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Northumberland County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 2 November 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in **COUNTY HALL, MORPETH, NORTHUMBERLAND, NE61 2EF** on **MONDAY, 14 NOVEMBER 2022** at **4.00 PM**.

Yours faithfully

Rick O'Farrell
Interim 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



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

PART I

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

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

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES** (Pages 3 - 18)

Minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 10 October 2022, as circulated, to be confirmed as a true record and signed by the Chair.

4. **DISCLOSURE OF MEMBERS' INTERESTS**

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

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

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

- 5. DETERMINATION OF PLANNING APPLICATIONS** (Pages 19 - 22)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it.
- Please note that printed letters of objection/support are not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
- 6. 21/03841/FUL** (Pages 23 - 36)
Erection of covered terrace to provide additional seating area and associated car parking updates
Land West Of Paddock Hall, North Choppington, Northumberland
- 7. 21/02551/FUL** (Pages 37 - 62)
Full planning application for the construction of 75 dwellings with associated access and landscaping
Land At Hadston Industrial Estate, Hadston, Morpeth, Northumberland
NE65 9YG
- 8. 22/02504/FUL** (Pages 63 - 70)
Change of use from garden room (C3 Use) to nail and beauty treatment room (Sui Generis) (retrospective)
16 Druridge Avenue, Hadston, Northumberland, NE65 9SJ
- 9. 22/02904/FUL** (Pages 71 - 78)
Installation of concrete hardstandings and pathways to accommodate a horse walker La Luna Farm, Mill Lane, Heugh, Northumberland, NE18 0PS
- 10. APPEALS UPDATE** (Pages 79 - 86)
- 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.

11. PUBLIC QUESTION TIME

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

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

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

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

And/or:

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

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

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

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

12. PETITIONS

This item is to:

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

13. LOCAL SERVICES ISSUES

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

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

14. HOMELESSNESS AND ROUGH SLEEPING

(Pages
87 - 96)

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

15. RURAL BUSINESS GROWTH SERVICE - PRESENTATION

To receive a presentation on the Rural Business Growth Service.

16. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
97 - 102)

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

17. DATE OF NEXT MEETING

The next meeting will be held on Monday, 12 December 2022 and will be Planning only.

18. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

Registering Interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

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

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

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

Table 2: Other Registrable Interests

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

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

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Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

- (i) All Mobile phones should be switched to silent and should not be used during the meeting.
- (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 Council Chamber - County Hall on Monday, 10 October 2022 at 4.00 pm.

PRESENT

D Towns (Vice-Chair) (in the Chair)

MEMBERS

L Darwin
R Dodd
P Jackson
G Sanderson

S Dickinson
L Dunn
V Jones
R Wearmouth

OFFICERS

M Bulman
R Campbell
M King
H Lancaster
L Little
P Lowes
E Sinnamon
R Soulsby

Solicitor
Senior Planning Officer
Highways Delivery Area Manager
Legal Services Manager
Senior Democratic Services Officer
Neighbourhood Services Area Manager
Development Service Manager
Planning Officer

Around 14 members of the press and public were present.

40 **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS**

Members were reminded of the procedure to be followed at the meeting. The Chair advised that the agenda would be reordered to allow those planning applications with public speaking to be heard first. Therefore the two applications for South Hall, Ingoe would be moved down the agenda and whilst there would only be one presentation from the Officer each application would be the subject of a separate vote.

41 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bawn, Beynon, Foster and Murphy.

42 **MINUTES**

(a) 11 July 2022

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 11 July 2022, as circulated, be confirmed as a true record and be signed by the Chair.

(b) 8 August 2022

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 8 August 2022, as circulated, be confirmed as a true record and be signed by the Chair.

43 **DETERMINATION OF PLANNING APPLICATIONS**

Members were reminded of the procedure to be followed at the meeting. The Chair advised that the agenda would be reordered to allow those planning applications with public speaking to be heard first. Therefore the two applications for South Hall, Ingoe would be moved down the agenda and whilst there would only be one presentation from the Officer each application would be the subject of a separate vote.

RESOLVED that the information be noted.

44 **21/01137/FUL**

**Construction of two residential properties, including new vehicular access, with associated drainage and infrastructure
Land North West of Garden Cottage, Front Street, Ellington,
Northumberland**

An introduction to the report was provided by R Soulsby, Planning Officer with the aid of a power point presentation. There were no updates provided.

Mr Pattison addressed the Committee speaking in objection to the application on behalf of Mr Bramwell. His comments included the following:-

- The plan did not show the correct boundary.
- There was concern regarding the access into the field as it was too near the main roundabout and appeared to be very close to his property.
- The decibel check was invalid as it was carried out during the Covid pandemic when traffic was much lighter and with the proposed access right next to his window the noise levels would be much higher.
- It had been stated incorrectly in documentation that his property was a two storey dwelling and in fact it was a single storey dwelling.
- The septic tank which was used by Garden Cottage had not been mentioned and the reliance on the field drainage for his property had also not been mentioned.
- The well on the property had been filled in using the rubble from the demolition of an old blacksmiths tool shed.

- The two supporters of the proposal had a vested interest in the application.
- He questioned whether the traffic calming measures which had been installed would remain as there had been a significant rise in the amount of traffic.
- The application would be detrimental to many of the amenities in the village and he asked that careful consideration be given to the application.

M Hepburn, Agent on behalf of the applicant addressed the Committee speaking in support of the application. His comments included the following:-

- The report fully assessed all the relevant issues and recommended that permission should be granted. The applicant's team had worked with officers to ensure the best scheme for the site and the proposals would create two new high quality homes within the village of Ellington.
- The comments from the Parish Council had been taken into account when they presented material considerations. The proposals were policy compliant and all technical matters had been addressed and there were no material considerations which outweighed the benefits of the proposal.
- Robust technical assessments had been undertaken which demonstrated that the proposed development was technically sound and deliverable. There were no outstanding objections from any of the Council's internal consultees and a number of conditions have been agreed between the applicant and Council officers.
- In response to comments received from Council consultees there had been a reduction in the scale and massing of the houses and there had been a revision to the access arrangements to the site with the new access arrangement following the exact specification requested by the Highways Department.
- The development had evolved over the course of the application in response to comments received and the result would be a sustainable high quality development which would be a great addition to Ellington.

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

- The road safety audit had advised that the application was acceptable subject to the relocation of the traffic calming measures. Highways had sought a S278 agreement so that the applicant would relocate the traffic calming measures under this. Precise details would only become available after the S278 Agreement was drafted. The Chair requested that Councillor Dunn as Ward Councillor be consulted as part of any proposals to move the traffic calming measures.
- The Local Lead Flood Authority (LLFA) had been satisfied with the drainage arrangements and had raised no objections as it had been demonstrated that an appropriate sustainable drainage system would be provided on site. Condition 4 requested details to be submitted and agreed by the LLFA.
- It was clarified that the septic tank referred to by the Objector would be a civil issue between the applicant and owner of Garden Cottage should it be required to be relocated.

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

Members expressed their concern regarding the creation of a new access on the road which had been the subject of a petition for a 20 mph zone and had been why traffic calming measures had been put in place, for these to be moved to accommodate new properties. Members were reminded that traffic assessments had been carried out and applications could only be refused on highways grounds if there would be a severe impact. The Highways Development Management Team had assessed the additional impact that the two properties would have on movements on the network and had concluded that the roundabout could cope and with the relocation of the traffic calming measures it would not be a severe impact. Any proposal to move the traffic calming measures would be consulted upon, including the local Ward Councillor and the applicant would be expected to pay for any changes required. It was also clarified that the issue of the possible relocation of the septic tank would be a private civil matter and whilst this would need to be resolved, it did not preclude the Committee from making a decision.

A vote was taken on the proposal to approve the application as outlined in the report as follows:- FOR 6; AGAINST 2; ABSTAIN 1.

RESOLVED that the application be **GRANTED** subject to a legal agreement securing coastal mitigation, for the reasons and with the conditions as outlined in the report

45

22/01923/FUL

Installation of a 30m x 3.65m fully carpeted single bay practice facility and fully enclosed single bay cricket cage with heavy duty galvanized tubular uprights and netting. Single pedestrian gate. White netting added behind bowler to act as a sight screen and install three protective sheets around each side of the batting end.

**Ulgham Playing Field, Ulgham Lane, Ulgham, Northumberland
NE61 3BG**

An introduction to the report was provided by R Soulsby, Planning Officer with the aid of a power point presentation. There were no updates provided.

S Miles of 3 Manor Court, Ulgham addressed the Committee speaking on behalf of her husband and herself in objection to the application. Her comments included the following:-

- It was not shown on the plan how close the structure would be to their home as whilst it showed the whole boundary of number 6 Manor Court it did not identify their property which was closest. The proposed facility would only a matter of feet away from their boundary and approximately 48' from their conservatory and would infringe on their quality of life and privacy.
- A garden seating area, which was used on a regular basis, was only feet from where the structure would be sited.
- There would be a constant noise of "bat on ball" during practice sessions.
- The size of the structure would be approximately 6'6" higher than their hedge and 12' wide only a matter of feet from their boundary and would be visible from anywhere in their garden and all rear windows of their home

and would greatly impact on their outlook 365 days per year.

- The cricket club had been there when they had bought their property 27 years ago and up until now they had not had any cause to complain about the normal matches or any of the other activities and functions held on the play field area.
- The structure could affect the resale value of their property.
- They appreciated that the cricket club was trying to involve younger players to get involved in the sport, but the majority of supporters of the scheme did not live in the Village let alone have the prospect of a structure this size almost in their back garden. They did not object to the installation of a practice net but asked that it be relocated somewhere else, possibly where the old practice net had been stored. If the structure was erected in that location then the existing band of trees would muffle the noise and it would not have any visual effect from their home.
- The report gave the impression that there were existing trees that would shield the structure from their view, however currently there were no trees that would shield the view. The applicant had previously stated to them that some of the trees on the boundary would be removed to facilitate the structure and therefore the outlook from their garden would be of a steel netted structure not trees and greenery. He had also advised that some conifers around the tennis courts would be removed and this would also impact on them as these muffled the sounds from the tennis court.
- It had also been stated that the current mobile net facility was close to the proposed facility and therefore noise levels would not dramatically increase, however that had not been used for some considerable time and was not in the same location.
- The nets would only be used and be of benefit to the cricket club from April to September but the eyesore for them would be there 365 days a year and would be permanently detrimental to themselves and other occupants of Manor Court.

