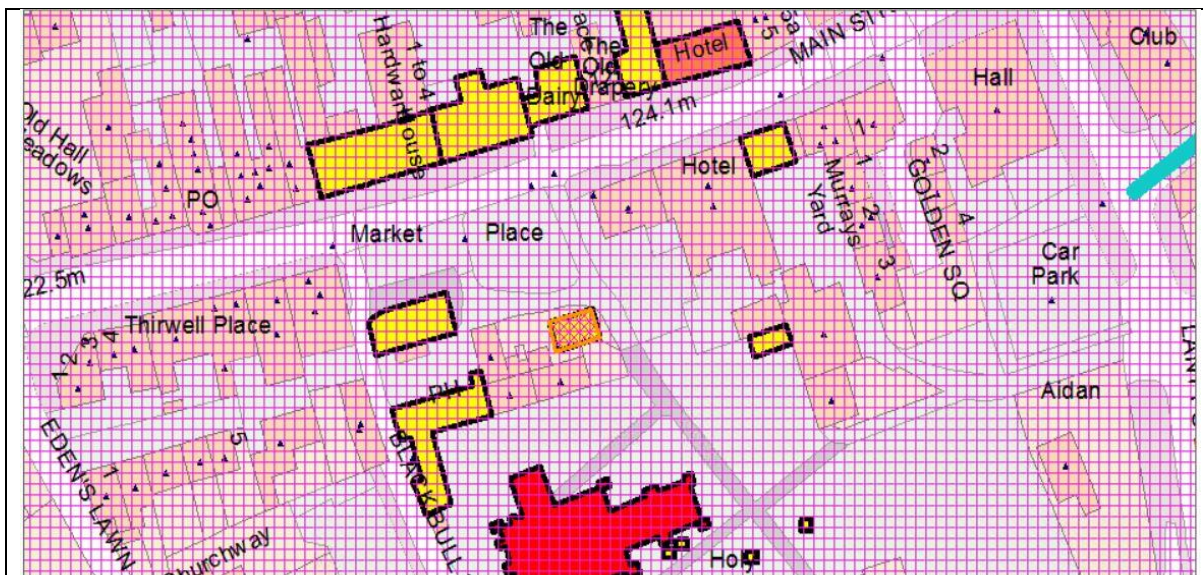


Northumberland County Council

Tynedale Local Area Council Planning Committee 15 November 2022

Application No:	21/04595/LBC		
Proposal:	Listed Building Consent for Change of colour on front of building (retrospective)		
Site Address	Brew Bar, Market Square, Haltwhistle, Northumberland, NE49 0BL		
Applicant	Mr Sam Jackson Market Square, Haltwhistle, Northumberland, NE94 0BC	Agent	
Ward	Haltwhistle	Parish	Haltwhistle
Valid Date	15 December 2021	Expiry Date	9 February 2022
Case Officer Details	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Email: Rachel.Campbell02@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 to 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	9
Number of General Comments	0

Notices

Site notice for Listed Building Consent - 27th January 2022

Press notice in Hexham Courant - 6th January 2022

Summary of Responses:

Nine representations in support of the application have been received and are summarised below:

- Support the grey colour of the building.
- The grey colour blends in well with other buildings and its surroundings.
- The grey colour compliments the historic environment in which the building sits.
- The costs of changing the colour back could jeopardise the business which operates from the building.
- The grey colour will be an easier colour to maintain as it will look fresher for longer than the previous colour.
- The building is well-presented and the business is a well-kept establishment.
- There are other businesses within the market place and wider locality which are not well-maintained.
- The Brew Bar has a positive impact on the town and contributes to the vibrancy of the market place.
- The business offers something different and unique in Haltwhistle and is popular with both tourists and local residents.
- There are currently a variety of facades and colours within the surrounding street scene.

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.

