



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Wednesday, 1 June 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in **COUNCIL CHAMBER - COUNTY HALL** on **MONDAY, 13 JUNE 2022** at **4.00 PM**.

Yours faithfully

Daljit Lally
Chief Executive

To Castle Morpeth Local Area Council members as follows:-

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

Members are referred to the risk assessment, previously circulated, for meetings held in County Hall. Masks should be worn when moving round but can be removed when seated, social distancing should be maintained, hand sanitiser regularly used.



Daljit Lally, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
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AGENDA

PART I

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

1. **PROCEDURE AT PLANNING MEETINGS** (Pages 1 - 2)

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES** (Pages 3 - 10)

The minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 9 May 2022, as circulated, to be agreed as a true record by the Committee and are to be 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.

- 5. DETERMINATION OF PLANNING APPLICATIONS** (Pages 11 - 14)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it.
- Please note that printed letters of objection/support are not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
- 6. 22/00900/OUT** (Pages 15 - 28)
Outline planning application (Some Matters Reserved) for residential development of up to 5no. dwellings
Land South West Of Field Head House, Longhorsley, Northumberland
- 7. 21/02485/FUL** (Pages 29 - 50)
Change of use of agricultural land to touring caravan site for up to 40 touring caravans, conversion of existing stables to maintenance/storage sheds associated with caravan site use, erection of buildings comprising site amenities building, reception/warden accommodation building and electricity sub-station, refuse/gas storage/collection areas, hard surfaced areas for access, parking, storage & site servicing purposes and landscaping
Land At North Of Bewick Drift, Cresswell, Northumberland
- 8. APPEALS UPDATE** (Pages 51 - 60)
- 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
- 9. 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.

10. Where you have an Other Registrable 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.



Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

CASTLE MORPETH LOCAL AREA COUNCIL

At the meeting of the **Castle Morpeth Local Area Council** held at Meeting Space - Block 1, Floor 2 - County Hall on Monday, 9 May 2022 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

R Dodd
J Foster
M Murphy
D Towns

L Dunn
V Jones
G Sanderson
R Wearmouth

OFFICERS

M King
L Little
P Lowes
R McCartney
N Snowdon

Highways Delivery Area Manager
Senior Democratic Services Officer
Neighbourhood Services Area Manager
Highways Infrastructure Manager
Principal Programme Officer (Highways Improvement)

Around 3 members of the press and public were present.

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bawn, Darwin and Dickinson.

2 MINUTES

RESOLVED that the minutes of the meetings of the Castle Morpeth Local Area Council held on Monday 14 February 2022 and 14 March 2022, as circulated, be confirmed as a true record and be signed by the Chair.

3 PUBLIC QUESTION TIME

No questions had been submitted.

(a) Receive New Petitions

Mandy Trotter (lead petitioner) was in attendance and handed in a written petition and advised of an e-petition which had also just closed which requested a pavement/cycleway connecting Red Row Drive to Barrington Road. She provided an introduction to the petitions which included the following information:

- Red Row Drive was the connecting road from Barrington Industrial Estate, through a residential area, avoiding the town centre and providing access to the A1147 and Spine Road. It was a very busy, short stretch of road with blind bends with industrial traffic to horses using the road.
- There was only a limited stretch of pavement and for approximately 400m there was no pavement and no alternative but to walk on the road against oncoming traffic as using the grass verge was unacceptable and impossible for those with pushchairs, mobility issues and wheelchair users.
- It linked the community to Bedlington Station, Bedlington and Choppington giving access to local shops and transport etc and to the east linked with Bomarsund, Stakeford and the A1147 giving access to TT Electronics Welwyn Components, Rutherford Cancer Centre and Earth Balance.
- Barrington Industrial Estate was part of the community and it was understood that access was needed to the Spine Road along Red Row Drive. Remondis were supporting the request and had pledged a contribution of £1500 towards the cost of the scheme, should it go ahead.
- A pavement/cycleway would provide a safer route to the new rail link rather than using the Welwyn Bridge, with the increased traffic accessing the new car parks.
- The e-petition had received 286 signatures and the paper petition had another 34 signatures and showed the strength of feeling from local residents.
- Pedestrians were the most vulnerable of road users and were owed a duty of care. There should always be sufficient space for a wheelchair or twin set pushchair to pass comfortably without being forced to step into the road.
- Northumberland's Local Transport Plan 2011-2026 promoted safer and healthier travel, including walking and cycling.
- The petition was not a complaint regarding the level of traffic using Red Row Drive, but was a request from the community for a pavement/cycleway to rid the anxiety and make it safe and fit for purpose.

Councillor Foster, local Ward Member thanked the lead petition for bringing this forward stating that she fully supported the request. This had been requested for a number of years, however due to costs involved had not been taken forward. There was a risk to pedestrians having to walk on the road with the high number of large vehicles using the road and the speed of vehicles. Anyone with mobility problems could not use the safe school route over the bridge as they needed to

use a flat route. The road also provided access to the Industrial Estate and to a café. It would be a natural route for users of the new railway station and demand would increase with its opening. She advised that she would be willing to contribute funding to a scheme and was sure that the Councillors from neighbouring wards would also wish to do so as this route was well used by their residents.

The Chair thanked the lead petitioner for her attendance and asked that a report be prepared for a future meeting.

(b) Petitions Previously Received – Speed Reduction Northern Bypass – St Georges roundabout – Northgate roundabout, Morpeth.

A report on the petition had been circulated with the agenda. Vicky Oakley, lead petitioner addressed the Committee speaking on the petition. The following information was noted:-

- Councillor Towns had been contacted on this matter in the spring of last year and had advised that he would seek a speed reduction but it would be unlikely that a crossing would be accepted.
- Following a freedom of information request, it became apparent that there had not been clarity on exactly what had been requested.
- The request was supported by residents, Hebron Parish Council and Northgate hospital.
- The bypass was a busy 60mph road. With the Council's emphasis being on more walking and cycling it is imperative that crossings were safe. Numerous parents had come forward with their concerns about the crossing, many thought it was a matter of time before something fatal happened and felt let down that their previous attempts to get something sorted had not been listened to.
- There were two large new estates, The Meadows and St Andrews Gardens, a hospital and the wider population of Fairmoor who used the crossing to walk into Morpeth on a daily basis or walk along the path on the bypass road. These estates hosted families with children of school age and the hospital had patients with complex needs and the capacity of which was to significantly increase.
- In addition to the extra patients, there would also be significant extra traffic using the bypass road to go to and from work. There were also plans to build hundreds of houses just off the St Georges roundabout. This roundabout would be used to service this new housing estate and traffic would be filtering onto the bypass road and onto the A1.
- Children who walked to school on their own had to make a judgement call on the speed of the traffic travelling the bypass road and judge when they felt it was safe to cross with the significant damage that could be inflicted to a child should they be hit at speed highlighted.
- The petition was started as parents felt their voices were not being heard and in an attempt to protect their children from the dangers of the road. Parents wanted the speed reduced between St Georges roundabout and the Northgate roundabout in addition to a safer crossing on the road.
- Whilst Councillor Town had advised that it would be unlikely a zebra crossing would most likely not be appropriate, the zebra crossing close

to the roundabout on the B1337 from Morpeth to County Hall was referenced. There would also be an argument for a speed reduction based on noise reduction for the residents of The Meadows, with a similar speed reduction in force on the road coming into Morpeth beside Southfields.

- If families were to be encouraged to allow children to walk to school then the route needed to be safe and currently it was not.
- Comments submitted from both parents and staff at the hospital were read out and had been included on the original petition letter.
- It was hoped that all Councillors could work together to ensure that children were safe and parents confident to allow their children to walk to and from school and to achieve the wider goals of the Council in increasing levels of walking and cycling.

N Snowden advised that a Safe Routes to School Assessment was to be carried out to identify any improvements and signage that was required and to also consider if any speed reduction was necessary. It was hoped that the assessment would be completed and feedback provided prior to the end of the school term. There was currently a speed survey on the route.

Councillor Towns, Ward Councillor, thanked both the lead petitioner and Officers advising that this had been a design issue with the bypass with the land previously not allocated for housing. He supported the petition to get some action. He had met with Mr McCartney on site and advised that whilst traffic slowed down when approaching the large roundabout it accelerated whilst coming off the roundabout and felt that the danger was with traffic leaving the roundabout. He was not 100% convinced that installing a pedestrian crossing would make it safer. He believed that the pedestrian crossing referenced in Morpeth had only been installed in that location as that was where people would continue to cross even if a pedestrian crossing was installed elsewhere. He welcomed the petition, but did not know the answer but hoped that their concerns would be addressed as much as they could be.

Members stated that they would be cautious in imposing speed restrictions on longer stretches of road as, unless they were seen as logical to drivers, they were often ignored and therefore should only start when speed became a danger to pedestrians. It was considered that housing developers should be held to account and to pay for this kind of local infrastructure and make safe travel plans for children to walk and cycle. The vulnerable nature of patients from the hospital also crossing the road was highlighted and it was suggested that additional signage and proposals to meet their needs should be taken into consideration. The possible use of a crossing patrol officer should also be considered, however officers highlighted the difficulties experienced in recruiting to these roles across the County.

Members agreed that a report on the findings should be considered by this Committee with any identified works possibly being included in the Local Transport Plan.

(c) Updates on Petitions previously received – no updates were provided.

5 LOCAL SERVICES ISSUES

P Lowes, Neighbourhood Services Area Manager, provided an update as follows:-

Waste Services – residual and recycling were performing well other than strain due a shortage of HGV drivers, but services were continuing to be provided and recruitment for drivers ongoing. There was a high demand for bulky waste removal and there had been an increase of 400 new customers for garden waste removal, taking the total up to 6,800 paying customers this year.