M O'Brien addressed the Committee speaking in support of the application. He advised that he had lived next to the ground for over 30 years and whilst balls were regularly hit into his garden he still supported the application. He drew attention to and read out the recommendation to approve the application as outlined in the report.

S Land also addressed the Committee speaking in support of the application. His comments included the following:-

- The application had been made with the sustainability of the cricket club in mind, as currently of 60 players, only 15% of them were junior members.
- The club had played a pivotal role in the community since its founding in 1977, providing bar facilities and use of the pavilion for wider community events and the club also having responsibility for the maintenance of the grassed areas on the recreation ground.
- The cricket club currently had no practice facility which was a major part of any local cricket club and which was a major attraction to players as it enabled them to practice and most importantly allowed junior players to develop their game. Ulgham was trying to retain junior players to secure its future after having previously lost players to competing clubs with practice facilities. It was also hoped that the installation of the new net

facility would help to attract new players into the club.

- The application had gained support from the Planning Officer who believed that the application should be approved and Public Protection had no objections. There had also been support from within the Village.
- The objectors wished for the net to be situated at the far end of the field parallel to the football pitch however this was not possible. After consultation with Ulgham Parish Council they had rejected that proposal for several reasons such as that the installation of the permanent facility away from the cricket pavilion would take land away from other sports areas that were often used by families in the village; and to have the facility away from the proposed area would have a significant environmental impact as there were several mature trees which would need to be removed or significantly pruned.
- Concerns raised by the objectors around noise had been noted and there were plans in place to limit the usage of the facility and two lockable gates would be incorporated to limit access. The facility would be used on Thursday evenings 17:30 until 20:00 and Saturdays and Sundays 11:00 until 12:45 with it being locked at all other times.
- There was already a shipping container on the site of the proposed facility which was more visually intrusive with no complaints received.
- In respect of foul language as had been noted by one objector it was clarified that this had not been raised with the club and that Ulgham Cricket Club had a behaviour policy in place which mirrored other cricket establishments and they did not tolerate offence language. The club was trying to create an inclusive environment where all were welcome and the use of foul or offensive language did not encourage that.
- The objectors failed to mention the close proximity of the tennis courts which was open to the public all year around with unrestricted access which would be equally, if not more disruptive to the neighbouring properties than a time restricted cricket facility.
- Regarding the issue of children congregating around the net facility as had been mentioned by some objectors, it was the club's belief that the installation of this facility would not increase the number of children using the recreation ground and usage of the net itself would be restricted as it would be locked.

Members were reminded that the application had been assessed on its current proposed location and that the application for decision was that before them.

Councillor Wearmouth proposed acceptance of the recommendation to approve as outlined in the report, which was seconded by Councillor Dodd.

In response to objections it was suggested that conditions be included in relation to the times the facility could be used, and also that the structure should be removed if it was unused for 12 months or had fallen into disrepair. It was not felt that a condition was necessary in relation to the times of use as any noise nuisance would be addressed by Public Protection. In relation to the structure being removed if not used or had fallen into disrepair, it was not felt appropriate to condition the removal if it had not been used within 12 months but Councillors Wearmouth and Dodd were agreeable to an amendment to the proposal to include an additional condition with wording delegated to the Director of Planning regarding removal of the structure if it was unused within a timescale to be

determined or had fallen into disrepair.

A vote was taken on the proposal to grant permission as outlined in the report with an additional condition with the wording delegated to the Director of Planning regarding the removal of the structure if unused within a timescale to be determined or had fallen into disrepair as follows: FOR 8; AGAINST 0; ABSTAIN 1.

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report and additional condition with the wording delegated to the Director of Planning regarding the removal of the structure if unused within a timescale to be determined or had fallen into disrepair.

46

22/02252/FUL

Proposed construction of detached standalone garden room to rear garden area.

**Hepscott Hall, Side Lane, Hepscott, Morpeth Northumberland
NE61 6LT**

R Campbell, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. There were no updates.

A Elliott-Robertson addressed the Committee speaking in objection to the application. Her comments included the following:-

- She lived at Hepscott Hall Cottage and had been devastated by the notification that her neighbour was to build a garden room on the site which was only 26 inches away from her dining room and small patio.
- The development would be the size of a double garage and was the entire width of the patio and would be 848mm above the boundary wall with a window which would overlook her property.
- The close proximity and nature of the development would have a profound detrimental impact and invade her privacy.
- Friends and family of the applicant would congregate at the garden room which would be on the site where a shed now stood and as it would be in such close proximity to her property she would be able to hear every conversation word for word and it would become a real noise issue day and night.
- The proposed development would be modern and ugly and would not be in keeping with the Grade II listed building.
- If the proposal had been for the garden room to have been erected on the large grass area then she would have had no objection, but the location was only 26 inches from her boundary wall.

Councillor D Cowens addressed the Committee speaking on behalf of Hepscott Parish Council. It was accepted that the proposed building design and appearance agreed with the Listed Monuments National Planning Guidance for the Grade II listed monument and the applicant's huge improvement to the south side of the listed building was acknowledged. However the Parish Council supported the very near neighbour's objection to the unfortunate siting of the development so near to their property and the intrusive height which would spoil

the vista and be detrimental to their amenity. It would be of benefit if the proposed development could be moved behind another, very nearby existing screening wall, or if the base could be lowered Italian sunken garden style, so that it would be hidden by the party wall.

S McNicoll, applicant, addressed the Committee speaking in support of the application. His comments included the following:-

- Despite the objections that had been raised, the building did not overlook the garden next door from the side window it would in fact look into the fence.
- The building would be set two metres away from the boundary.
- The objections from the neighbour and Parish Council were not based on what had been submitted and were not based on what would actually be done on the site.
- The building would be part of a domestic garden, which already had a pool area, and objections on the grounds of noise had no merit as the use of the area would not be changing in any way.
- The application was supported by the planning and conservation officers and it was very frustrating that the application was only at Committee as the reasons given for objections by the Parish Council were based on an objection from a neighbour and not on what had been submitted for approval, and following a great deal of work undertaken on the listed building to improve it.
- The measurements stated in the objections were not in the documentation and there had been no agreement to re-site the building as it was a pool room and was to be used as such and therefore would not be moved to another part of the garden.

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

- The distance between the proposed garden room and the boundary ranged from 2m – 4m due to the angle and the distance from Hepscoth Hall Cottage to the garden room would be 6m.
- The window was at a high level and not at eye level height. There had been no concerns regarding privacy from the window and therefore it had not been considered necessary for frosted glass to be provided. The area was heavily screened and a condition could be added regarding boundary maintenance to prevent any overlooking if Members so wished.
- It could not be confirmed how high the existing hedge was.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report and with an additional condition, the wording of which to be delegated to the Director of Planning, to ensure the height of the boundary screening to be retained no less than 1.8m to protect amenity between Hepscoth Hall and Hepscoth Hall Cottage, which was seconded by Councillor Sanderson. A vote was taken and it was unanimously

RESOLVED that the application be **GRANTED** for the reasons and with the conditions as outlined in the report with the additional condition, the wording of which to be delegated to the Director of Planning, to ensure the height of the

boundary screening to be retained no less than 1.8m to protect amenity between Hepscott Hall and Hepscott Hall Cottage.

Councillor Jackson left the meeting at this point.

47 **21/04413/FUL**

**Conversion of outbuildings to two holiday lets, repair/reconfiguring of third outbuilding for storage ancillary to Hall and landscaping including new car park and main entrance to south elevation of Hall
South Hall, Ingoe, Newcastle Upon Tyne, Northumberland, NE20 0SR**

R Campbell, Senior Planning Officer provided a joint introduction to this application and application 21/0441/LBC with the aid of a power point presentation. The applications would be subject to a separate vote and no updates were provided.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Darwin. Councillor Jones, Ward Councillor advised that she would not be voting on the proposal. A vote was taken as follows: FOR 6; AGAINST 0; ABSTAIN 1.

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

48 **21/04414/LBC**

**Listed building consent for conversion of outbuildings to two holiday lets, repair/reconfiguring of third outbuilding for storage ancillary to Hall and landscaping including new car park and main entrance to south elevation of Hall
South Hall, Ingoe, Newcastle Upon Tyne, Northumberland, NE20 0SR**

An introduction to the report had been provided by R Campbell, Senior Planning Officer as part of the previous agenda item.

It was clarified that Listed Building Consent was not dealt with retrospectively and was classified as unauthorised works. The works which had already been undertaken were mainly re-roofing works to the outbuildings and work on the boundary walls, however the boundary walls were not listed.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Darwin. A vote was taken as follows:- FOR 7; AGAINST 0; ABSTAIN 1.

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

49 **APPEALS UPDATE**

RESOLVED that the information be noted.

A short recess was held at this point to allow officers to join the meeting. Councillors Sanderson and Dickson left the meeting at this point.

50 **PUBLIC QUESTION TIME**

No questions had been submitted.

51 **PETITIONS**

(a) Receive New Petitions – no new petitions had been received.

(b) Petitions Previously Received – Report provided on the petition against on-going planning issues and environmental destruction on land to the south of St Mary’s Park, Stannington.

The report acknowledged the petition received from residents of St Mary’s Park in respect of on-going planning issues and requested Members to agree the Council’s response. An introduction to the report was provided by R Campbell, Senior Planning Officer who advised that since the planning permission had been granted in 2007 there had been a series of subsequent planning applications had been received and determined in response to alterations of house-types, layout and other material changes. Slides were also shown as part of the introduction.