Date of Report: 21.10.2022

Background Papers: Planning application file(s) 21/04595/LBC

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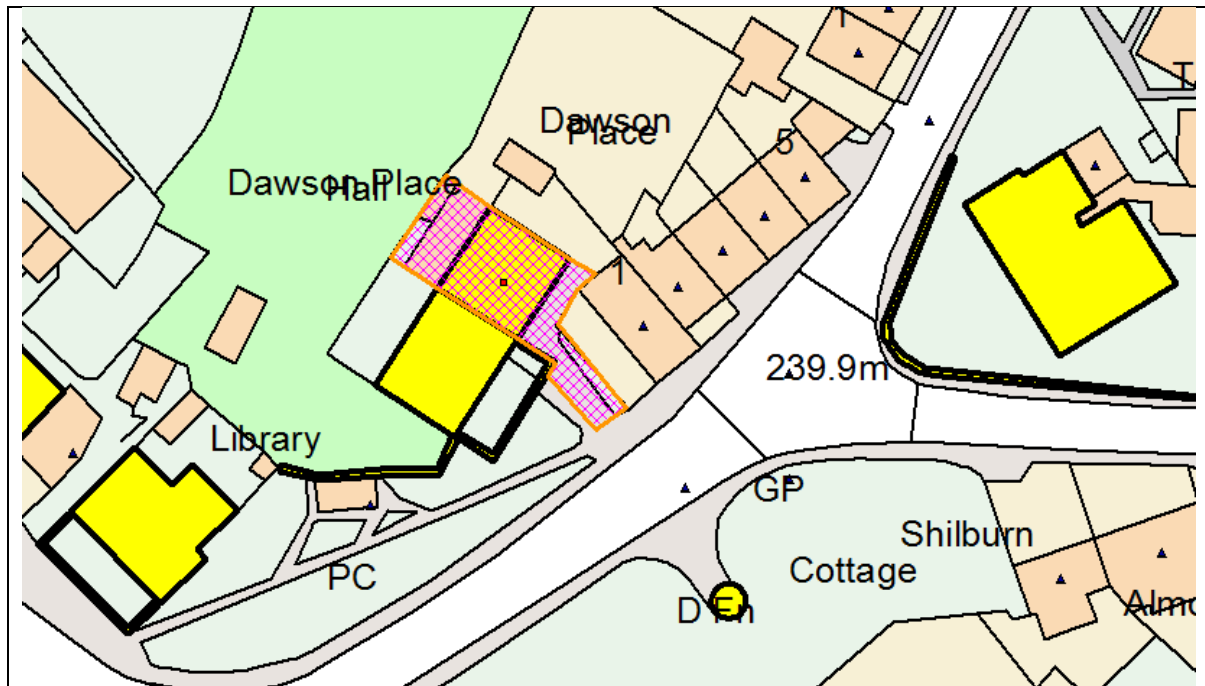


Northumberland
County Council

Tynedale Local Area Council Planning Committee
15 November 2022

Application No:	22/00236/LBC		
Proposal:	Listed Building Consent for a Solar Panel array to be installed on the South East facing roof		
Site Address	Dawson Place Hall Dawson Place Allendale NE47 9PP		
Applicant	Mr Andrew Lamb Dawson Place Hall Dawson Place Allendale NE47 9PP	Agent	
Ward	South Tyneside	Parish	Allendale
Valid Date	7 February 2022	Expiry Date	29 July 2022
Case Officer Details	Name: Mr Jonathon Lewis Job Title: Planning Technician Email: jonathon.lewis@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 to install 18 solar panels in 2no. rows of 9no. to the entire southeast facing roofscape, which is the front/principal elevation of the property known as Dawson Place Hall, Allendale, NE47 9PP.
- 2.2 The application property is a Grade II listed building and is located within the central part of the Allendale Conservation Area, as well as the North Pennines Area of Outstanding Natural Beauty. The front roofscape is highly visible in the streetscene. The dwellinghouse dates from the early 19th century, is of square rubble sandstone with a Welsh slate roof and is listed along with the adjoining library; the property was formerly used as a Methodist Chapel. When the adjacent building was built to replace it as a Chapel, it was used as a Sunday school. Eventually both buildings were taken out of use by the Methodists; the newer building being taken on by the County Council as a Library and the hall being offered, on a rental basis, to the local Scout group. In recent times, the floor to the Hall suffered from a serious case of dry rot. A combination of the problems caused by the dry rot, the desire of the Methodist Chapel to sell the building and the lack of suitable external space caused the Scout group to pursue accommodation elsewhere. In 2006 the building was converted into a 3 bedroomed property and in 2009, the property was restored and had a new roof installed at this time.

3. Planning History

Reference Number: T/20061194

Description: Change of use of redundant scout headquarters to residential accommodation

Status: Permitted

Reference Number: T/20061193

Description: Listed Building Consent: Internal alterations, installation of five rooflights, alterations to rear elevation door and windows, provision of stone cladding, and provision of steel flue pipe at rear roof pitch

Status: Permitted

Reference Number: T/89/E/555

Description: Installation of four L.P.G. tanks ancillary to the construction of four approved dwelling units, as amended by letter received on 23rd August, 1989.