Grass Cutting – seasonal workers had been recruited with cutting commencing at the end of March/beginning of April and it was now the third cut of the season. There had been some delay due to inclement weather and bank holidays but the team had recovered well.

Weed spraying – obstacle spraying had finished and hard surface spraying had commenced. Verge cutting would be commencing shortly with the schedule as previous and assistance by farmers provided. Visibility splays would be monitored and Members should report any issues.

Information in response to questions from Members was noted as follows:-

- Plans had been sent to Councillor Dodd regarding the proposals for the flashing 20mph signs to be provided from West Woodburn and new countdown markers and existing refreshed in Belsay. Mr Snowdown was happy to attend the Parish Council meetings with Councillor Dodd regarding proposals and any additional work which could be undertaken.
- Riverside Close in Ponteland, intend notices were being issued and after three weeks if no objections were received then the orders could be made.
- Legal clarification would be sought on the use of non-Northumberland parking discs in Council owned car parks allowing free parking for a prescribed time.
- There were no weed spraying trials this year and supplies for this year had been purchased at a good price last year. A report was currently being written regarding the trials and would be circulated in due course.
- The Highways Inspector would be asked to visit the vacant Co-operative building in Lynemouth to ascertain responsibility for weed management and a notice would be served to the owners should it be found to be their responsibility.
- It was not possible to provide a timescale regarding the Safer school initiative in Ellington, it was generally approximately three months, however the scheme was with the Design Team who unfortunately were experiencing some illness in the team.
- In respect of the schemes which Councillor Jones highlighted which were not showing up on her Members Schemes, Mr Snowdon advised that the Halton Shields was listed as an LTP Scheme and he would ascertain progress on the others.
- In respect of works with utility companies, the main legislation used in respect of works in the highway was the New Roads and Streetworks Act and specifically within Section 59 of this the Local authority was obligated to coordinate all works within the highway and Section 60 the utilities companies are obligated to work with Local Authorities to

minimise disruption in the highway. There was a North East Highways and Utilities Committee (HUC) where all Local Authorities and utility companies came together regularly to discuss all the planned road openings. There was also a local HUC meeting which was where the finer details of the works would be discussed along with any impacts. The works in Morpeth would have gone through this process and would have been planned in detail in advance. The works had already been delayed for some time as it was known how big an impact it would have on the town centre, however it was a matter of health and safety and the Council had to be guided by the Gas Network. It would have been easier for the utility company to have a full closure of the road, however this would not have assisted the operation of the town centre and therefore a one-way system, which had previously been used, was agreed. Once work had commenced the utility company had realised that additional work would be required which they advised necessitated closing the whole road to which the Council had not agreed. The identified options were to close the whole road; pull off site and reschedule the closure for another time; pull off site to come up with a different solution. Through extensive discussions at local HUC meetings a solution was eventually agreed that they would continue with the one-way system for another 2.5 weeks in order to carry out the remaining works.

- The vast majority of scheduled roadworks/road closures should be notified by way of local communications and letter drops to affected residents/properties. All information on proposed roadworks could be found on One Network which could be accessed by all Councillors and identified all roadworks to be undertaken within the County. A filter could be used to identify roadworks in a particular Council Ward and information on how to do this would be circulated to all Members of Council so that they could then cascade information to their residents. More use of social media to publicise works would also help.

M King, Highways Delivery Area Manager, provided an update to Members which included the following information:-

- Restrictions surrounding Covid were starting to ease however some rules were continuing to be followed to protect front line operatives.
- Reactive maintenance - teams were continuing Category 1 works while continuing with the catch up from recent storms. Routine Inspections were ongoing, however there was a slight backlog. Reactive third party requests continued to rise higher than any other area. The backlog of works continued to be reduced and the introduction of a hotbox for the Castle Morpeth area should see a substantial reduction in the back log of approx. 700.
- Gully Maintenance - new vehicles had arrived in April and training was required for operatives before vehicle roll out.
- Drainage Works – a large amount of drainage works had been identified and a program of works issued and were ongoing. Works were still being identified from storm damage with several areas requiring clearing of debris which was a main cause of blockages. Works currently being programmed for post April start date with all works communicated prior to start date.

- Minor Patching Program – a list of completed works was provided and were included on the report which would be circulated to Members after the meeting. Details were also provided on footpath works and the future programme of patching works and the Local Transport Plan.
- Resources – 3 operatives had been appointed at various levels and 4 further posts were to be advertised this month.

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

- The lead in time for the replacement of street furniture was 6 weeks, but works should not be taking months to complete. Highways Inspectors would be requested to be vigilant and report any delays in replacing furniture. Street lighting levels at the chicanes on the C403 would be investigated to see if this was having an impact on the number of accidents at that location, as it had also been suggested that glare from the sun was also causing issues.
- Information would be sought from the Design Team on the current position regarding the chicane Barrett had installed in Pegswood from the approach to Whorrel Bank.
- There was a standard process for filling potholes however unless the holes were cut and had straight edges there was nothing to prevent traffic forcing the repair out. Patching and repairs to strategic routes were prioritised and then rolled down the road hierarchy, with £2.3m identified for repairs on U and C class roads this year.
- Resurfacing and maintenance works were planned around Trittlington First School and the road safety works would be done at the same time.

6 MEMBERS LOCAL IMPROVEMENT SCHEME

A progress report dated 1 March 2022 had been circulated with the agenda. Members were advised that a new version had been received after the agenda had been published and was now available on the Council's website. Clarification would be sought on the current position in relation to the installation of bollards to prevent the use of land by motorcycles in the Lynemouth area as requested by Councillor Dunn.

RESOLVED that the information be noted.

7 LOCAL AREA COUNCIL WORK PROGRAMME

The Chair advised that this was for information and should Members wish to ask for any items to be added to the agenda, then they contact either himself or Democratic Services.

RESOLVED that the information be noted.

8 DATE OF NEXT MEETING

The next meeting was scheduled for Monday 13 June 2022 and would be planning only.

CHAIR.....

DATE.....



Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

13 JUNE 2021

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

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

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

Important Copyright Notice

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

BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

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

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

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce s application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

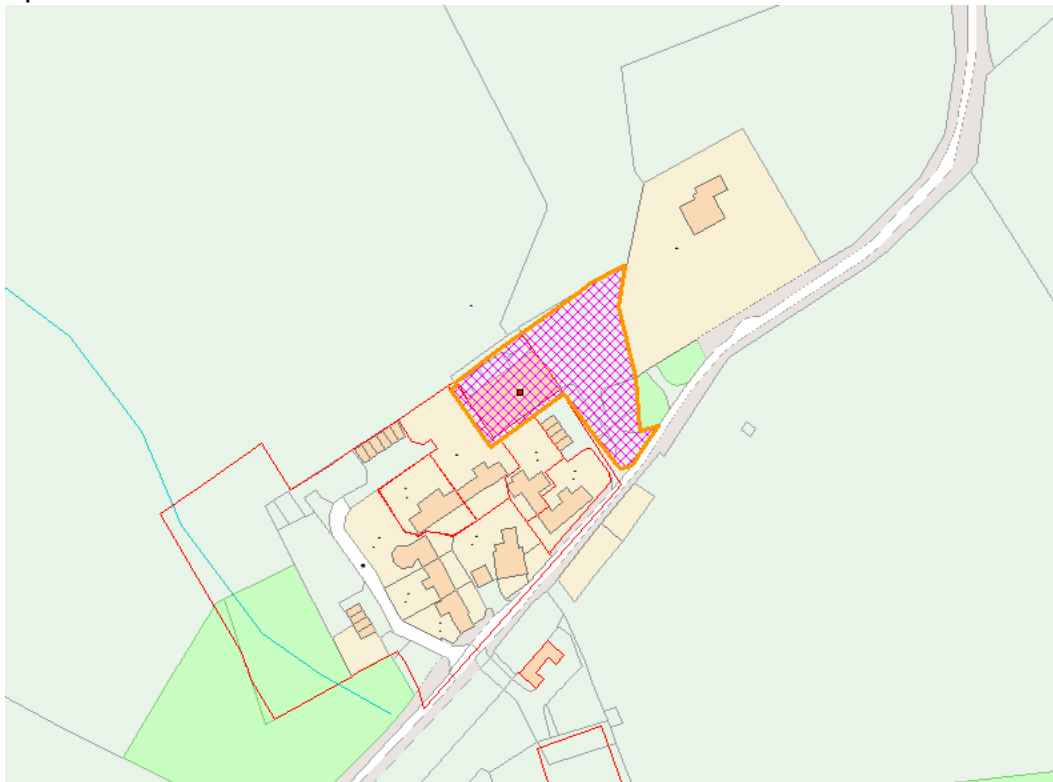


Northumberland County Council

Castle Morpeth Local Area Council Committee Meeting 13th June 2022

Application No:	22/00900/OUT		
Proposal:	Outline planning application (Some Matters Reserved) for residential development of up to 5no. dwellings		
Site Address	Land South West Of Field Head House Longhorsley Northumberland		
Applicant/ Agent	Mr G Middleton Field Head House Northumberland Longhorsley NE65 8TG		
Ward	Longhorsley	Parish	Longhorsley
Valid Date	22 nd March 2022	Expiry Date	24 th June 2022
Case Officer Details	Name: Mr Adam Ali Job Title: Planning Officer Email: adam.ali@northumberland.gov.uk		

Recommendation: That Members REFUSE planning permission for the proposed development.



1. Introduction

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

2. Description of the Proposal

2.1 Outline planning permission is sought for the residential development of up to 5 dwellings. Some matters are reserved with this outline planning application (such as appearance, landscaping, layout and scale) but access is a matter that is sought for approval as part of this outline application.