She stated in response to the petition, that the Council fully accepted the residents’ upset and dissatisfaction at Bellway’s lack of compliance with these conditions and advised that the planning department had been working with Bellway for around 3 years now to resolve all of the outstanding matters. This had been a very complex and lengthy process due to the number of applications and variations of plans to consider. Paragraph 11 of the report detailed a change in circumstances since planning permission was granted with regards to the pavilion, which had resulted in Bellway being unable to meet the requirements of condition no. 10. This had impacted on the future development of the landscape and recreational areas of the site.

With regards to the SuDS area, the Lead Local Flood Authority had looked closely at the submitted plans and what was on site. They were satisfied that the expected requirements had been met with a small number of changes around some overgrown earth/grass being removed, which has been relayed to Bellway.

To address the matters of landscaping and the pavilion, planning officers and enforcement officers had continued discussions with Bellway and it had been agreed that they would submit two further applications, one to vary the wording of condition no. 10 to allow for a restoration scheme and/or the provision of playing fields; and two, a new application for the provision of a playing field, including pitch drainage and landscaping viewing mounds. Since compiling the report, those two applications had been received and validated and were open to public consultation. The planning department were working closely with the Council’s Ecologist to ensure the residents’ views were considered and the right outcome of these proposals by Bellway would be achieved. Both applications would be brought before Members in due course.

D Flounders, the lead petitioner was in attendance and addressed the Committee. His comments included the following:-

- He clarified that he lived in the village and did not live in a Bellway home.
- The playing field area had been superseded by planning application 22/02923/FUL about which some residents had received letters. The new application negated the requirement for Bellway to reconstruct the pavilion it demolished, as well as install sports-grade drainage. It also removed the requirement to dispose of the construction spoil surrounding the perimeter which they refer to as viewing mounds, which were in fact just piles of rubble, plastic and clay soil, and as such should be subject to the relevant rules and regulations concerning construction waste. The area also formed part of a Grade II listed park and garden.
- In relation to the Suds scheme, and his main area of concern, this was supposed to alleviate the environmental disturbance from across the development and provide an area of open access to residents, however it had been closed off and used to illegally dump thousands of tonnes of construction waste both from this site and others and allowed to grow over. A discharge had now been submitted to effectively remove the proper footpaths and gated access available to the public. This had first been reported to the Environment Agency in 2019 and Bellway had subsequently received a S59 Enforcement Notice and were due to be prosecuted on 8 December 2022 related to waste imported from Five Mile Park.
- The issue had first been reported to NCC in May 2019 and had escalated through complaint stages 1 and 2 due to poor and conflicting information being received and had escalated to the Local Government Ombudsman and had been upheld due to poor communication, and nothing had changed.
- Multiple overlapping planning applications, confusion at NCC and the sheer timescale had led to a significant loss of amenity to the wider community and destruction to local environment.
- Construction waste as high as neighbouring properties rooflines remained across the area, which was not detailed on any plans and was not managed in line with any Waste Management Plan. The area was barren, inaccessible and unsuitable for walking, wildlife and plants and trees. This was an environmental crime and was clearly defined as waste in all industry guidance.
- Emails from NCC detailed the removal of this waste benefitting from permitted development when the development was finished and this had not happened. It was another complete breakdown of the planning system, planning enforcement process and waste management enforcement at both NCC and the Environment Agency letting down local residents and paving the way for developers to do what they wanted.
- The area needed to be landscaped properly, including top soil and levelling, and if the waste remained then it should be subject to proper planning consent and landfill tax.

Councillor Darwin, as the local Ward Councillor thanked Mr Flounders for raising the residents' concerns stating that Bellway had dumped a lot of waste on the land and questioned what mitigation had been taken to get back to what was

there previously. He advised that plans had been downgraded to those previously agreed and that play facilities should be accessible to all and also questioned what officers were going to do about the Suds issue.

L Sinnamon, Development Services Manager advised that as this was an open enforcement action case then many details could not be provided in open session. There was a long history and complicated web of applications and lots of changing iterations of applications, however the applicant was entitled to make applications to change consents and the current applications, one for the variation of conditions in relation to the provision of the pavilion and drainage and the other to provide funds rather than the pavilion need to go through the process and be brought to Committee for Members to debate and make a decision on. In relation to the Suds feature, the applicant had the opportunity to discharge conditions and was now aware of what these should look like and how they would work and planning officers were currently tracking this. The landscaping continued to fall short and work was ongoing with the applicant to see if it would be delivered. The Ecology Officer had inspected the site and did not want anything to be done to the detriment of the area and wished to be able to ensure the best environmental benefit for the area. It was preferred to try to resolve the issue rather than take enforcement action and deliver the type of landscaping the residents envisaged.

Members were mindful of the procedures which needed to be undertaken but developers needed to deliver on the promises they made and not to continuously submit requests for changes to conditions which eroded their original promises. Officers and the local Ward Councillor needed to ensure that the current applications came to Committee in order to see that developers could be held to account. Pressure must be put on the developer to expedite proceedings and to that end a further update report be provided to this Committee in March, after the planting season, on the progress made. The Ecologist would also be asked to attend this meeting.

RESOLVED that a further update report be provided to this Committee in March 2023.

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

52 LOCAL SERVICES ISSUES

Neighbourhood Services

P. Lowes, Neighbourhood Services Area Manager advised that the residual, recycling and garden waste collections continued to operate well with income from garden waste exceeding targets. Income from commercial waste and bulk collection had also exceeded targets. Bottle recycling facilities continued to receive extra collections due to increased use. There had been increased demand for bulky collections and domestic waste tonnages remained higher than normal and whilst operational adjustments had been made the situation remained challenging.

There had been some staffing issues in relation to grass cutting but the core standard had been achieved. Work was now commencing on winter work schedules and early requests would be welcomed from Members. Normal schedules were continuing in relation to street sweeping however this would move to leaf hot spots shortly. Verge cutting had been completed county wide on target, however the kerbside food waste trial had been delayed due to supply chain issues in relation to vehicles, but was now scheduled to start in November.

In response to issues raised by Members, the following would be looked at:

Sun Inn/War Memorial

Road from Sun Inn to County Hall – debris in the middle of the road

Litter following verge cutting on Alcan Road

Highways

M King, Highways Area Manager advised that all Covid restrictions had been removed however some rules remained to ensure good practice and protect frontline operatives. Reactive maintenance teams were continuing with Cat 1 works and were reported as up to date. Routine Inspections were ongoing and reported as on target by the end of October. Reactive third party requests were still running higher than any other areas and the backlog of works continued to be reduced.

Training had been completed for gully wagon drivers and productivity had seen an increase and should continue to rise. All drainage works identified and this year's programme should be ready to go by the end of October 2022.

The minor patching programme had been completed, with minor structural patching also completed across the Castle Morpeth Area. Details would be circulated to Members outside of the meeting.

A number of vacancies had become available, however as with other services within the County it was difficult to attract the level of skills set to ensure that a quality service could be delivered.

In relation to winter services grit bins were being filled and final preparations on going. Routes had been confirmed and teams fully trained and prepared to deliver the same quality service as previous years

Councillor Dodd raised the issue of road markings at the roundabout to join the A69 from Ponteland and also highlighted potential problems with Ash die back and how this could impact on the county's highways and would be requesting a plan on how this could be tackled at Council in November.

Councillor Towns advised that Ulgham Parish Council were continually reporting issues with road signs. He also reminded Officers of an issue at Colliery Row where a meeting had been held prior to Covid but had not progressed from that time.

Officers were thanked for their attendance.

53 **APPOINTMENTS TO OUTSIDE BODIES**

Members were asked to confirm if they were happy to continue as the representatives of organisations as outlined on the agenda. H Lancaster, Senior Manager, Legal Services was also in attendance to present the report on the proposed appointments to the Stakeford and Bomarsund Sports and Social Welfare Centre. Councillor Wearmouth proposed acceptance of the recommendation as outlined in this report which was seconded by Councillor Dodd.

RESOLVED that:

1. County Councillors continued appointments on outside bodies as follows:

Choppington Education Foundation – M Murphy
Druridge Bay Regeneration Partnership – S Dickinson
Friends of Morpeth Museum – D Bawn
Greater Morpeth Development Trust – R Wearmouth
Linton Village Hall Management Committee – L Dunn
Lynemouth Welfare Management committee – L Dunn
Stakeford/Bomarsund Social Welfare Centre – J Foster and M Murphy

2. The following Parish Councillors be appointed to the Stakeford and Bomarsund Social Welfare Centre in addition to the two County Councillors above:

Councillor Paul S Vaughan
Councillor Hillary Allsopp
Councillor Arthur Iley
Councillor Graham Huntley

54 **MEMBERS LOCAL IMPROVEMENT SCHEMES**

RESOLVED that the information be noted.

55 **CASTLE MORPETH LOCAL AREA COUNCIL WORK PROGRAMME**

The Chair advised that the work programme 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.

56 **DATE OF NEXT MEETING**

The next full meeting of the Local Area Council was scheduled for 4.00 pm on Monday 14 November 2022.

CHAIR.....

DATE.....

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Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

14 NOVEMBER 2022

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.

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

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

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

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce 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.