Status: Permitted

Reference Number: T/89/E/514

Description: Extension to provide Toilets Shower and Storage.

Status: Permitted

Reference Number: T/20010932

Description: Construction of rear extension and access ramp at

Status: Permitted

Reference Number: T/20010931

Description: Listed Building Consent - Demolition of store, construction of rear extension, access ramp and internal alterations including mezzanine floor at

Status: Permitted

4. Planning Policy

4.1 Development Plan Policy

Northumberland Local Plan (2022)

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)

Policy REN 1 - Renewable and low carbon energy and associated energy storage

Allendale Neighbourhood Plan (2015)

Policy ANDP 10 – small scale renewable and low carbon energy schemes

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

Allendale Parish Council	Support due to being in-keeping with Allendale Neighbourhood Development (ANDP) Plan Policy 10: Small Scale Renewable and Low Carbon Energy Schemes
Building Conservation	Recommends refusal: They consider that the proposed location is not suitable as the panels would stand dissonant to the softer textures and natural materials of the existing Grade II Listed building.
County Ecologist	No Objection: the roof is new and the tiles well sealed so there is highly unlikely to be any impact to bats from this planning application. However, note that bats may be impacted as the

	remaining infrastructure is most likely outside the scope of this planning application.
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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 Allendale 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. Built Heritage and Design has reviewed the application’s supporting documents which includes a design and access statement and heritage statement and visited the site.
- 7.7 The Built Heritage and Design Officer concluded that the photovoltaic panels, because of their crisp profile, machined lustrous and uniform finish and degree of projection from the plane of the roof, would stand in awkward and dissonant contrast to the softer textures and colours of the natural materials of the matt Welsh slate roof tiles and its integrity of form and the buff hue of the sandstone walls. It was considered that they would have a deleterious effect on the character, special interest and significance of the building and upon the adjacent Grade II listed building, thus having a harmful impact upon its setting.
- 7.8 Policy REN 1 of the Northumberland Local Plan sets out that proposals for renewable energy will be supported, however appropriate weight must be given to the landscape character and designated heritage assets and their setting within the AONB and Conservation Area. Weight was attributed to the comments of the Parish Council which referenced Policy ANDP 10 of the Allendale Neighbourhood Plan which supports small scale renewable energy schemes. Officers recommended that an alternative siting was sought from the applicant. However, siting the panels on the rear elevation would not change most of the issues, even more so as the rear elevation faces north which would reduce the benefit of solar panels to outweigh the harm to the listed building; there was also outlined to be no suitable location to site the panels on the grounds of the property. Whilst the LPA is supportive of renewable energy schemes generally, in this case the level of harm to the listed building is not sufficiently outweighed by the limited public benefit of the panels. It is concluded that the proposal fails the statutory test to preserve the special interest of the Grade II listed building.
- 7.9 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

- 7.10 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

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

Human Rights Act Implications

7.12 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.

7.13 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.

7.14 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. 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 proposed development would fail to preserve the special interest of the Grade II Listed Building. It has not been demonstrated that there would be sufficient public benefit to outweigh the identified harm and the development would therefore be contrary to policy ENV 7 of the Northumberland Local Plan and aims of the National Planning Policy Framework.

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Northumberland County Council

Appeal Update Report

Date: November 2022

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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

Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

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

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

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

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03389/FUL	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 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 Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.	9 February 2022 Delegated Decision - Officer Recommendation: Refuse
21/04426/CLEXIS	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 Main issues: lack of information and evidence as submitted to grant certificate.	28 April 2022 Appeal against non-determination
19/01687/FUL	Change of use of land for the siting of up to 60 static caravans, along with associated	1 June 2022

	<p>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>Committee Decision - Officer Recommendation: Refuse</p>
21/04673/FUL	<p>Resubmission: Single-storey, flat-roofed, garage to rear of back garden (revised to now be 3 metres high) - 7 First Avenue, Blyth</p> <p>Main issues: incongruous addition to the rear garden of the property, represent an addition that is neither subordinate nor well related to the subject property and would have a negative impact on visual amenity.</p>	<p>7 July 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03532/FUL	<p>Restore and re-build existing derelict dwellings to create single dwelling house with attached holiday-let and erection of ancillary workshop/agricultural storage building – land south west of Woodbine Cottage, Carrshield</p> <p>Main issues: significant works required to existing structure therefore conversion is unacceptable as a matter of principle; design would not respect historic character of the building and would affect the character of the North Pennines AONB; new outbuilding would be inappropriate in size and scale in the open countryside with impacts on the landscape and the AONB; insufficient information to assess ecological impacts of the proposals; and insufficient information to assess archaeological impacts.</p>	<p>16 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02904/FUL	<p>Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description – land north west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified development in the open countryside and unsustainable location; and lack of completed S106 Agreement in respect of 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</p>	<p>23 August 2022</p>