2.2 The site is agricultural land located within the Green Belt and Open Countryside. The housing proposed would be market housing with the number of bedrooms at each dwelling currently unknown.

2.3 The agricultural holding to which the application site belongs has permission for the conversion of barns to 4 dwellinghouses under the prior approval application referenced: 20/02502/AGTRES.

3. Relevant Planning History

Reference Number: 20/02502/AGTRES

Description: Prior approval for change of use of agricultural building to 4no. dwellinghouses (as amended 25/11/2020)

Status: Prior Approval Required and Granted

Reference Number: 21/01471/OUT

Description: Outline Planning Application (Some Matters Reserved)) for residential development of up to 5no. dwellings

Status: Withdrawn

4. Planning Policy

4.1 Development Plan Policy

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

Policy STP 1 Spatial strategy (Strategic Policy)

Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)

Policy STP 3 Principles of sustainable development (Strategic Policy)

Policy STP7 Strategic approach to the Green Belt

Policy STP 8 Development in the Green Belt

Policy HOU 2 Provision of new residential development (Strategic Policy)

Policy HOU 8 Residential development in the Open Countryside

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees
 Policy QOP 5 Sustainable design and construction
 Policy QOP 6 Delivering well-designed places
 Policy TRA 1 Promoting sustainable connections (Strategic Policy)
 Policy TRA 2 The effects of development on the transport network
 Policy TRA 4 Parking provision in new development
 Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
 Policy ENV 2 Biodiversity and geodiversity
 Policy WAT 1 Water quality
 Policy WAT 2 Water supply and sewerage
 Policy POL 1 Unstable and contaminated land
 Policy POL 2 Pollution and air, soil and water quality
 Policy INF5 Open Space and facilities for Sport and Recreation

Longhorsely Neighbourhood Plan (LNP) (2018):

Policy LNP1 – Development within the Settlement Boundary
 Policy LNP2 – Development in the open countryside
 Policy LNP3 – Development in the Green Belt extension
 Policy LNP4 - Design requirements for residential development

4.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)
 NPPG - National Planning Practice Guidance (2021) (As updated)

5. Consultee Responses

Longhorsley Parish Council	Similar to the previously withdrawn application which the Parish and local residents objected to. Inappropriate development in the Green Belt. Contrary to Longhorsely Neighbourhood Plan Policies. Additional housing not required to meet local housing need. Access and highway safety concerns If application was to be approved then a S106 agreement should be made to substantially upgrade the roads that would be affected by the proposal.
Public Protection	No objection subject to conditions.
LLFA	No comments to make but an informative provided.
Highways Development Management	Concerns so significant that no reasonable action is likely to address the concern. The proposed development is located in an unsustainable location that is only accessible by private car.
Ecology	No objection subject to conditions.
Northumbrian Water Ltd.	No response received.

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

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

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	22
Number of Objections	24
Number of Support	22
Number of General Comments	1

Notices

No Site or Press Notice Required.

Summary of Responses:

Objections summarised:

- Proposal would double the size of the hamlet
- The A697 is already difficult to travel along being single track and this proposal would only make it worse to travel along this road
- Contrary to local planning policies in the form of the Longhorsley Neighbourhood plan and Northumberland Local Plan as well as the National Planning Policy Framework
- Housing need already being met with existing developments
- Fieldhead area has no infrastructure/services to serve new development.
- Inappropriate development in the Green Belt.
- The site is not previously developed land despite the planning statement saying so, and neither would the site be classed as a windfall or infill site again contrary to the claims made in the planning statement.
- Asbestos and fuel concerns
- Potential breach to a right of easement granted path
- Those writing in support of the proposal either work on the farm or would likely financially benefit from the development
- The approved AGTRES is being used as a stepping stone but just because adjacent land has permission to be converted into housing, this shouldn't mean this land should be built on.
- No consideration for a water pumping station/ water supply concerns.
- Impact on existing neighbouring residents with overlooking, loss of privacy and amenity
- Impact on landscape and ecology
- Flood risk concerns
- Overdevelopment of the site if permission is granted, effectively would result in a housing estate being put into a rural hamlet which would not be aesthetically acceptable.

- Possible relocation of a farm to a different location should not be seen as a reason to justify this development in the Green Belt. The site which the applicant wishes to relocate the farming business to is where the applicant currently resides and already operates farming from. This application is just to build on land the farmer no longer wishes to use rather than relocating.
- Supporting comments have no foundation in planning policy and are from people who appear to be associated with the applicant and or live outside the local area.

Supporting comments summarised:

- Development would allow relocation of main farm to a more suitable location
- Would produce very suitable housing and reduce farm traffic
- Would fit in with existing housing
- Close proximity to Longhorsley and believe it to be a sustainable location
- Would provide additional jobs
- Will ensure the removal of unsightly and old agricultural buildings
- Proposal is of a better design and character than development approved under 20/02502/AGTRES
- Would allow families to move into countryside and support the rural economy

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

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

Response to objections and supporting comments:

- Financial benefit of a development is not a material planning consideration.
- Principle of development in the Green Belt is addressed in the appraisal below.
- Amenity impact is addressed in appraisal below.
- Highways Safety concerns are addressed in appraisal below.
- Ecological Impact is addressed in appraisal below.
- Design impact will be addressed in appraisal below.

7. Appraisal

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016-2036 (adopted March 22) and the Longhorsley Neighbourhood Plan 2018. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

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

Principle of the development
Design and amenity

Highway Safety
Ecology
Land Contamination
Water management and flood risk

Principle of the development

Housing land supply:

7.2 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The five-year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date. As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum. Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' five-year supply for 2020-2025 would equate to a 10.9 years housing land supply. The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the past three monitoring years 2017-20. Therefore, in the context of paragraph of the NPPF, the presumption in favour of sustainable development does not apply.

Open Countryside

7.3 The site is located outside a recognised settlement boundary and is thus recognised as Open Countryside. Policy STP 1 of the Northumberland Local Plan (NLP) states:

"g) Development in the open countryside will be supported if it can be demonstrated that it:

- i) Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or
- ii) Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or
- iii) Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or
- iv) Provides for residential development in accordance with Policies HOU 7 or HOU 8; or
- v) Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in

- vi) settlements, in accordance with Policy INF 2; or
- Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or
- vii) Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan.

Policy STP 1 of the NLP goes on to state:

“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 It is considered that the proposal fails to comply with policy STP 1 because the proposal would a) result in an unacceptable impact on the local road network and this is something that has been raised as a significant concern amongst local residents, b) not be sensitive to its surroundings being Green Belt land and c) not use previously developed land. Notwithstanding the failure to comply with policy STP 1 of the Local Plan, STP 1 makes provision for housing development in the Open Countryside where development is in accordance with policies HOU 7 and 8 of the Local Plan. The proposal fails to comply with the provisions of policies HOU 7 and HOU 8. The proposal fails to comply with policy HOU 7 because the site is Green Belt, the site is not well related to an existing settlement and the type of proposed housing has not been purported to be of the affordable or entry level type required by HOU 7. Furthermore, the proposal fails to comply with HOU 8 of the Local Plan because the dwellings would not be for essential full time rural workers that must live at this site in order to sustain a rural business, it neither relates to improvements to a heritage asset or an enhancement of the site’s immediate setting.

7.5 Policy LNP 2 of the Longhorsley Neighbourhood Plan (LNP) states:

“In the open countryside outside... development will only be supported where it:

- a) promotes sustainable business, including the development and diversification of agricultural and other land based rural businesses in the Parish; or
- b) supports sustainable rural tourism and leisure developments in the Parish; or
- c) is for the conversion of existing buildings, or re-use or development of previously developed land, or is for well designed new buildings; or
- d) is for new infrastructure associated with leisure, recreational pursuits, and social, community and educational activities throughout the Parish; or
- e) it is residential development specifically provided for by Policy LNP6 in this Plan.

7.6 The proposal fails to comply with paragraphs a), b), c) and d) of policy LNP 2 of the LNP. It should be stressed that previously developed land as defined in the Local Plan is “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings...” Given the site is currently in and has been in agricultural use (albeit with

permission to convert some farm buildings into dwellings which has not yet started) the site is therefore not considered to be previously developed land.

7.7 Policy LNP 2 allows the provision of housing development in the Open Countryside subject to satisfying policy LNP 6. Policy LNP 6 states:

“New, isolated homes in the countryside will only be supported where there are special circumstances in accordance with relevant Local Plan policies and the NPPF, paragraph 55.”

No special circumstances in accordance with the Local Plan or NPPF have been provided. A circumstance has been referred to in the planning statement submitted and also in supporting comments referring to the possibility of the development allowing farming operations to move to a different location in the event permission is granted. However, the Local Planning Authority fails to see how the granting of permission for housing on land that is used for farming being seen as a very special circumstance because it would allow the farm to move to a more “suitable” location with or without the proposed development. The proposal therefore fails to comply with policy LNP 6 of the LNP also.

7.8 The proposal has been found to represent unacceptable development in the Open Countryside contrary to policies STP 1, HOU 7 and HOU 8 of the Local Plan, LNP 2 and LNP 6 of the LNP and the NPPF.

Green Belt

7.9 The site is recognised as being part of the Green Belt by both the Local Plan and the LNP.

7.10 Paragraph 147 of the NPPF states:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” Meanwhile, paragraph 148 of the NPPF states:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.11 As discussed above, no very special circumstances have been provided.

7.12 Paragraph 149 of the NPPF states exceptions to inappropriate development in the Green Belt, i.e. development that can be considered acceptable in the Green Belt and these are:

- a) “buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and

burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

7.13 The proposal fails to accord with any of the provisions for acceptable development in the Green Belt. The proposal cannot be considered infilling in a village because the vicinity has no features or services that a village would typically contain. Furthermore, neither can the proposal be deemed to comply with provision g) of paragraph 149 because as alluded to earlier, the site is not previously developed land as defined by the NPPF or Local Plan.