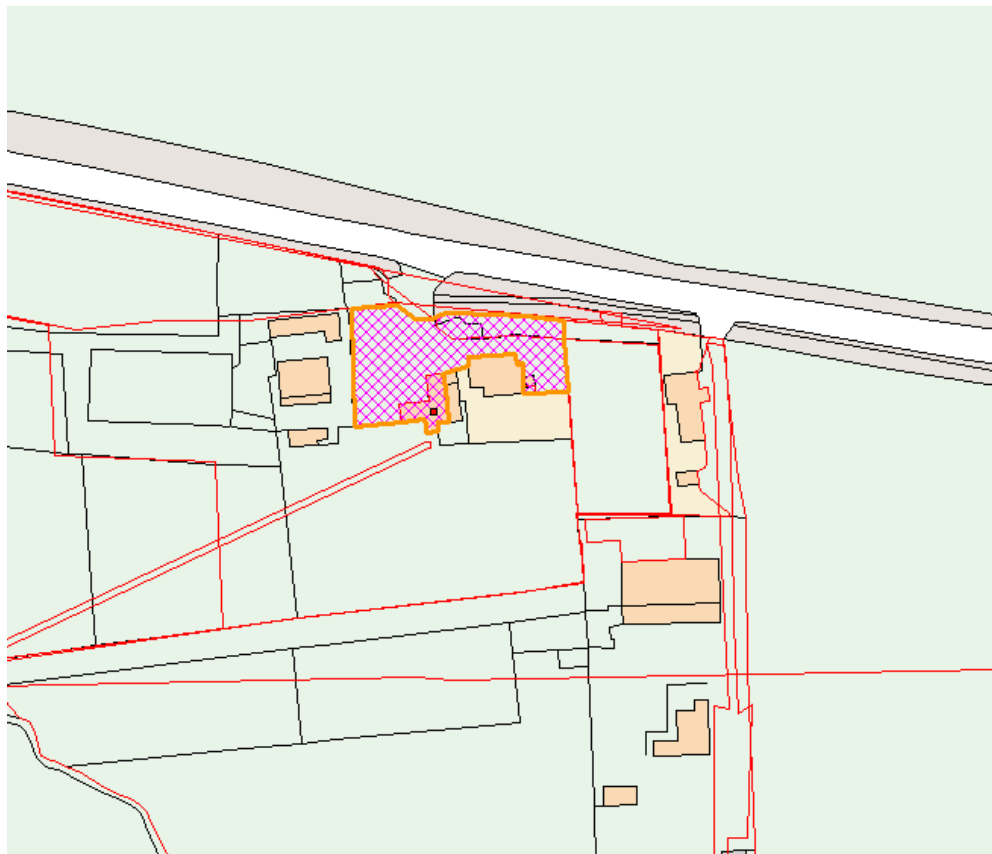
Northumberland County Council

Castle Morpeth Local Area Council Committee Meeting 14th November 2022

Application No:	21/03841/FUL		
Proposal:	Erection of covered terrace to provide additional seating area and associated car parking updates		
Site Address	Land West Of Paddock Hall North Choppington Northumberland		
Applicant/ Agent	Mr Joe Nugent M54 Space Centre, Halesfield 8, Telford, TF7 4QN		
Ward	Choppington	Parish	Choppington
Valid Date	11 th November 2021	Expiry Date	November 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, it was agreed that this application raises sufficient interest within the wider community to be considered by Members of Committee.

2. Description of the Proposals

2.1 The application site is located in the Green Belt and Open Countryside.

2.2 The proposal seeks an extension to an existing business that is operating at the site. The proposal would provide additional seating for the business described by the applicant as a café.

2.3 The applicant proposes that the additional seating provided by the covered terrace would provide additional seating for the café operating at the site. The proposal also includes additional car parking at the site and alterations to the access to the site.

2.4 The site contains a mix of uses. The site has long been known to be operating as an Equestrian Centre. In 2017 a prior approval application was approved for a change of use of an A1 shop at the Equestrian Centre to be converted to a Café (formerly an A3 use, now a Class E use). As was highlighted in the application form in the 2017 application, the café sought to “form additional catering services to their customer base.” The café was therefore intended to supplement the operation of the Equestrian Centre. It is now proposed for the Café to be extended through this

application. However, it appears that the Café has moved away from being an ancillary offer to the Equestrian Centre and has partially become a destination in its own right. There are also concerns regarding the use(s) operating at the site. It is not disputed that the site operates as an Equestrian Centre or that there is a café operating at the site under the name of “Tea in the Paddock”. However, there are concerns regarding other uses at the site. Notably what appears to be the mixed uses that appear to be operating at “Tea in the Paddock.” The agent/applicant has been made aware of these concerns regarding the mix of uses operating at the site and how planning permission would be required for the change of use from a Class E and F2 Use to a Sui Generis Use.

2.5 Extensive discussions have taken place between the Planning Officers and the applicant’s agent in trying to establish the extent of the operations at the site. The site is widely advertised as a Bistro/Wine Bar and it holds a licence to sell alcohol. It is noted that the site can operate into the evenings/night and offers entertainment. The applicant/agent has not definitively confirmed this and has offered that this is merely an extension to the existing food/cafe culture of the establishment. It is important that the exact functions of the venue are fully established, however, to allow the Planning Department to accurately assess if these are lawful and in line with existing permissions in place to ensure the right outcome of the current planning application is reached.

3. Relevant Planning History

Reference Number: 84/F/10

Description: Erection of a detached garage

Status: Approved

Reference Number: 17/00991/PA

Description: Change of use of part of existing shop (class A1) to cafe (class A3)

Status: Approved

4. Planning Policy

4.1 Development Plan Policy

Northumberland Local Plan (Adopted March 2022):

STP 1 Spatial Strategy

STP 2 Presumption in favour of sustainable development

STP 3 Principles of sustainable development

STP 4 Climate change mitigation and adaptation

STP 5 Health and wellbeing

STP 7 Strategic approach to the Green Belt

STP 8 Development in the Green Belt

ECN 1 Planning Strategy for the economy

ECN 12 A strategy for rural economic growth

ECN 13 Meeting rural employment needs

ECN 14 Farm/rural diversification

ECN 15 Tourism and Visitor development

ECN 16 Green Belt and tourism and visitor economy
 TCS 4 Proposals outside centres
 TCS 6 Hot food takeaways
 QOP 1 Design principles
 QOP 2 Good design and amenity
 QOP 5 Sustainable design and construction
 TRA 1 promoting sustainable connections
 TRA 2 The effects of development on the transport network
 TRA 4 Parking provision in new development
 ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment
 ENV 2 Biodiversity and geodiversity
 ENV 3 Landscape

4.2 National Planning Policy

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

5. Consultee Responses

Choppington Parish Council	No comments received.
Public Protection	No objection following the submission of requested further information. Informatives recommended in event application is approved.
Highways Development Management	No objection, subject to the inclusion of conditions should permission be granted, following the submission of requested further information. Highways Development Management also listed some informatives in the event permission is granted.
Coal Authority	No objection but recommended an informative be included in the event permission is granted.

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

<https://publicaccess.northumberland.gov.uk/online-applications/search.do?action=simple#>

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	1
Number of Support	185
Number of General Comments	0

Notices

No Site or Press Notice Required.

Summary of Responses:

One objection received (summarised below):

- Inappropriate development in the Green Belt
- A town centre use as such should be directed to town centres
- Impact on residential amenity with particular concerns on noise.
- Highway safety concerns with concerns the intensification of the site will make matters worse.
- The proposal is contrary to the Development Plan and would represent inappropriate development in the Green Belt.

Response to objection:

- The proposal will be assessed against both National and Local Planning Policies in the appraisal below.

185 letters of support (at time of writing) (summarised below):

- I've been to this café/restaurant several times, it's in a great location and great for kids
- Good for local community
- A positive well-run operation
- Friendly place with amazing food, fantastic atmosphere and employs local people
- Enjoyed a family day out here
- Great space for the community
- Provides ongoing employment
- A community hub in the area
- An asset to the community...providing food drink and entertainment
- Would be shame to lose this business
- Has enabled me to dine out during Covid
- A vital community spirited organisation which is far more than just a café
- Does a lot of charity events, free horse riding for children
- a lovely place to have something to eat , and has some good events on to support the local community
- I use the venue for a mental health book club.
- They listen to suggestions from customers, which are suitable and varied, from Children's parties, Clairvoyant evenings, also Seasonal events etc.
- They cater for specialist groups
- We've enjoyed breakfasts, lunches and evening service, including the take away meals
- Covered seating area makes the place more attractive
- Offers free horse riding with Children's meals
- Council should support local businesses
- The cafe/bar has been a lifeline to me during and after the pandemic as it is outdoors and therefore much safer than indoor equivalents.

- Tea in the Paddock is an original concept in an area with no other cafe/bar facilities
- Great place to meet friends
- This is great day out for people with family's always has something you can do with your children or with friends
- The structure fits in with the other buildings and so does not look out of place at all.
- Tea in the Paddock is a unique, quirky, friendly family run local business employing local people
- They do many Community events
- fully support Una's efforts to provide further covered seating for her restaurant and bar.
- You can go for breakfast, brunch, lunch, coffee and cake or evening meal.
- I think this is fantastic place to eat and drink. It isn't overlooked so no Neighbours would be disturbed by entertainment and customers noise. The camping idea is brilliant.

Response to objections:

- The determination of a planning application does not seek to close down businesses and proposals are assessed against National and Local Planning Policies.

*Comments from the public have been summarised above. All comments from the public can be viewed in full online at:

<https://publicaccess.northumberland.gov.uk/online-applications/search.do?action=simple#>

7. Appraisal

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

Principle of the development (Green Belt and Open Countryside)
 Design and visual impact
 Impact on amenity
 Coal legacy/public protection
 Highway Safety

Principle of the development:

Open Countryside:

7.2 The application site is located outside any recognised settlement boundary and is therefore designated as being part of the Open Countryside.

7.3 In an open countryside location, development requiring planning permission must meet exceptions set out in part 1(g) of Local Plan Policy STP1, while also applying the key safeguards in part 1(i).

7.4 Under these criteria, development could potentially be acceptable if it supports:

- the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or
- the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or
- sustainable rural tourism and leisure developments in accordance with Policy ECN 15

...so long as it is sensitive to its surroundings, does not have an unacceptable impact upon the local road network, and uses previously developed land where opportunities exist.

7.5 The proposal would represent the expansion of an existing business in a rural area. For such development to be acceptable development in the Open Countryside, compliance with policies ECN 13, 14 or 15 is required. Policy ECN 13 of the Northumberland Local Plan states development that will generate employment opportunities, proportionate to the rural location, will be supported where the following apply:

- a) “existing buildings are reused or, where this is not possible, extensions or new buildings contribute positively to the local landscape character and where applicable, local building traditions”.