	<p>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>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>
20/02026/COU	<p>Change of use of 8no. Holiday cottages to residential dwellings – 1 - 4 Bamburgh Cottages and 5 - 8 Craster Cottages, Northumbrian Hills, Burgham Park, Felton</p> <p>Main issues: unnecessary and unjustified residential development in the open countryside</p>	<p>1 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00042/LBC	<p>Listed building consent to replace 6 windows with similar casement windows with wooden rather than plastic dividers – Broomhaugh Farm, Broomhaugh, Riding Mill</p> <p>Main issues: would result in loss of historic fabric and fail to preserve the special historic interest of the building, and would cause less than substantial harm to the listed building.</p>	<p>26 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01413/FUL	<p>Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland</p> <p>Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04687/OUT	<p>Outline permission for development for up to 43 residential dwellings (Use Class C3), demolition, infrastructure, access, open space and landscaping (All matters reserved except for access) - land north of Eilansgate, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; lack of information in relation to ecological impacts; loss of woodland and larger trees would impact the setting of the Conservation Area; lack of information in relation to drainage and flood risk; and the application does not secure necessary</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	planning obligations in respect of affordable housing, healthcare and education.	
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Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
20/01383/ENDEVT	Material change of use of the land from use for agriculture to a vehicle parking area – School House Farm, Kiln Pit Hill, Consett Appeal against Enforcement Notice and linked with appeal submitted against refusal of 20/01457/CLEXIS (see above).	9 February 2022
22/00022/NOTICE	Unauthorised dwelling – Horsley Banks Farm, Horsley	6 April 2022 Hearing date: 22 November 2022
22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022 Hearing date: 22 November 2022
18/01525/ENDEVT	Change of use of the land for the stationing	29 April 2022

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

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
21/04982/OUT	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; detrimental impact on the rural character of the site and wider landscape; harm to the setting and significance of the Conservation Area; insufficient information to assess archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.</p>	<p>Hearing: 5 and 6 October 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland County Council

COMMITTEE: TYNEDALE LOCAL AREA COUNCIL

DATE: 15TH NOVEMBER 2022

HOMELESSNESS AND ROUGH SLEEPING

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

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

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

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

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

Key issues

1. The Homelessness Act 2002 placed a duty on local authorities to carry out a review of homelessness in their area and formulate and publish a Homelessness Strategy based on the findings from the review. Our current strategy is written in accordance with this legislation and statutory guidance.

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

Background

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

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

The Homelessness Code of Guidance 2018 (CoG 2018) was published in February 2018 in readiness for the implementation of the Homelessness Reduction Act 2017. The CoG 2018 is considered alongside the legislation when assessing and dealing with applications for assistance under either the Homelessness Reduction Act 2017 or Part 7 of the HA 1996.

The Government's **Rough Sleeping Strategy (August 2018)** set out the 2027 vision to support every person who sleeps rough off the streets and into a home. This was

the beginning of Government plans to meet their 2027 ambition, when the ambition is that no one must sleep rough again.

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

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

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

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

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

The priorities within this strategy have been identified as follows;

- **Priority 1**
Improve services and accommodation options for rough sleepers and single homeless people
- **Priority 2**
Provide early intervention, prevention, and relief of homelessness through effective partnership working
- **Priority 3**
Improve access to suitable, affordable, and quality permanent, temporary, and emergency accommodation across all sectors
- **Priority 4**

Link health, well-being, and housing together to improve the life chances and aspirations of those affected by homelessness

- **Priority 5**

Develop homelessness pathways for specific groups including victims of domestic abuse, young people, prison leavers and armed forces veterans

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

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

The Statutory Role of the Council

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

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

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

Current Council Provision

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

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

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

In addition, we have also acquired 4 additional properties from Bernicia, specifically to support with the households who require Temporary accommodation following a

breakdown of their placement under the Homes for Ukraine scheme, with further options also being explored with other social landlords.

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

Commissioned Provision

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

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

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

Challenges

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

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

Homelessness statistics from 1 April 2020 to 31 March 2022

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

- 249 were prevented¹ from becoming homeless within 56 days
- 242 were relieved² from being homeless within 56 days
- 42 went through to main duty homelessness of which 23 were assessed as having no duty owed
- 234 were advice only, cancelled or closed.