7.14 It should be stressed that the Green Belt policy of the NPPF as referred to above, is echoed by the Green Belt policy of the Local Plan and LNP.

7.15 Whilst the site has permission for a barn conversion under prior approval (Class Q), this is only part of the land within the red line boundary of the current application. In addition, the permission for the conversion has yet to be implemented or occupied as a dwelling and therefore is not regarded as residential use or previously developed. The Class Q permission is to make use of an existing building, not for new build development over a larger site. The Permitted Development Order under Class Q also does not take into consideration the location within the Green Belt unlike the assessment under new buildings. As such, the proposal would not meet the exception of developing a previously developed site. Should the site even be regarded as previously developed land or limited infill, the additional test under criterion g) however, is that the development should not have a greater impact on the openness of the Green Belt than the existing development.

7.16 The proposed development should not have a greater impact on the openness than the existing buildings on site. In defining openness, it is generally accepted to mean the absence of development. Planning Policy Guidance states a judgement based on the circumstances of the case is required when assessing the impact of a proposal on the openness of the Green Belt. Through the courts, a number of matters in considering impacts on openness have been raised:

- ‘openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.’

7.17 With regards to openness, it should also be considered if the proposal would urbanise or intensify the use of land or facilitate the introduction of domestic paraphernalia and vehicles.

7.18 The housing would be built on previously undeveloped land and would have a greater impact on the openness of the Green Belt.

7.19 It is considered the development would represent inappropriate development in the Green Belt as it does not fall under any of the exceptions allowed under the NPPF. In order for very special circumstances to exist, material considerations in favour of the development would need to clearly outweigh the harm to the Green Belt and any other harm resulting from the development. Very special circumstances do not exist which would justify the development in the Green Belt. The application is therefore not in accordance with Green Belt policies STP 7 and STP 8 of the Local Plan, LNP 3 of the LNP and the NPPF.

Design and residential amenity

7.20 The appearance and scale and subsequent impact on residential amenity would be assessed at the reserved matters stage and the addition of 5 dwellings would have a more urbanising impact in the open countryside. As this is an outline application, it is not considered reasonable to comment further on the proposal on these grounds without details of siting, layout, scale and elevations.

Highways safety

7.21 As this application is an outline planning application, the matter of sustainability is a consideration. As stated in the comments from Highways Development Management, “The development will require the new residents to completely rely on car-based journeys, and it is therefore considered that the proposal is not in a sustainable location in highways and transport terms, and is therefore not in accordance with the NPPF, the Northumberland Local Plan nor the Longhorsley Neighbourhood Plan.”

7.22 The proposal fails to comply with the standards outlined in paragraph 112 of the NPPF which states:

“applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment

area for bus or other public transport services, and appropriate facilities that encourage public transport use;

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”

7.23 In not complying with paragraph 112 of the NPPF it is considered the proposal falls within the remit of refusing an application on highways grounds in accordance with paragraph 111 of the NPPF. Although the proposal would not meet any identified community needs, paragraph 85 of the NPPF states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

7.24 There are no educational, retail or healthcare facilities within the stated reasonable walking distances, nor is there any access to regular public transport services. Therefore, this development cannot accord with the NPPF in terms of prioritising pedestrian and cycle movements and promoting sustainable transport modes which is also echoed in both the Local Plan and LNP.

7.25 A number of objection cited concerns regarding access, lack of facilities and highways safety. Highways Development stated in their comments “The Highway Authority have concerns with the lack of infrastructure for pedestrians and cyclists and the distance required to connect to infrastructure i.e. footpaths that remove the pedestrian from a perception of harm position in the carriageway is significant.”

7.26 The proposal has been assessed in terms of its transport implications and it is considered that development will require the new residents to completely rely on car-based journeys, and it is therefore considered that the proposal is not in a sustainable location in highways and transport terms, and is therefore not in accordance with the NPPF, the Northumberland Local Plan nor the Longhorsley Neighbourhood Plan.

Ecology

7.27 Some neighbour objections raised concerns on impact on ecology, wildlife and biodiversity. The Council’s Ecology Team was consulted on the proposal and in their

comments they stated that “the proposed development will not impact on protected or notable species, designated nature conservation sites or priority habitat. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved through the provision of bird and bat boxes, and an ecologically sensitive landscape scheme, secured through a planning condition.”

7.28 The Council’s Ecology Team stated they had no objection subject to the inclusion of conditions. The proposal is therefore considered acceptable on ecological grounds in accordance with policy ENV 2 of the Local Plan and the NPPF.

Land Contamination

7.29 Policy POL 1 of the Local Plan states:

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

7.30 The Council’s Public Protection team was consulted on the proposal and they raised no objection subject to the inclusion of conditions. The proposal is therefore considered acceptable in accordance with policy Pol 1 and a from a wider public protection perspective in accordance with the Local Plan and the NPPF.

Water management and Flood Risk

7.31 Policy WAT 2 of the Local Plan states:

“The satisfactory provision of adequate water supply and sewerage infrastructure will be maintained or secured”

7.32 Policy WAT 2 goes on to state:

“Non-mains drainage systems, such as package treatment plants should only be employed where the development is sufficiently remote from sewered areas. In such locations, septic tanks should only be employed, in very exceptional circumstances, where on-site treatment is totally unfeasible. Where non-mains drainage systems meet these criteria and are the only solution, careful consideration of their precise siting and design will be required to ensure that there is no adverse impact upon groundwater, water quality or existing ecosystems.”

7.33 Northumbrian Water Ltd. were consulted on the proposal but no response was received.

7.34 In terms of flood risk, the Local Lead Flood Authority were consulted on the proposal and in their comments they stated they had no comments to provide but provided an informative that would have been attached if the proposal was approved.

Other Matters

Equality Duty:

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

Crime and Disorder Act Implications:

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

Human Rights Act Implications:

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

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

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above and assessed against the relevant Development Plan Policies and the National Planning Policy Framework (NPPF). It is considered that the application proposes an inappropriate form of development in the Open

Countryside and Green Belt and the proposal would be located in an unsustainable location with poor access to services or facilities.

9. Recommendation

That this application be REFUSED planning permission subject to the following:
Reasons:

1. The proposal would represent unnecessary and unjustified development in the Open Countryside outside any defined settlement boundary contrary to policies STP 1, HOU 7, HOU 8 of the Northumberland Local Plan, policies LNP2 and LNP6 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.
2. The development represents an inappropriate form of development in the Green Belt and harmful as such. It would also be contrary to the purposes of the Green Belt and harmful to its openness. The harm is not outweighed by any other considerations such that 'very special circumstances' where in fact no 'very special circumstances' have been put forward to outweigh the harm to the Green Belt. The development is therefore contrary to Green Belt policies STP 7 and STP 8 of the Northumberland Local Plan, policies LNP3 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.
3. The application site lies in an unsustainable location with no services or facilities and is some distance from local facilities, where access to and from the site would be reliant on the private car. As such it is not considered to be in a location where it could also support services in a village 'nearby' using sustainable transport methods. The principle of the residential development in such an unsustainable location would be contrary to the NPPF as it would not promote a sustainable form of development in a rural area.