7.6 It is considered that the proposal would not be proportionate to the rural location and that the proposal as a whole, the extension with the car parking and use of the site would not positively contribute to the local landscape character contrary to policy ECN 13.

7.7 Policy ECN 14 supports rural diversification but it must be stressed the expansion of such a café, which originally was established to supplement the main rural based activity operating at the site, appears to have moved beyond that therefore the proposal is more than just diversification. Diversification under policy ECN 14 can allow for leisure activities but these should be types of activity that would require an open countryside location. The café business does not require an open countryside location. The proposal would therefore fail to comply with policy ECN 14 of the Local Plan.

7.8 Policy ECN 15 supports development that supports sustainable tourism. Notwithstanding that, the café does not serve a visitor attraction or is along a tourist route and as such the proposal would not comply with policy ECN 15 of the Local Plan.

7.9 The proposal fails to comply with policies ECN 13, ECN 14 and ECN 15. A case can be made that the proposal supports a rural business but as stipulated in Policy STP 1 part 1(i) such development supporting rural business needs to be sensitive to

its surroundings. It is the impact on the surroundings where the appraisal now turns to.

Green Belt:

7.10 The site is located within the Green Belt. Policy STP 7 of the Local Plan sets out the purposes of the Green Belt in the Northumberland context. This particular area of Green Belt can be characterised as meeting a number of these – most notably (1e) preventing Morpeth merging with neighbouring settlements, but also 1(b) safeguarding the countryside from encroachment, 1(f) preventing the merger of rural settlements, and (1g) assisting in the regeneration of settlements in South East Northumberland beyond the Green Belt.

7.11 Policy STP 8 of the Local Plan sets out the approach to be taken for development proposals in the Green Belt. In referring to the NPPF it sets out what development can be considered to be appropriate in the Green Belt with all other forms of development considered to be inappropriate and unacceptable unless very special circumstances outweigh the harm to the Green Belt.

7.12 Paragraph 149 of the NPPF states:

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this 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 It could be said that the extension in the form of the covered terraced area could amount to the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building. That is the only exception in the above list which could apply in this case. However, it is clear

that the building which would be extended has already been extended in the past. While the proposal may amount to a disproportionate addition over and above the size of the original building, there is merit in that the extension effectively infills the L shaped building. It is then a question of whether the proposal as a whole with the parking arrangements etc and the use(s) of the site compound to adversely impact on the openness of the site and the purposes of the site being included in the Green Belt.

7.14 Paragraph 150 of the NPPF states;

“Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”

7.15 While the canopy seating area could be considered to be reasonably contained within the existing but not original grouping, there is a large amount of parking involving the surfacing of currently green verge areas and cumulatively the parking area with the extension and the uses at the site collectively can be regarded as reducing the openness. It is considered that the increased urbanising effect of the additional activity would result in a more ‘cluttered’ feel within the grouping, hence reducing openness.

7.16 It is concluded that the proposal amounts to inappropriate development in the Green Belt that would harm the openness of the site with no very special circumstances having been put forward to outweigh the harm. This is in direct conflict with Paragraph 150 of the NPPF.

Landscape:

7.17 The issue of openness should be considered in the context of the surrounding landscape character. Policy ENV 3 part 1(e) seeks to ensure that sufficient regard is had to the guiding principles and other relevant guidelines set out in the Northumberland Landscape Character Assessment. The documentation places the site within character area 39c ‘Stannington’ – a “significantly modified” landscape “influenced by adjoining urban areas and their associated infrastructure”.

7.18 The guiding principle for the landscape type recognises the advantages to be gained by a degree of planning to improve the quality of this landscape given that “the most significant changes to this landscape have already occurred, in the form of

extensive mining activity and urbanisation”. However, it goes on to say that “where key qualities remain intact, their long-term viability should be secured.”

7.19 Notwithstanding these assessments, the area around the site does not show too many signs of past industry and is essentially ‘rural’ in appearance – a ‘breathing space’ between the urban areas of Morpeth, Guide Post and Bedlington. It is therefore considered that the increased urbanising of the grouping will have a disproportionate effect on the rurality of this corridor of countryside and hence on openness.

Town Centre considerations:

7.20 As mentioned earlier, it is noted that the site operates in a manner that is more than a café which was initially intended to support the Equestrian Centre operating at the site. For example, the ‘café’ is open until evening/night, with a drinks license for the serving of alcohol into the night and the offer of live music and entertainment. The Council are also aware of a play park for children at the site and regular themed events such as karaoke and bingo nights.

7.21 The Local Plan (in a similar vein to the NPPF), defines a set of ‘Main Town Centre Uses’ that include “recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls)”.

7.22 The uses on the site have evolved to include one or more of those elements that the extension would help accommodate.

7.24 Policy TCS 4 of the Local Plan Policy TCS 4 states that, “where proposals for main town centre uses come forward on sites outside defined town centre boundaries, and they are of a scale that would be inappropriate in a less accessible location, they will be subject ... to proportionate and appropriate sequential testing.”

7.25 It is considered that the proposal would result in more than a small rural stop-off fundamentally supporting the main use of the site and which is more befitting of its rural location, and rather represents more of an additional use as can be highlighted with supporting comments from visitors who have frequented the site from neighbouring towns and towns from further afield in the North East. It is considered that the scale of the use of the site is inappropriate in this location whilst also being in a less accessible location.

Principle of development conclusion:

7.26 To conclude, the proposal fails to accord with Policy STP 1 of the Local Plan and neither complies with either of policies ECN 13, ECN 14 and ECN 15 when referring to development in the Open Countryside. Furthermore, the proposal when taken as a whole in terms of the extension, parking and use of the site is considered to be inappropriate development in the Green Belt due to the increasing urbanising effect from increased activity causing a reduction in the openness of the site. The proposal would therefore fail to protect the openness of the site and its surroundings. The site being located between Morpeth and Guide Post is a site where such

increased urbanising should be avoided so as to protect this stretch of Green Belt and the purposes for its inclusion in the Green Belt. No very special circumstances have been identified so as to outweigh the harm to the openness of the Green Belt. The principle of development is therefore considered to be unacceptable.

Design and visual impact:

7.27 In terms of design, a proposal to support an existing rural business would need to be proportionate to the rural location while extensions would need to contribute positively to the local landscape character as per the stipulations of policy ECN 13 of the Local Plan. This design requirement is echoed by policies QOP 2 and ENV 3 of the Local Plan. In isolation, the design may be acceptable, however, when taken in context of these policies and its siting within the Green Belt and open Countryside, as has already been discussed above, the proposal would be to the detriment of the local landscape character and context and as such the design and visual impact of the proposal is considered to be unacceptable contrary to local planning policy.

Impact on amenity:

7.28 Policy QOP 2 of the Local Plan expects development to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area.

7.29 There was one objection from a neighbour which cited concerns about their residential amenity being impacted particularly by noise. The applicant had since provided a noise impact assessment which was requested by the Council's Public Protection Team and in their comments Public Protection stated that they had no objection to the proposal following the submission of the requested information which was found to be acceptable. It is therefore considered that the proposal would not result in an adverse impact on the residential amenity of neighbours.

Coal Legacy and Public Protection

7.30 Both the Coal Authority and the Council's Public Protection Team were consulted on the proposal and they both stated they had no objection to the proposal. The proposal is therefore considered to be acceptable on coal legacy grounds in accordance with the Northumberland Local Plan and the NPPF on such matters. Informatives were recommended and they would have been included in the event permission was granted.

Highway safety:

7.31 The Council's Highways Development Management Team was consulted on the proposal. Following the submission of requested further information, Highways Development Management removed their objection and proposed conditions and informatives be attached in the event planning permission was approved. The proposal is therefore considered to be acceptable on highway safety grounds in accordance with policies TRA 2 and TRA 4 of the Local Plan and the NPPF.

7.32 It should be noted that the Highways Development Management comments provided on the proposal were provided on the basis of the additional seating and the parking implications that would arise from the additional seating. They stated in their comments that the other business operating at the site is not a highways development management related matter.

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 stating a failure to comply with relevant Development Plan Policy. The application has also been considered against the relevant sections within the NPPF and the proposal also fails to comply with the NPPF. The proposal is therefore recommended for refusal.

9. Recommendation

That members REFUSE planning permission subject to the following:

Reasons

01. The proposed development in the open countryside while supporting the growth/expansion of existing business does not do so in a manner that is sensitive to its surroundings and as such the proposal represents unacceptable development in the open countryside due to a failure to comply with policy STP 1 of the Local Plan.

02. The proposed development would lead to an urbanising effect with increased activity which would adversely impact the openness of this Green Belt site and its surroundings with no 'very special circumstances' identified to outweigh this harm. The proposal therefore represents inappropriate development in the Green Belt and is contrary to Green Belt policies of the National Planning Policy Framework and STP 7 and STP 8 of the Northumberland Local Plan.