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

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

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

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

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

Reasons for Homelessness

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

The largest increase in reason for homelessness was seen in 2021/22 in loss of private rented tenancy which showed a massive increase of 224% from the previous year. This was due to the impact of Covid-19 where many households found

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

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

themselves in financial difficulty as a result of furlough, reduced working hours or loss of employment.

Table 2: Reason for homelessness

Reason for homelessness	2020/2021	2021/2022
Departure from institution: Custody	0	1
Domestic abuse – victim	129	115
Domestic abuse – alleged perpetrator excluded from property	0	3
End of private rented tenancy – assured shorthold tenancy	55	178
End of private rented tenancy – not assured shorthold tenancy	2	4
End of social rented tenancy	10	86
Eviction from supported housing	6	14
Family no longer willing or able to accommodate	128	123
Friends no longer willing or able to accommodate	16	24
Fire or flood / other emergency	0	5
Home no longer suitable due to disability / ill health	0	2
Left HM-Forces	0	1
Left institution with no accommodation available	5	2
Mortgage repossession	0	2
Non-racially motivated / other motivated violence or harassment	21	21
Other	65	30
Property disrepair	2	6
Racially motivated violence or harassment	4	
Relationship with partner ended (non-violent breakdown)	90	88
Required to leave accommodation provided by Home Office as asylum support	0	5
Total	533	710

County Areas of Homelessness

An analysis of postcodes showed that over the period from 2020 to 2022 60% (146) of all cases of domestic abuse were from the southeast of the county. The figures also showed that in the whole of Northumberland a total of 135 household had

dependent children which amounted to 252 children who were either threatened with homelessness or made homeless due to domestic abuse.

Services to Support People Sleeping Rough

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

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

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

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

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

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

Conclusion

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

Implications

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

Background papers:

Draft Homelessness & Rough Sleeper Strategy for Northumberland 2022-2024

Report sign off.

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

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

Author and Contact Details

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

Page 85

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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

15 November 2022

- Planning
- Local Services Update
- Highways Maintenance Presentation
- Digital Connectivity Infrastructure Acceleration Project

13 December 2022

- Planning and Rights of Way

10 January 2023

- Planning
- Budget Presentation
- Local Services Update
- Petition Report – Wentworth Car Park & Hexham Alemouth Road Car Park, Hexham
- *Other items to be confirmed*

14 February 2023

Page 87

	<ul style="list-style-type: none"> • Planning and Rights of Way • Local Transport Plan
14 March 2023	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Policing and Community Safety Update • <i>Other items to be confirmed</i>
11 April 2023	
	<ul style="list-style-type: none"> • Planning and Rights of Way
09 May 2023	
	<ul style="list-style-type: none"> • Planning • Local Services Update • Fostering Presentation • <i>Other items to be confirmed</i>

Page 8

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

Ref	Date	Report	Decision	Updates (if any)
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1	10 May 2022	Police and Crime Commissioner	RESOLVED that the information be noted.	
2	10 May 2022	Petition: Dangerous Road (Peth Head, Hexham)	RESOLVED that the contents of the report be noted and the following proposed actions be supported: a) Introduction of additional repeater signs and 20mph roundels (road markings) to be provided at either end of Peth Head. 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.	
3	10 May 2022	Tyne Valley Community Rail Partnership	RESOLVED that the presentation be received and that the comments be noted.	
4	10 May 2022	Outside Bodies	RESOLVED that the following list of appointments be confirmed: Groundwork North East - Land of Oak and Iron Project Board – G Stewart Haltwhistle Partnership Limited - A Sharp Haltwhistle Swimming & Leisure Centre Man. Cttee - A Sharp Hexham TORCH Centre Management Committee - T Cessford Prudhoe Community Partnership – A Scott	

			Queens Hall Arts Trust – SH Fairless-Aitken Sport Tynedale – N Oliver Tyne Valley Community Rail Partnership Board – H Waddell	
5	10 May 2022	Members Local Improvement Schemes – Progress Report	RESOLVED that the report be noted.	
6	12 July 2022	Broadband Update	RESOLVED that the information be noted.	
7	12 July 2022	Members Local Improvement Schemes – Progress Report	RESOLVED that the report be noted.	
8	11 October 2022	North of Tyne Rural Business Growth Service	RESOLVED that the information be noted.	

Page 90

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NT 28.10.22

Page 91

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