Date of Report: 24.05.2022

Background Papers: Planning application file(s) 22/00900/OUT

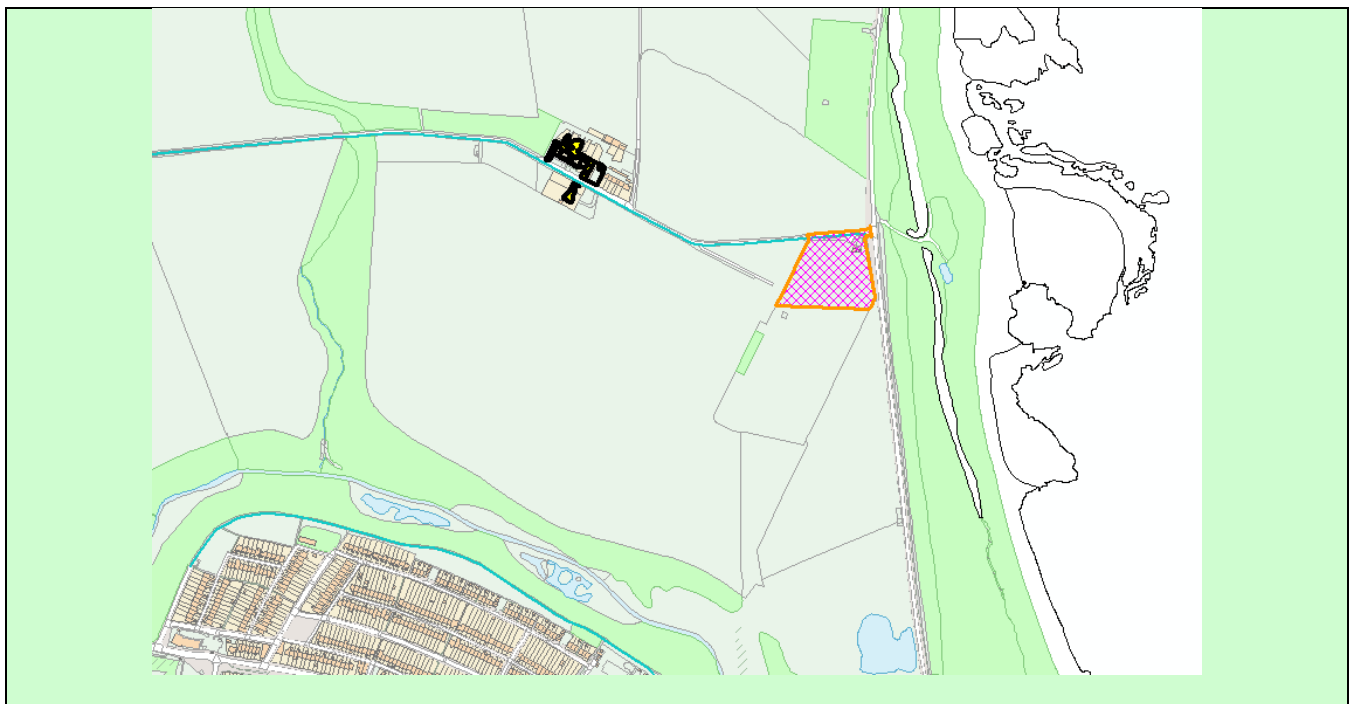


Northumberland County Council

Castle Morpeth Local Area Council 13th June 2022

Application No:	21/02485/FUL		
Proposal:	Change of use of agricultural land to touring caravan site for up to 40 touring caravans, conversion of existing stables to maintenance/storage sheds associated with caravan site use, erection of buildings comprising site amenities building, reception/warden accommodation building and electricity sub-station, refuse/gas storage/collection areas, hard surfaced areas for access, parking, storage & site servicing purposes and landscaping		
Site Address	Land At North Of Bewick Drift, Cresswell, Northumberland,		
Applicant:	Mr David Tweddle Woodhorn Mews, Woodhorn Village, Ashington, NE639DQ	Agent:	Mr Tony Carter Carter-Smith Planning Consultants, 1st Floor, Hepscott House, Coopies Lane, Morpeth, NE616JT
Ward	Druridge Bay	Parish	Cresswell
Valid Date:	7 July 2021	Expiry Date:	6 October 2021
Case Officer Details:	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a Unilateral Undertaking to secure a contribution to the Coastal Mitigation Scheme.



1. Introduction

1.1 The application is being brought to the Castle Morpeth Local Area Council as the proposal raises significant planning issues.

2. Description of the Proposals

2.1 The application is seeking planning permission for the change of use of agricultural land to touring caravan site for up to 40 touring caravans, conversion of existing stables to maintenance/storage sheds associated with caravan site use, erection of buildings comprising site amenities building, reception/warden accommodation building and electricity sub-station, refuse/gas storage/collection areas, hard surfaced areas for access, parking, storage & site servicing purposes and landscaping at Land At North of Bewick Drift, Cresswell. The application proposes the creation of a new caravan park accommodating 40 caravans on land in the open countryside to the immediate east of the coastal road that runs between Lynemouth and Cresswell.

2.2 The site is to the immediate north of the former Bewick Drift mine – mining activity would have been targeted towards the land within the site boundary itself as two outcrop features have been identified crossing the site from west to east. Historic ordnance survey mapping shows the presence of mining infrastructure within the site boundary. It is understood that the site was also used as a Coal Merchants yard but has since been restored to agricultural use for grazing.

2.3 The proposed development is situated entirely in an area already enclosed by a metal palisade fence. The area within the application boundary is open, with the exception of a group of small outbuildings in the north of the site and the area associated with the telecommunications mast. The area surrounding the site is also open in character providing views landward and seaward from public rights of way and from the minor road that passes immediately to the east of the site. The open character is interrupted to a degree by the existing palisade fence which encloses a larger area of land than that identified for the caravan site. The northernmost part of the site includes a vehicle access road which links Cresswell Home Farm to the west with the coastal road.

2.4 The proposed site plan shows access to the caravan park from the vehicle access road to the north with a reception and ancillary buildings to the northern part of the site. Caravans are then arranged north-south in a number of highly regimented rows with each pitch having a car parking space. Boundary landscaping consisting of grass mounds and hedging is proposed to the south, east and west boundaries of the site.

2.5 The site would provide modest structures consisting of 2no timber outbuildings for a reception/warden facility and site amenities with toilets, wash room and laundry. The buildings would measure 10.5m x 6.1m and 3.4m high. There would also be 2no containers for refuse and gas storage measuring 5.8m x 3.5m at 2.1m high and an electricity substation measuring 3.4m x 3.4m at 2.4m high. The existing stables on site will be used as storage sheds.

3. Planning History

Reference Number: CM/78/D/238

Description: Erection of Assembly shop on 0.2 hectares of land as amended by drawing No.CE.621/A received by Northumberland County Council on 11 May 1978 and letter received on 30 May 1978

Status: NONCCZ

4. Consultee Responses

Cresswell Parish Council	Objection
Highways	No objection subject to conditions
Tourism, Leisure & Culture	No response received.
Public Protection	No objection subject to conditions
County Archaeologist	No objections
Countryside/ Rights Of Way	No objections
North Trees And Woodland Officer	No response received.
Fire & Rescue Service	No objections
Architectural Liaison Officer - Police	No objection to the application from a crime prevention aspect.
Northumbria Ambulance Service	No response received.
Forestry Commission	No response received.
Druridge Bay Ward	No response received.
Building Conservation	No objections
Northumbrian Water Ltd	No response received.
The Coal Authority	No objections
County Ecologist	No objection subject to conditions and Coastal Mitigation contribution.
Natural England	No objection subject to Coastal Mitigation contribution
Lead Local Flood Authority (LLFA)	No objection subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	19
Number of Objections	19
Number of Support	196
Number of General Comments	0

Notices

Major, affecting LB & PROW 27th July 2021

Summary of Responses:

Cresswell Parish Council

"The application is for a conversion of agricultural land to a touring caravan site for up to 40 touring caravans along with ancillary buildings

The Lyne bridge has a weight and width restriction, the latter being 6'6". The average touring caravan is 7'2" wide and therefore any caravans wishing to access the site will not be able to use the Lyne bridge and instead will have to access the site through Cresswell village.

The roads through the village are narrow, particularly along South Side, and we already have problems in high season with traffic and parking. There is a shortage of car parking and often residents and visitors park their cars at the side of the road. Pavements are also very narrow in places. Passage through the village can be extremely difficult at times for pedestrians and individual cars even now.

The impact of towed, touring caravans passing through the village at regular intervals would be tremendous and make village life even more difficult than it is for residents and visitors.

We also have concerns that the appropriate ecological surveys have not been undertaken will take up to a year to complete and therefore consider this planning application somewhat premature anyway. In addition the residents of nearby Cresswell Home Farm and the barn conversions have expressed great concerns about noise levels from the proposed development".

19 Objections

- Weight restrictions to Lynemouth Bridge
- Cresswell already experiences traffic & parking issues
- Mining issues?
- Beach is polluted
- Vehicles activity impact residents of Cresswell Home Farm
- Noise levels impacting amenity and increased crime
- Impact listed buildings at Cresswell Home Farm (510 m away) and open landscape
- Drainage issues
- Ecology impacts and designated sites
- Obstructs view of coastline and unsightly
- Camping and caravan sites already in local area
- Light pollution

196 letters of support were received with intentions to use the caravan park if granted. It was also highlighted that it would have a positive impact on the local area and introduce a touring site to the area.

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=QV1IAFQSHAH00>

6. Planning Policy

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016-2036 (adopted March 22). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

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

STP1 – Spatial Strategy
STP2 – Presumption in favour of sustainable development
STP3 – Principles of sustainable development
STP4 – Climate change mitigation and adaptation
ECN1 – Planning strategy for the economy
ECN15 – Tourism and visitor development
QOP1 – Design principles
QOP2 – Good design and amenity
QOP4 – Landscaping and trees
TRA1 – Promoting sustainable connections
TRA2 – The effects of development on the transport network
TRA4 – Parking provision in new development
ENV2 – Biodiversity and geodiversity
ENV3 – Landscape
ENV7 – Historic environment and heritage assets
WAT2 – Water supply and sewerage
WAT3 – Flooding
WAT4 – Sustainable Drainage Systems
POL1 – Unstable and contaminated land
POL2 – Pollution and air, soil and water quality
POL3 – Agricultural land quality
INF6 – Planning obligations

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)
National Planning Practice Guidance (2020) (NPPG)

7. Appraisal

7.1 The main considerations in the assessment of this application are:

- Principle of development;
- Design and visual character;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Public Protection

7.2 The site was historically used for mineral extraction as part of Lynemouth Colliery but has now been restored for agricultural land and horse grazing although the site is bounded by palisade fencing and a telecommunications mast to the north east corner

of the site. The site is located within the open countryside as identified on the NLP proposal map in between the settlements of Lynemouth and Cresswell and bounded by the coastal path and dunes to the east. Policy STP1 supports new development to be directed towards main towns, service centres and villages unless it supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15. Policies STP2 and STP3 support the presumption in favour of sustainable development to deliver economic, social and environmental objectives.

7.3 Policy ECN 1 of the NLP seek to deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy. Development proposals will:

- Seek to deliver sufficient employment land and premises of the necessary range and quality and in sustainable locations compatible with the spatial strategy to meet requirements;
- Support both existing and new businesses;
- Support town centres as locations for employment and business;
- Assist the regeneration of existing areas through employment-related measures; Support rural enterprise;
- Support and promote tourism and the visitor economy;
- Recognise the role of the County's natural and historic environment as drivers of economic development.

7.4 Northumberland Local Plan Policy ECN 15(f) (Tourism and visitor development) states that:

“New or extensions to existing sites for camping, caravans, and chalets will be supported 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”.

7.5 The NLP supports the economic growth in rural areas and in particular promoting tourism and visitor economy. However, the siting of a new caravan site should still take into consideration the landscape impacts.