Date of Report: 26th October 2022

Background Papers: Planning application file(s) 21/03841/FUL

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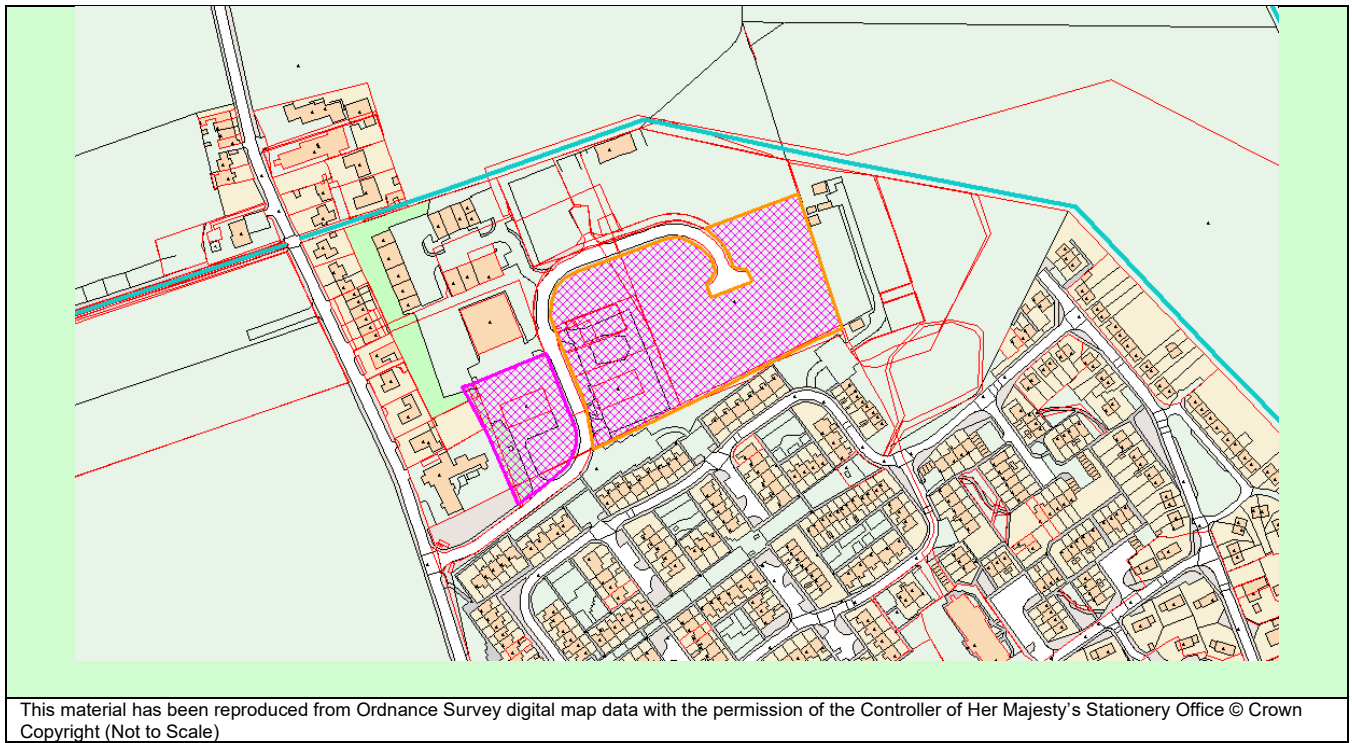
Northumberland County Council

Castle Morpeth Local Area Council 14th November 2022

Application No:	21/02551/FUL		
Proposal:	Full planning application for the construction of 75 dwellings with associated access and landscaping		
Site Address	Land At Hadston Industrial Estate, Hadston, Morpeth, Northumberland NE65 9YG		
Applicant:	...	Agent:	Mrs Nicola Crowley DPP, Studio 012, Haylofts, St Thomas' St, Newcastle upon Tyne NE1 4LE
	c/o DPP, Studio 012, Haylofts, St Thomas' Street, Newcastle upon Tyne NE1 4LE		
Ward	Druridge Bay	Parish	East Chevington
Valid Date:	19 July 2021	Expiry Date:	8 February 2022
Case Officer Details:	Name: Mrs Judith Murphy Job Title: South East Area Manager Email: judith.murphy@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to the conditions listed at the end of the report and the finalisation of the S106 containing the following:

- Off site open space contribution of £47,653.98 (including 5 years' maintenance)
- 17% on site affordable housing provision
- Special Educational Needs (SEN) provision: £99,000 towards
- Coastal Mitigation of £615 x 75 dwellings: £46,125.00
- Healthcare financial contribution: £36,900



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1. Introduction

1.1 This application is to be determined at Castle Morpeth Local Area Council for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

2. Description of the Proposals

2.2 Full planning application for the construction of 75 dwellings with associated access and landscaping at Land at Hadston Industrial Estate, Hadston, Morpeth.

2.3 The application site is undeveloped greenfield scrub land and is located in Hadston as part of an area that was allocated as an industrial estate in the 2003 Castle Morpeth Local Plan, but which now falls outside the boundary of the industrial allocation, under the recently adopted Northumberland Local Plan (NLP).

2.4 The site is within the defined settlement boundary of Hadston in the NLP proposals map and is recognised to be "white land" with no particular allocation for a land use but with an expectation that it could be developed during the Plan period.

2.5 The Site is approximately 2.15 hectares in size and comprises two parcels; 'eastern parcel' and the 'western parcel'. The eastern parcel predominantly comprises vacant grassland, with a hardstanding area in its westernmost part. The western parcel comprises grassland and hardstanding, as well as several trees to the south of the parcel. Both sites were previously occupied by commercial and industrial uses however, have been vacant for over 10 years. Vehicular and pedestrian access to the Site is from The Parks (B1330) to the west.

2.6 The village of Hadston is located approximately 3.5 miles south of Amble, 10 miles north of Ashington and 11.5 miles north of Morpeth. There are a number of facilities within the vicinity of the Site; including, a Post Office, a pharmacy, a convenience store and a community centre.

2.7 The application proposes 75 two storey properties (amended from 80) with open spaces and a play area designed into the layout. The Proposed Development comprises 75 dwellings of the following mix:

9 x 2 bedroom bungalows
35 x 2 bedroom houses
31 x 3 bedroom houses

13 are proposed to be affordable units (7 share ownership and 6 discount market value). This equates to 17% affordable housing provision (13 units, so above the minimum 8 required by policy).

2.8 Across the Site boundary, focus has been placed on the retention of existing tree and hedge planting. The Site features areas of formal and informal recreation spaces which includes natural play, to promote health and wellbeing benefits. Areas of open space include native species planting and wild flower meadows, forming an attractive green space. Proposals include for a footpath connection to the existing pedestrian network, ensuring connectivity to the rest of the Site. The southern boundary of the Site features a wide green corridor and SuDS areas at the low point of the site will be located in the south east corner.

2.9 The site is located within Flood Zone 1 and there are no listed buildings within the Site or in the surrounding area. The Site is not located within a Conservation Area.

3. Planning History

Reference Number: 17/01887/OUT

Description: Application for Outline Planning Permission with some matters reserved for up to 65 residential dwellings (to include demolition of former Norther Timber Frames Building).

Status: Withdrawn

Reference Number: CM/78/D/212

Description: OUTLINE - EXTENSION TO INDUSTRIAL TRADING ESTATE

Status: Approved

Reference Number: CM/78/D/418A

Description: Erection of electricity sub-station

Status: Approved

Reference Number: CM/78/D/418

Description: Outline - Erection of electricity sub-station

Status: Approved

Reference Number: CM/85/D/57

Description: Change of use of furniture factory to paint spraying and body repair shop Council Factory Unit, Hadston Industrial Estate,

Status: Approved

Reference Number: CM/02/D/746

Description: Extension of allotment site

Status: Approved

Reference Number: CM/91/D/611

Description: Erection of a single storey office block

Status: Approved

4. Consultee Responses

East Chevington Parish Council	Objection – site should remain as industrial land. No employment opportunities
Open Spaces South East Area	Financial contribution required
Affordable Housing	17% affordable housing would be provided and thus would satisfy current requirements
Waste Management - South East	No response received.
Education - Schools	£99,000 contribution towards SEN
Lead Local Flood Authority (LLFA)	No objection subject to conditions
County Archaeologist	No archaeological mitigation will be required
Northumbrian Water Ltd	No objection subject to conditions
Architectural Liaison Officer - Police	Security concerns re some footpaths with little surveillance
Northumbria Ambulance Service	No response received.
NHS NORTH EAST & CUMBRIA ICB	Financial contribution required to support healthcare facilities in Northumberland
Natural England	No objection subject to coastal mitigation contribution
County Ecologist	No objection subject to condition and coastal mitigation contribution
Northumbrian Water Ltd	No objection subject to 1no. condition
Fire & Rescue Service	No objections
Highways	No objection subject to conditions
Public Protection	No objection subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	67
Number of Objections	0
Number of Support	0
Number of General Comments	2

Notices

General site notice, 4th August 2021

Northumberland Gazette 29th July 2021

Summary of Responses:

- More affordable housing and rentable accommodation is required
- Noise and smells from the industrial estate a concern
- Hartside Crescent opening at the end of the estate has been left out of the development. If included, it would have reduced impact of travel and carbon footprint and improved emergency access

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=QV5TY9QSHEA00>

6. Planning Policy

4.1 Development Plan Policy

Northumberland Local Plan (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 STP 4 Climate Change mitigation and adaption (Strategic Policy)
Policy STP 6 Green Infrastructure (Strategic Policy)
Policy STP7 – Strategic approach to Green Belt
Policy STP8 – Development in the Green Belt
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood areas (Strategic Policy)
Policy HOU 5 Housing Types and Mix
Policy HOU6 – Affordable housing provision
Policy HOU7 – Exception sites
Policy HOU 8 Isolated Residential Development in the open countryside
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy TRA6 – Newcastle International Airport
Policy ICT 2 New developments
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage
Policy WAT 3 Flooding
Policy WAT 4 Sustainable Drainage Systems
Policy POL 1 Unstable and contaminated land
Policy POL 2 Pollution and air, soil and water quality
Policy MIN4 Safeguarding waste mineral resources
Policy MIN5 Prior extraction of minerals

Policy INF1 Delivering development related infrastructure
Policy INF5 Open space and facilities for sport and recreation
Policy INF6 Planning Obligations

6.2 National Planning Policy

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

7. Appraisal

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

- Principle of the development;
- Design and visual character;
- Impact on residential amenity;
- Highways
- Affordable Housing
- Ecology
- Land Contamination
- Flood Risk
- Archaeology
- Climate Change

Principle of Development

7.1 Policy STP 1 of the Local Plan, read in conjunction with the Proposals Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located. The Plan places Hadston as a third- tier “Service Village”. Under part 1c of the Policy, service villages are expected to provide for *“a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities.”*

7.2 Part 1e of the same Policy defines settlement boundaries for many settlements within the top 3 ‘tiers’, including this one. The Policy states that *“sustainable development will be supported within ... settlement boundaries defined on the Local Plan policies map.”*

7.3 The majority of the application site used to fall within an employment land allocation in the former Castle Morpeth Local Plan however, this is no longer the case as the new Local Plan has de-allocated some of the employment area to only include the developed area of workshops to the northwest of the application site.