7.6 As identified, the site and surrounding area is relatively open, notwithstanding the surrounding palisade fencing and mast. In terms of the Northumberland Landscape Character Assessment (LCA), the application site lies within the area covered by Landscape Character Type 39 (Coalfield Farmland and Landscape Character Area 39a Coastal Coalfield). In terms of the Northumberland Key Land Use Impact Study LCA 39a is categorised as having a weighted landscape value of 19 which places it towards the lower end of landscapes in the County in terms of quality. The site itself is not therefore not considered to be of high landscape value. The site is currently used for grazing and Policy POL3 identifies that development of land should directed to those of poorer quality than higher quality.

7.7 Policy ECN15 highlights that both the short and long range views should be taken into account. Policy ENV3 also requires applications to be supported by a Landscape and Visual Impact Assessment (LVIA) to assess the impact to landscape character and identify the historic landscape characterisation. The application was supported by a LVIA and concluded that the overall impact of the proposed caravan park on the landscape and visual amenity is considered to be slight due to the landform around

the site, with the main effects being localised from the adjacent public footpath and highway.

7.8 An independent consultant provided critique against the submitted landscape assessment. It agreed that the proposed development would interrupt views landward from the England Coastal Path and seaward from the bridleway. It would also be a noticeable addition in views along the coast from the minor road to the east. Despite this, some form of mitigation would screen the cars and caravans visiting the site and the proposed structures within the park. Whilst there would be landscape impacts on an open plot of land near the coastline, this would be localised and mitigation measures can include:

- Provide more hedge and tree planting along the eastern boundary to reduce impacts on views from the England Coastal Path and minor road.
- Replace the existing palisade fence with an alternative and use an alternative along the southern boundary to reduce impacts on visual amenity.
- Plant suitable low growing tree species and shrubs in the grassed areas throughout the proposed development to interrupt views through the site and reduce impacts on visual amenity.
- The use of grassed mounds or bunds would be appropriate on the western or eastern side of the site to reduce impacts on visual amenity and provide a degree of landscape integration.

7.9 While views of the proposed development would be contained by ridges and woodland, it is accepted that the development would impact short range views from the coastal road to the east, although the dunes are elevated above the level of the application site to offer some screening from the coastline. There would be some visibility of the site from various points along the bridle path leading up to Cresswell Home Farm to the north west from pedestrians using the public footpaths, road users of adjacent roads and residents within the local landscape.

7.10 The views from other surrounding public viewpoints would be limited and the extent of the development will be felt in a small area. Due to the topography of the surrounding land, there would be no major impact to long range views to a site that is not a protected landscape and of low quality.

7.11 The application is proposing an area of hardstanding for the temporary parking of vehicles and caravans with no large, fixed structures or buildings that would dominate the landscape. The scale of the application site is fairly modest and does not provide major on-site facilities or entertainment but an area to park vehicles for short term holiday use which is unlikely to remain fully occupied during quieter times of the year.

7.12 The applicant has proposed landscape enhancements that include tree and hedge planting and grassed mounds to interrupt views and reduce the impact on visual amenity. The 2m high mounds would be created on the west, south and eastern boundaries with hedging to screen the site from the most visible localised views.

7.13 The economic benefits of the proposed development are also a material consideration and should be given significant weight in the planning balance. The submitted Economic Statement states that the proposed development will result in beneficial economic effects most likely to be absorbed at the local and district wide levels resulting from job creation (direct and indirect) and associated economic output. The proposal is likely to yield an average annual expenditure value of approximately £529,710, the economic benefits from which would be distributed across those directly involved in the site and those living in the local area (local services etc.) and possibly further across the County (e.g. tourist attractions). The proposed development is expected to create approximately 1 full time and 2 part time seasonal jobs, and approximately 2 part time and 2 full time posts all year round and support nearby settlement of Lynemouth and Cresswell.

7.14 It is acknowledged that the application site is within the open countryside and not sited adjacent to an existing settlement for close access to services however, there are no permanent buildings proposed (with the exception of the timber cabins) and the touring caravan and mobile homes would be for holiday use only. The NLP allows for a degree of flexibility for new caravan sites in open countryside locations than for permanent accommodation subject to various environmental impact criteria being satisfied. The site is easily accessible for users from the main highway network and there is a coastal footpath that links to Cresswell and Lynemouth. It would not appear incongruous along the Coastal route with the general settlement pattern including other caravan sites in the area and the development would improve and diversify Northumberland's offer of tourism accommodation with a touring site rather than accommodating static and permanent holiday lets.

7.15 If approved, the application would be restricted by condition to holiday use only and use as a person's sole or main place of residence would be prohibited given the open countryside location.

7.16 The site currently has some degree of impact from the telecommunications mast, palisade fencing and was historically used for mining. The proposal would have no significant impact from long range views to an area that is not recognised to be of high landscape value. The application proposes adequate mitigation to screen the site with trees and grass mounds and has demonstrated there are economic benefits that create jobs and tourism for the local area. There are also references in the NPPF and NLP for the need to promote rural economic growth and in this regard the proposal would be beneficial. The application, therefore, promotes the economic, social and environmental objectives of sustainability. As such, it is considered that on balance, the application is in accordance with Policies STP1, STP3, ECN1, ECN15 and ENV3 of the NLP and the NPPF.

Design and Amenity

7.17 Policy QOP1 states that in determining planning applications, design will be assessed against design principles. In summary this includes:

- Be visually attractive and incorporate high quality materials and detailing;
- Respect and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting;
- Ensure that buildings and spaces are functional and adaptable for future uses;
- Facilitate an inclusive, comfortable, user-friendly and legible environment;

- Support health and wellbeing and enhance quality of life; Support positive social interaction and a safe and secure environment, including measures where relevant to reduce the risk of crime and the fear of crime;
- Not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings;
- Incorporate, where possible, green infrastructure and opportunities to support wildlife, while minimising impact on biodiversity and contributing to environmental net gains.

7.18 In addition, Policy QOP 2 promotes good design and to ensure amenity a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area.

7.19 Policy QOP 4 highlights that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features.

7.20 Policy ENV 7 relates to the historic environment and heritage assets. It states that 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.

7.21 As previously highlighted, there are no permanent structures proposed with the change of use and intensification being the main impact upon the character of the site with additional visitors and parked vehicles. The impact of touring caravans on the landscape is generally not as significant as much larger static caravans and the associated facilities are less extensive. The development has already been identified as having a localised impact on the landscape but in design terms, the proposed hardstanding, timber cabins and ancillary structures would be appropriate for its intended use and not dominate the site to impact visual amenity. There are also landscaping improvements with tree planting to provide screening soften the appearance of the site.

7.22 The site approximately 300m from Cresswell Home Farm which is an impressive, planned farm steading dating from the early 19th century, comprising detached farmhouse and farm buildings with yard walls both Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act. To the east is a terrace of farm workers cottages. While not listed they contribute to the significance of the farm group.

7.23 Building Conservation acknowledge that the development proposals will result in a change to the current character of the area. However, when the development proposals are evaluated having regard to the agreed definition of 'setting' (in the NPPF) it is considered that the surroundings in which the heritage assets are experienced and the ability to appreciate them – as an 19th century planned farm steading – would not be impacted by the development proposals. This in part is due to the hierarchy of the group and the manner in which the buildings are purposely designed to face southwest. In the case of the farmhouse, this is to afford formal views of the agricultural land to the southwest with the working farm to the north. In contrast, in the case of the farm buildings it is to provide a form of enclosure illustrating their original agricultural function for animal husbandry, shelters and stores.

7.24 It is considered that the layout and design of the site should be considered acceptable in principle, given that the only 'permanent' structures proposed would be a reception building, and possibly a site warden caravan in the form of a static model. In terms of the impact of the proposal on the character of the countryside, the proposed reception building would be constructed of timber materials, small in scale and design, and should be considered as material factors in helping to reduce the impact of the proposal on the landscape setting. There are no objections from Building Conservation as there would be no impact to the setting of a designated heritage asset.

7.25 In terms of amenity, the site is not near housing to impact amenity in terms of an overbearing impact, loss of light or privacy. There is also no right to a view in planning. There is no evidence to suggest that holiday use would increase the rise of crime and no objections have been received from Northumbria Police. There will be increased in traffic to the site but any potential inconvenience would not result in significant impact to the amenity for those using the highway network for a site of this nature and scale. The issues relating to highway safety is also appraised in the highway section of the report. In order to fully ensure that noise and disturbance is controlled, a condition has been recommended from Public Protection to submit a noise management plan. This will ensure that the application must be in accordance with the agreed strategy to avoid potential disturbance which can be enforced should this not be adhered to. Outside of the planning process there is also a statutory nuisance procedure if any complaints were to arise.

7.26 Overall, the application is in accordance with policies QOP1, QOP2, QOP4 and ENV7 of the NLP.

Ecology

7.27 Policy ENV 2 states that development proposals affecting biodiversity and geodiversity, including designated sites, protected species, and habitats and species of principal importance in England (also called priority habitats and species), will:

- a. Minimise their impact, avoiding significant harm through location and/or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for;
- b. Secure a net gain for biodiversity as calculated, to reflect latest Government policy and advice, through planning conditions or planning obligations.

7.28 The County Ecologist set out the need for wintering bird surveys to establish if wading bird species that are interest features of nearby SPAs and SSSIs are making use of this proposed development site or adjacent fields. That survey work has been submitted and it is apparent that that such use is extremely limited, with no SPA species or species that are primary interest features of Northumberland Shore SSSI identified, and very limited usage by curlew, an assemblage species for the SSSI.

7.29 As this is a proposed development for tourist accommodation within 10km of the coast, consideration must be given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs and European sites and increased recreational pressure on dune grasslands which are similarly protected. The Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation.

7.30 The applicant has agreed to the contribution be £13,825.20 to the Coastal Mitigation Scheme which will be secured via a Unilateral Undertaking

7.31 The LPA has undertaken a Habitat Regulations Assessment and has been able to conclude that there will not be an adverse effect on the integrity of any European sites subject to a planning condition being imposed requiring approval and implementation of a Construction Environmental Management Plan (CEMP), and subject to a financial contribution to the Coastal Mitigation Service being secured by legal agreement. This stance is also supported by Natural England.

7.32 The application has proposed landscaping on site but a condition is imposed to secure further of the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to Northumberland.

7.33 Subject to conditions and a contribution to the Coastal Mitigation Scheme, the application is in accordance with Policy ENV 2 and the NPPF.

Highways

7.34 Policy TRA 1 of the NLP states that the transport implications of development must be addressed as part of any planning application. Where relevant this includes the use of Transport Assessments, Transport Statements and Travel Plans where applicable and appropriate.

7.35 Policy TRA 2 of the NLP relates to the effects of development on the transport network. All developments affecting the transport network will be required to:

- “a. Provide effective and safe access and egress to the existing transport network;*
- b. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;*
- c. Minimise conflict between different modes of transport, including measures for network, traffic and parking management where necessary;*
- d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists and equestrian users where necessary;*
- e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection where necessary; and*
- f. Minimise any adverse impact on communities and the environment, including noise and air quality”*

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

7.37 There are no objections from Highways Development Management, and they do not identify any safety issues with the existing road network. The applicant was asked to provide the following further information:

- swept path analysis of a large vehicle towing a 7-metre length caravan at the access point onto the C110, along with a swept path analysis of the internal site.
- Details of how the site will be serviced and whether the site will be accessed by a refuse vehicle if so, the applicant is required to provide a revised block plan providing a swept path analysis of an 11.6 metre refuse vehicle.

7.38 The applicant has provided revised block plans referenced above showing the refuse vehicle will enter the site for refuse collection, the applicant has provided a swept path analysis of an 11.6 metre refuse vehicle which demonstrates manoeuvring within the site can be achieved and is acceptable.

7.39 The applicant has provided a revised block plan showing a swept path analysis of a large vehicle towing a 7-metre length caravan at the access point onto the C110 demonstrates the access point can accommodate 2 vehicles towing without conflict. The swept path of the internal site demonstrates manoeuvring of a large car and 7 metre caravan for each pitch can be achieved.

7.40 The imposition of conditions and informatives with regards to car parking, cycle parking and the impacts during the construction phase will address any concerns with the proposed development. As such, the application is in accordance with Policy TRA 1, TRA 2, TRA 4 and the NPPF.

Public Protection

7.41 Policy POL 1 relates to unstable and contaminated land. Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.

7.42 Policy POL 2 relate to pollution and air, soil and water quality and development proposals in locations where they would cause, or be put at unacceptable risk of harm from, or be adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances will not be supported. Development proposals that may cause pollution of water, air or soil, either individually or cumulatively, are required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, people or biodiversity.

7.43 The site is to the immediate north of the former Bewick Drift mine – mining activity would have been targeted towards the land within the site boundary itself as two outcrop features have been identified crossing the site from west to east. Historic ordnance survey mapping shows the presence of mining infrastructure within the site boundary. It is understood that the site was also used as a Coal Merchants yard. Planning Application Reference C/96/CC/93 (approved) provides some details as to the proposed restoration of the site following the closure of the mine. It is understood that no verification works were required for the restoration.

7.44 Public Protection removed its initial objection to the development following a revision to the Phase I report which is now acceptable. Conditions are recommended to ensure that potential risks to health from contamination and ground gas are

minimised – whilst noting that the use of site-built buildings which may be at risk of gas on-site is limited.

7.45 The Coal Authority confirmed that the application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

7.46 Overall, the application does not conflict with Policies POL 1, POL 2 and the NPPF.

Flood Risk

7.47 Policy WAT 3 relates to flooding and states that surface water should be managed at source wherever possible, so that there is no net increase in surface water run-off for the lifetime of the development. Where greenfield sites are to be developed, the surface water run-off rates should not exceed, and where possible should reduce, the existing run-off rates. Policy WAT 4 further promotes Sustainable Drainage Systems that should be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.48 After reviewing the submitted documents to this planning application, the Local Lead Flood Authority (LLFA) had objected to this application on flood risk and drainage grounds but adequate information has been submitted to resolve surface water discharge rates.

7.49 It is proposed to discharge surface water at 2 l/s to a private surface water sewer within the access road. This requires attenuation for 11.9 m³ for the 1 in 100 +40% climate change event. 13.3m³ has been provided in attenuation tanks. A survey of the sewer has been provided to ensure the condition is able to take surface water flows. The LLFA accept that surface water can successfully drain offsite without causing any flooding issues onsite and elsewhere. As such, the application satisfies the requirements of Policy WAT 3. WAT 4 and the NPPF.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Conclusion

8.1 Whilst the proposal would intensify the use of an undeveloped site, the landscape impacts would be localised to an area that is not recognised to be of high landscape value. There is mitigation proposed in the form of landscaped grassed mounds and hedging to reduce impacts on visual amenity. In addition, there are economic benefits that create jobs and tourism for the local area and the support of rural economic growth. There is also the benefit of a direct contribution of £13,825.20 to the Coastal Mitigation Scheme.

8.2 There are no outstanding objections from consultees in relation to Building Conservation, Highways, Ecology, Flood Risk, Land Contamination or Land Stability.

8.3 Subject to conditions and a legal agreement to secure the Coastal Mitigation Contribution, the application is in accordance with the Northumberland Local Plan and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following conditions and a Unilateral Undertaking to secure a contribution to the Coastal Mitigation Scheme:

Conditions/Reason

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

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

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

Application Form

Location Plan JR196-01

Site Layout Plan & Landscaping (Revised) JR196-03A – received April 2022

Design & Access statement -

Swept Path Analysis 2649-002

Swept Path Analysis - refuse 2649-001

Sustainable Drainage Assessment 74046.02.01R2

Existing Site Plan JR196-02 – drainage

Existing and Proposed Structure 1 and 2 JR196-04

Proposed Structure 3 JR196-05

Proposed Structure 4 JR196-06

Proposed Structure 5 JR196-07

Proposed Structure 6 JR196-08

Proposed Structure 7 JR196-09

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

03. No development shall take place (including ground works, vegetation clearance) until a construction environmental management plan to address potential impacts on biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP shall be proportionate and tailored to the specific works but include the following:

1. Risk assessment of potentially damaging construction activities (informed by a method statement of the installation).
2. Inclusion of an appropriate plan identifying the sensitive habitats/features adjacent to the site (e.g., birds and habitats of the Special Protection Area) to inform contractors working on site.
3. Practical measures (both physical measures such as warning signs and sensitive working practices) to avoid or reduce impacts during construction.
4. Details for storage and disposal of any waste arising from the works (e.g., excavated soil).
5. Details of remediation works and methods, e.g., making good ground disturbed during construction.
6. Responsible persons and lines of communication.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.'

Reason: To ensure that adverse effects on biodiversity from construction activities are avoided and minimised.

04. Prior to the commencement of development, a plan for the landscape planting of the site shall be submitted to, and agreed in writing with, the LPA. The plan shall detail the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to Northumberland with implementation in full during the first planting season (November – March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

05. To ensure the development is enhanced for biodiversity the following features will be integrated as part of the design:

- i) A total of four in-built bird boxes built the north and/or east elevations of the site amenities and reception buildings.
- ii) A total of two in-built cavity bat boxes located on the south and/or east elevations of the site amenities and reception buildings.

Prior to first use of the buildings a verification report with photographic evidence will be submitted to and approved by the LPA demonstrating that this work has been done.

Reason: To conserve and enhance local biodiversity in line with the NPPF.

06. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be composed within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

07. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

08. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer or a suitably qualified professional must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file; and

* Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non technical standards.

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

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

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

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

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

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

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

12. Prior to the hereby approved development being brought into use, the applicant shall submit a noise management plan to the local planning authority for its written approval, with the approved scheme implemented in full. The Plan shall include but shall not be limited to the procedures to be undertaken to check visitors into and out of the Caravan site, the timing and management of deliveries and services and the procedure by which the site would respond to noise complaints to ensure that a satisfactory resolution is achieved.

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

13. Before the hereby approved development is brought into use the applicant shall submit a report to the local planning authority for its written approval. This report shall detail the lighting scheme to be used on site and demonstrating compliance with the

pre and post curfew Lux levels contained for Environmental Zone E3, as defined in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light. The approved scheme shall be implemented in full.

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

14. Prior to the commencement of the development no building shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings) have been submitted to and approved in writing by the Local Planning Authority. The aforementioned report must also detail to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the internal space of the building(s). Furthermore, the report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health of site users

15. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 14 which has been approved in writing by the LPA.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health of site users.

16. If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority – the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

“Competent Person” has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future site users.

17. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

18. The development hereby permitted shall not be brought into use or continue in use until two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future site users.

19. Any caravan or other accommodation sited within any part of the application site shall be occupied for holiday purposes only, and no such caravan or other accommodation shall be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all occupation that should be made available for inspection by an authorised officer of the Council at all reasonable times

Reason: To ensure that the pitches on site due to their open countryside location outside of a defined settlement boundary are retained for holiday use only in accordance with the NLP and NPPF.

Informatives

Definitions:

“Habitat Management Area” - means the area of land at Bewick Drift, Shore Road shown on the plan forming Appendix X to this agreement*.

(*NB. This has not been submitted as a standalone plan, only as figures within the ecology reports).

“Habitat Management and Monitoring Plan” - means a plan detailing the design and timings for the creation of new habitat features (wildlife ponds, species-rich grassland, orchard, scrub and tree planting) and a work schedule setting out the long-term management of the Habitat Management Area for the benefit of the botanical diversity

of the land, as outlined in the Biodiversity Net Gain Report by Elite Ecology dated May 2021.