7.4 The land has not been allocated for any other use but has been included within the settlement boundary of Hadston and is effectively ‘white land’ within that boundary. It can be concluded that the site is part of the village of Hadston and that development is supported as a sustainable location for housing is proposed, if the level is ‘proportionate’ to the scale of the settlement; reflects the role and function of the settlement; and does not adversely impact upon the character and appearance of the settlement to accord with Policy STP1 (e).

7.5 This proposal is for 75 dwellings in a village. As such it is important to assess whether this scale of development is appropriate for a village of this size and role. It is estimated that the new dwellings would add in the region of 5 to 10 per cent to the population of the service village. This is considered to be within the scope of what would be proportionate to the role and function of Hadston. The village offers a range of services and is on bus routes to Amble, Alnwick and Morpeth.

7.6 The Local Plan allocates a number of sites for housing but does not allocate any sites in Hadston as there was not considered to be a need to do so in the context of the local area's housing needs. In addition to past completions and commitments, the development plan's site allocations are generally sufficient to meet Northumberland's minimum housing requirement in quantitative terms; but it does not represent a 'ceiling' on what housing can come forward. Windfall housing can still be acceptable if it meets the spatial strategy and, as stated, is sustainable and proportionate. Policy HOU 2 supports "*the delivery of new open market and affordable dwellings in a range of tenures, types and sizes*" if "*consistent with ...the spatial strategy for Northumberland*", as well as "*meeting objectively assessed housing needs and priorities*" and seeking to use land efficiently.

7.7 Policy STP 3 of the Local Plan addresses the principles of sustainable development. Criterion M seeks to maximise energy efficiency and the use of renewable and low carbon energy sources. Criterion O seeks development to consider anticipated impacts, including those from climate change. Policy STP 4 of the Local Plan discusses climate change mitigation and adaptation stating that development proposal should mitigate climate change and contribute to meeting nationally binding targets. In this regard, the Planning Statement accompanying the proposal discusses an environmental objective as part of the proposal, to mitigate and adapt to climate change including moving to a low carbon economy. This is covered in more detail later in the report.

7.8 Policy INF 5 of the Local Plan relates to open space and facilities for sport and recreation. It promotes thresholds that distinguish between requirements for on-site and off-site provision for the various typologies of open space and provision for children and young people are defined in Appendix H1 of the Local Plan. The proposed layout includes 2,000sqm of open space to the northwest and northeast corner of the site. The proposed play space is located to the southeast corner of the site and would also operate as a multi-functional space providing both play space provision and general amenity open space. An off-site financial contribution of £47,653.98 has also been agreed for the maintenance for park & gardens which is secured via the s016 agreement.

Principle of Development – Conclusion

7.9 Overall, the principle of residential development, is supported in the NLP through the inclusion of the site within the boundary of Hadston, a service village, and by its deletion as an employment allocation. It is accepted that windfall housing development of this order of scale can be supported in principle on white land within the settlement boundary of this service village.

7.10 The site itself presents certain constraints such as the industrial nature of the location meaning that the design, layout, landscaping, amenity of future occupiers and the relevant technical constraints need to be addressed.

Design and Residential Amenity

7.11 Policy HOU 9 seeks to make sure that new housing developments contribute to a 'sense of place' meanwhile 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.

7.11 Policy QOP 2 of the NLP states that *'development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area'*. Paragraph 130, part f) of the NPPF states that planning decisions should ensure that developments *'create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing future users.'*

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

7.13 The applicants have identified inclusive design as playing an important role in the scheme to ensure the development is useable and appealing to everyone. This has been fostered through the following design ideals:

- Dwelling arrangements to ensure natural surveillance.
- An access network which allows vehicular and pedestrian travel through the site.
- A safe environment with the core principles of secure by design at the heart of the scheme.
- A dwelling mix throughout all part of the development which encourages a range of different living types.
- Appropriate separation distances between the dwellings

7.14 The site is accessed from an unnamed road of the B1330, which provides access to all dwellings within the development. The dwellings within the western parcel have been positioned to provide an entrance that funnels residents into the development. The site also includes an area of informal amenity and play space to the south eastern corner of the eastern parcel.

7.15 The proposed development has an overall gross density of 37 dwellings per hectare. The proposals comprise 3 house types providing a varied streetscene across the site. The bungalows are located within the western parcel whilst the 2-storey dwellings are located in the eastern parcel.

7.16 The elevational treatment and design of the dwellings are a considered and contextual design which would allow the scheme to conform with its surrounding built environment. The design approach for house type appearance and character is centred around providing a clean-lined clear and contextual design.

7.17 A variety of distinct elevational treatments and materials have been used to create visual interest and emphasise the varying building types. This includes the use of a mixture of red bricks, render and slate effect tiles.

Landscaping

7.18 To address landscape considerations a number of design approaches have been adopted across the Site. The proposed development is one of 'consideration and sensitivity' with an approach to all development boundaries that either ensures landscape or surrounding residential development is not adversely affected by proposals of the development.

7.19 Across the Site boundary, focus has been placed on the retention of existing tree and hedge planting. Focus has also been placed on tree planting that takes into account the prevailing site conditions and responds to the proposed location within the development. Front gardens across the Site have had ornamental hedge plants introduced whereas secondary frontages will benefit from the introduction of different plant species. Ornamental shrub planting has also been implemented across the Site for appropriate biodiversity and visual amenity values.

7.20 The Site features areas of formal and informal recreation spaces which includes natural play, to promote health and wellbeing benefits. Areas of open space include native species planting and wild flower meadows, forming an attractive green space. Proposals include for a footpath connection to the existing pedestrian network, ensuring connectivity to the rest of the Site.

7.21 A green space has been created in front of plots 5-9 of the proposed Site which will act as a 'Green Noise Buffer'. It features newly planted mature trees and will act as an offset of the dwellings from the industrial estate, which seeks to reduce the noise impact on the residents. The 'Green Noise Buffer' provides green space within the development and is the focal point for those travelling west along the central road of the development.

7.22 The southern boundary of the Site features a wide green corridor. The green corridor consists of supplementary tree planting to soften the development edge and will extend the existing green open space found in this area. Proposed dwellings are positioned to gable onto the boundary, ensuring the privacy of existing residents is retained.

7.23 The Site feature SuDS areas at the low point of the site in the south east corner. The SuDS allow a softer, less dominant Southern boundary which borders existing residential dwellings. An area of informal play space has also been incorporated in the south west corner of the Site.

Access and parking

7.24 The site is accessed from the B1330 and each plot will have 2 parking spaces on a private drive. There are also 10 visitor spaces, distributed throughout the site.

7.25 The parking strategy for the Proposed Development places emphasis on on-plot parking with a minimum of two parking space per dwelling seen throughout the site. All 2 and 3 bedroom properties will have 2 car parking spaces.

7.26 Bin storage for the site is designed on an individual plot-basis, with 3 separate bins provided within garden areas. Bin collection points are also provided at the end of private shared drives.

7.27 It is acknowledged that some of the proposed dwellings are close to employment premises, with many facing onto the access road to these and other employment premises. Any consequences of that in the form of noise and disturbance are addressed below under the Public Protection section.

7.28 The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development with paragraph 130 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.29 Overall, the application is in accordance with policies QOP1, QOP2, QOP4 of the NLP.

Affordable Housing

7.30 Policy HOU 5 of the Local Plan seeks *“a range of good quality, energy-efficient homes, including affordable homes ... to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people.”*

7.31 It further states that development proposals will be assessed according to how well they contribute to meeting needs and aspirations identified in the most up-to-date Strategic Housing Market Assessment, a local housing needs assessment and/or other evidence of local housing needs verified by the Council. A second part of the Policy supports community-led housing, including individual and group self-build and custom house building.

7.32 It is noted that the mix now proposed is 44 two-bedroom dwellings, of which 9 would be bungalows; and 31 three-bedroom dwellings. This mix would appear to broadly support the predominant housing size needs across the county as identified in the SHMA (as summarised at paras. 7.28 and 7.29 of the draft Local Plan), although consideration should also be given to the proposed house types in the context of the needs of older and more vulnerable people (as also encouraged through Policy HOU 11).

7.33 As far as affordable housing is concerned, some correspondence seems to indicate that 17% is proposed (in accordance with the previous SHMA-based countywide average) but that an affordable housing statement needs to be submitted. However, under Policy HOU 6, the fact that Hadston is within a ‘low value’ viability

value area (as shown on the Policies Map) means that the requirement for this area is actually now just 10% affordable for a development on this scale. If 17% is proposed, this would be a welcome increase over and above the basic Local Plan requirement, assuming Housing Enablers agree that the need is present.

7.34 Turning back to the affordable housing requirements in more detail, in terms of the tenure mix, in accordance with the NPPF, part 2 of Policy HOU 6 requires that at least 10% of the total number of homes on such major development sites should be for affordable home ownership products (including DMV, First Homes and shared ownership) in order to satisfy NPPF para.65 requirements – i.e. at least 8 of the proposed 75 dwellings here.

7.35 Policy HOU 5 and Policy STP3(b) set out that the housing mix on development proposals will be assessed according to how well it contributes to increasing choice in the local housing market and meeting the needs and aspirations of those living and seeking to move to Northumberland, as identified in the most up to date evidence.

7.36 In accordance with Policies HOU 5 and HOU 6, the proposed housing development should take account of the latest evidence-based needs in relation to the tenure and types of housing provided. The latest available information on local housing needs is informed by a combination of:

- the Strategic Housing Market Assessment (SHMA);
- relevant Local Housing Needs studies and assessments, including evidence papers prepared to inform the preparation of neighbourhood plans;
- other evidence of local housing needs submitted by the applicant, but subject to corroboration by the Council;
- Northumberland Homefinder statistics (the Council's choice-based lettings system); and
- intelligence from Registered Providers operating in the county.