The Owners Obligations

The Owner covenants with the Council:

- i To submit the Habitat Management and Monitoring Plan for the approval of the Council prior to Commencement of Development, and fully implement the approved Plan for 30 years.
- ii. To review and submit an updated Habitat Management Plan to the Council for approval at least once every five years and implement any revisions as approved.

Advisory Notes

- Construction Environmental Management Plan (Biodiversity)

The purpose of a Construction Environmental Management Plan (CEMP) is to outline how a project will minimise or mitigate effects on the environment and surrounding area from construction-related activities. Many construction companies/contractors now prepare one as standard, incorporating a range of topics such as pollution, traffic management, noise, public access etc. For this project it must also include specific measures for the natural environment and may need the input of a suitably qualified ecologist. All contractors working on site should familiarise themselves with the CEMP and site-specific requirements prior to work commencing.

Landscaping

'Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties and will bring a sense of local distinctiveness to planting schemes.

A list of plant species native to Northumberland can be found online <https://www.northumberlandcoastalnb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf>

A list of suitable trees is available online from Northumberland Wildlife Trust <https://www.nwt.org.uk/what-we-donews-and-publications/publications>. Please note Field Maple is not considered locally native to Northumberland and should not be widely planted, and it is no longer recommended to include Ash in planting schemes due to the prevalence of ash die back disease (Chalara).

A species-rich grassland mix is now produced in Northumberland from seed harvested within grassland SSSIs in the Northumberland National Park, which can be bought through British Wildflower Seeds. It has a high proportion of yellow rattle, which is helpful to its establishment in existing grasslands. <https://britishwildflowermeadowseeds.co.uk/collections/wildflower-meadow-seeds/products/northumberland-meadow-seed-mix>.

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

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

Public Bridleway No.3 will be protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority,

obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

Date of Report: 24.05.2022

Background Papers: Planning application file(s) 21/02485/FUL

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Northumberland County Council

Appeal Update Report

Date: June 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?
21/02724/FUL	<p>Construction of new garage workshop on site of former garage – 70 Shielfield Terrace, Etal Road, Tweedmouth, Berwick-upon-Tweed</p> <p>Main issues: due to its scale and appearance the development would detract from the character and visual appearance of the area.</p> <p>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?
21/01205/AGTRES	<p>Prior notification for change of use of an existing agricultural building and conversion to 1no. Dwelling - land to east of Edgewell House Farm House, Edgewell House Road, Prudhoe</p> <p>Main issues: insufficient information to assess and proposal does not constitute permitted development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
21/03371/FUL	<p>Part-demolition of existing residential ancillary/incidental building with extension, new gable ended roof, raised ridge and two inward facing dormer windows to outbuilding and new decking area – 127 Bondicar Terrace, Blyth</p> <p>Main issues: due to the size and scale of the alterations the works would result in harm to the</p>	No

	<p>character of the Conservation Area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
20/03160/LBC	<p>Listed Building Consent: Replace 3 existing sash windows and associated secondary glazing at front of property in original style with grade 1 Redwood sashes and duplicating original pattern. The work will include slim line double glazed units – The Manor House, 55 Northumberland Street, Alnmouth</p> <p>Main issues: less than substantial harm caused to the listed building and Conservation Area and no public benefits identified.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/03892/FUL	<p>Demolition of outbuilding and rear bay window. Proposed rear single storey extension with roof terrace – 8 Woodlands, Warkworth</p> <p>Main issues: unacceptable impact on residential amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/03387/FUL	<p>Dormer extensions to front and rear, removal of chimney, installation of rooflights to front, and alterations to fenestration to front and side elevations – 193 Edge Hill, Darras Hall, Ponteland</p> <p>Main issues: prominent and poor design would result in negative impact upon the character of the local area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02878/FUL	<p>Change of use of land for siting of shepherd's huts and associated development – land north of White House Farm, Slaley</p> <p>Main issues: inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

20/02979/DISCON	<p>Discharge of conditions: 3 (materials - chimney), 4 (schedule of plaster work), 5 (installation services) and 6 roof/rainwater goods) pursuant to planning approval 17/02196/LBC - Felton Park Lodge, Felton Park, Felton</p> <p>Main issues: lack of information provided to approve and discharge the conditions.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
21/01136/FUL	<p>Construction of 1no detached dwelling (as amended) - land south of Embleton Hall and behind Front Street, Longframlington</p> <p>Main issues: fails to protect and enhance the landscape character of the village; and forms an incursion into the open countryside, is not essential and fails to support the conservation and enhancement of the countryside.</p>	<p>13 December 2021</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02984/FUL	<p>Erection of 4 bedroom dormer bungalow - land south of The Old Farmhouse, Ulgham</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; fails to demonstrate that safe ingress and access can be achieved from the proposed access; and no completed legal agreement to secure a contribution to the coastal mitigation service.</p>	<p>24 January 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

20/01457/CLEXIS	<p>As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received 16/9/21) as a Motocross Track with associated visitor parking, catering van, portable toilet, security gates and sign in shed. Operating times throughout the year (excluding every Tuesday together with Christmas Day, Boxing Day and New Years Day when it is closed) are 8am-5pm (bikes allowed on tracks from 10am-4pm only) with additional opening hours of 4pm-7pm on Monday, Wednesday and Friday during the months of May, June, July, August and September (amended 29/9/21) - Motorcycle track west of School House Farm, Kiln Pit Hill</p> <p>Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.</p>	<p>9 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03042/FUL	<p>Change of use from landscape contractors yard to residential, removal of existing buildings and erection of one no. dwellinghouse (C3 use) - Warkworth Landscaping Services, land north of Old Helsay, Warkworth</p> <p>Main issues: development in the open countryside; fails to support the conservation and enhancement of the countryside; fails to protect and enhance landscape character; and no suitable mitigation secured to address recreational disturbance to designated sites.</p>	<p>14 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02183/FUL	<p>Proposed conversion of self contained house to create an additional 2 bedroom dwelling – 1-2 South Road, Longhorsley</p> <p>Main issues: intensification of use of a sub-standard access and fails to demonstrate appropriate car parking provision.</p>	<p>16 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04610/LBC	<p>Listed building consent for internal and external works including ensuite shower room, installation 2 new windows to rear, replace windows/doors with double glazed timber units, installation of external door to sunroom, removal of rear porch, raised deck and steps down to garden – West House, Seahouses</p> <p>Main issues: harm to the listed building and no public benefits to outweigh the identified harm.</p>	<p>17 February 2022</p> <p>Appeal against non-determination</p>

21/04384/AGTRES	<p>Prior notification for conversion of an agricultural building to form two dwellinghouses – building west of Chattlehope Farm, Catcleugh</p> <p>Main issues: the development is not considered to be permitted development in relation to transport and highway impacts.</p>	<p>28 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04877/FUL	<p>Proposed garden summerhouse to rear garden – 62 Swansfield Park Road, Alnwick</p> <p>Main issues: significantly detracts from the character and appearance of the dwelling and immediate area; and significant harm to residential amenity.</p>	<p>21 March 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04982/FUL	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; detrimental impact on the rural character of the site and wider landscape; harm to the setting and significance of the Conservation Area; insufficient information to assess archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.</p>	<p>7 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02853/FUL	<p>Retrospective: first floor balcony to rear elevation – 28 Arkle Court, Alnwick</p> <p>Main issues: significant loss of privacy to neighbouring residents; and design and size of balcony is an overly dominant feature on the rear elevation.</p>	<p>8 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04026/FUL	<p>Two storey extension protruding from Western side to provide 2no. additional bedrooms, dining area and gym – Heighley Wood, Morpeth</p> <p>Main issues: inappropriate development in the Green Belt.</p>	<p>20 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03167/FUL	<p>Utility, store, bedroom, studio and playroom extension – 1 Cottingvale, Morpeth</p> <p>Main issues: significant detrimental impact on the character, appearance and visual amenity of the dwelling and surrounding area.</p>	<p>20 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01668/LBC	<p>Listed Building Consent for replacement of sash windows throughout and replacement</p>	<p>20 April 2022</p>

	<p>of front door – Brockburn, Monkshouse, Seahouses</p> <p>Main issues: harm to the listed building with no public benefits to outweigh the harm</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03400/OUT	<p>Outline with all matters reserved for the construction of eight dwellings consisting of 8 x Dormer Bungalows – land east of Ashcroft Guest House, Lantys Lonnen, Haltwhistle</p> <p>Main issues: development on protected open space, harm to designated and non-designated heritage assets and currently objections and insufficient information to assess noise, highway safety, flood risk and drainage and ecological impacts.</p>	<p>21 April 2022</p> <p>Appeal against non-determination</p>
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian's Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>
21/04803/FUL	<p>Resubmission: Second storey extension above garage and extension to front to increase garage. Internal alterations. - 9 Crofts Close, Corbridge</p> <p>Main issues: fails to demonstrate that required parking can be provided with resultant impacts on amenity of neighbouring properties.</p>	<p>9 May 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21//02591/FUL	<p>Installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no justifiable public benefits to outweigh the harm.</p>	<p>10 May 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02592/LBC	<p>Listed building consent for installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no public benefits to outweigh the harm.</p>	<p>10 May 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
19/00170/ENDEVT	Construction of an access track – School House Farm, Kiln Pit Hill, Consett	5 January 2022
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 to be confirmed.
22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022 Hearing date to be confirmed.
18/01525/ENDEVT	Change of use of the land for the stationing of 2 caravans including a linking structure for	29 April 2022

	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

Inquiry and Hearing Dates

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

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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