Policy HOU 11 (part 2) requires that at least 50% of affordable homes on development sites, as well as at least 20% of market homes, are built to meet or exceed the enhanced M4(2) accessibility and adaptability technical standards of the Building Regulations.

Strategic Housing Market Assessment

7.37 The SHMA for the county-wide strategic housing market area is generally reviewed and updated every 3-5 years. The latest Northumberland SHMA Update (June 2018) identified the county's strategic housing mix and affordable housing needs, as reflected in the draft Local Plan.

7.38 The site is in the Tyneside Commuter Belt South East and the main settlements in this sub-area are Amble, Ashington, Blyth and Cramlington. There are few visitors and second homes in this area with variable property values within a linked area of search. The area has a significant amount of attraction for commuters into Newcastle and forms a distinct housing market sub-area.

7.39 The current market housing mix for the area is dominated by 3-bedroom houses (43.8%), with a more equal distribution of 1-2 bed houses (18.5%) 1-2 bed bungalows (12.3%) and 4+ bed houses (11.8%) . However, the blend of aspirations and expectations indicates a change in demand, with 45.9% of people indicating 2 bed

bungalows, 21.6% 1 bed flats, 18.4% 2 or more bed flats with a decrease in 11.2% for 3 bed houses and 10% for 4+ bed houses.

7.40 Hadston is a low demand area with little scope for further affordable rented units. The most recent development was the 4 x 1-bedroom flats developed by Karbon Homes. Karbon Homes believed that this would meet the current affordable rented demand within Hadston.

7.41 The Miller Homes site provided 2-bedroom bungalows for affordable rent. Riverside Housing have stated that these units are hard to re-let with little interest from incomers so rely on local residents. Also, with the current high numbers of commitments in Amble and the affordable housing provided as part of those sites, this will satisfy the wider demand for the area.

7.42 In this case 17% affordable housing is proposed on the site with a proposed mix as follows:

9 x 2 bedroom bungalows
35 x 2 bedroom houses
31 x 3 bedroom houses

13 are proposed to be affordable units (7 share ownership and 6 discount market value). This equates to 17% affordable housing provision (13 units, so above the minimum 8 required by policy).

7.42 The proposed affordable housing mix and tenure breakdown of 7 shared ownership (3 x 2-bedroom bungalows and 4 x 2-bedroom houses) and 6 DMV (2 x 2-bedroom bungalows, 1 x 2-bedroom houses and 3 x 3-bedroom houses) is broadly in line with the local and national policy requirements and thus would satisfy current requirements.

Highways

7.43 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.

7.44 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”

7.45 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

7.46 Overall, the site provides adequate car parking on site that meets the parking standards in the NLP.

7.47 The imposition of conditions and informatives with regards to details securing the proposed car parking and access specification. In addition, details on the passing places to improve existing road safety is to be imposed and 1 electric charging points shall be installed in the interests of sustainable development. A construction method statement is also required to ensure highways safety is not compromised during works to the site. As such, the application is in accordance with Policy TRA 1, TRA 2, TRA 4 and the NPPF.

7.48 The Highways Development Management Team sought some amendments to the scheme to enable the scheme to function safely. These amendments were submitted and considered to be acceptable. There are no further concerns in respect of highway safety.

Ecology

7.49 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.

7.50 In this case, an Ecological Appraisal and an Assessment Tree Protection Plans was submitted which identified a number of potential impacts, such as loss of hedgerow habitat. These documents have been assessed by the County's Ecologist who has confirmed that, as the applicant has agreed to contribute towards the Coastal Mitigation Service, this will ensure that adequate mitigation will be provided to address increased recreational disturbance and damage with the coastal designated sites. This has enabled the Ecologist to reach a conclusion that there will be no adverse effect on site integrity in respect of this issued when undertaking the Habitats Regulations Assessment for the development.

7.51 A class Habitat Regulations Assessment has been agreed with Natural England and applies to all developments where a contribution to the Coastal Mitigation Service has been agreed. Consequently, there is no need to complete an individual HRA for each scheme. As such, it is considered that the proposal in respect of all ecology matters is acceptable in accordance with Policy ENV 2.

Public Protection

7.52 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.

7.53 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.

7.54 Environmental Protection has no concerns relating to this development with respect to noise generation during the construction or operational phases given the developments distance from sensitive receptors.

7.55 Overall, subject to conditions, the application does not conflict with Policies POL1, POL 2 and the NPPF

Flood Risk and Drainage

7.57 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.

7.58 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 secure achievable surface water discharge rates.

7.59 As such, the application satisfies the requirements of Policy WAT 3. WAT 4 and the NPPF.

Archaeology

7.60 Trial trenching was undertaken during September and October 2021 and no archaeological remains were identified. As such, no archeological mitigation will be required.

Climate Change

7.61 Local Plan Policy QOP1 establishes numerous design principles, some of which seek to ensure development proposals respond to and mitigate against the impacts of climate change. It indicates that proposals will be supported where design makes a

positive contribution to local character and distinctiveness, incorporates high quality materials, ensures that buildings are functional for future uses, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.62 Local Plan Policy QOP 5 relates to sustainable design and construction. In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, the policy indicates that proposals will be supported where they incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation, and lighting amongst other matters.

7.63 Paragraph 7 of the NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, one of which is an environmental objective. This objective seeks to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.

7.64 The proposed development would make use of a previously developed and now vacant site within Hadston, making efficient use of land in line with the aspirations of local and national planning policies. The design incorporates the creation of green space to the front of plots 5-9, including the planting of mature trees. Further measures to help mitigate climate change and secure enhancements to biodiversity include the creation of wetland habitat, which would include the planting of mature hedgerows and serve as a SuDS system for the site, with the development maximising the use of permeable surface materials where possible. Native species planting is also proposed within areas of open space and play facilities, with wider ecological benefits including provision of bat roosting opportunities and bird nesting facilities.

7.65 The homes themselves are proposed to be 'Net Zero Operational Carbon' homes, designed in a mix of 2 and 3-bedroom homes in semi-detached and terraced forms. A new dwelling with net zero operational carbon is defined as a home that does not burn fossil fuels and is 100% powered by renewable energy. To achieve this, the Applicants are proposing a balanced approach, delivering fabric efficiencies alongside the installation of Low and Zero Carbon technologies. These technologies include the use of air source heat pumps applied to all properties, the use of solar panels and 100% low energy lighting throughout. Layouts have also been designed to optimise gain from solar energy for lighting and heating of properties.

7.66 Taking the above into consideration, it is considered that the proposals seek to mitigate against the impact of climate change and are acceptable in accordance with policies STP4, QOP1 and QOP5 of the Northumberland Local Plan and consistent with the aims of the NPPF.

Healthcare

7.67 Policy INF 1 of the NLP seeks to ensure that development is acceptable in planning terms, and unacceptable impacts are properly mitigated, proposals must demonstrate that there is sufficient appropriate physical, community, social and green

infrastructure capacity, both on and off-site, to support the needs arising from the development.

7.68 In relation to healthcare, the NLP states that the provision of healthcare is an essential community service requiring a range of facilities and built infrastructure.

7.69 Policy INF 6 of the NLP equally states that where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable.

7.70 The NPPF sets out that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, amongst other things, health, education and cultural infrastructure.

7.71 In this case, it is recognised in line with national and local plan policy that the proposed development is required to contribute towards healthcare provision. This cannot be accommodated on site therefore a financial contribution of £36,900 will be secured through the Section 106 agreement to allow for a required surgery capacity expansion of 12.3sqm.

Education

7.72 Policy STP 5 of the NLP addresses health and wellbeing and recognises the value of ensuring development has access to a range of facilities, including education. Policy INF 1 is about delivering development related infrastructure and Policy INF 2 relates to community services and facilities (including education facilities) and supporting improvement in terms of quantity, quality and accessibility, where these will meet an identified need.

7.73 The NPPF, in promoting healthy and safe communities, equally seeks to ensure that development should provide opportunities to widen choice in education.

7.74 In this case, the Council's Education Officers were consulted on the proposal and advised that the proposed development lies within the catchment areas of Red Row First School and James Calvert Spence College. The additional 75 dwellings proposed would not impact on either school/college, however, a financial contribution of £99,000 is requested towards SEN provision. This is documented in the S106 agreement.

Other Matters

7.75 The Fire and Rescue Services have no objection to the proposal in principle.

7.76 Northumbria Police raised some concern regarding the heights of the fences in some area of the development leading to hiding places for potential offenders. This was taken on board by the applicant and addressed through an amended plan.

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. Recommendation

That this application be GRANTED permission subject to the following conditions and the finalisation of the S106 containing the following:

- Off site open space contribution of £47,653.98 (including 5 years' maintenance)
- 17% on site affordable housing provision
- Special Educational Needs (SEN) provision: £99,000 towards
- Coastal Mitigation of £615 x 75 dwellings: £46,125.00
- Healthcare financial contribution: £36,900

Conditions/Reason

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

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

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

Plans

1263-ADV Drawing No 100 Revision E Dated 06.20 Sketch Layout Revision dated 07/06/2022

1263-ADV Drawing No 101 Revision C Dated 11.20 Adoption Plan Revision dated 08/03/2022

C001 Revision P03 Dated September 21 Proposed Highway Improvements Revision dated 03/03/2022

C002 Revision P03 Dated September 2021 Proposed Residential Development Revision dated 03/03/2022

1263-ADV Drawing No. 103 Revision B Dated 11.20 Surface Treatment Plan Revision dated 25/01/2022

1263-ADV Drawing No. 105 Revision B Dated 06.20 Renewable Energy Site Plan Revision dated 25/01/2022

1263-ADV Drawing No. P20.11 Revision A Dated 11.20 T07 – Proposed Floor Plans Revision dated 26/01/2022

1263-ADV Drawing No P30.11 Revision A Dated 11.20 T07 – Proposed Elevations Revision dated 26/01/2022

1263-ADV Drawing No P30.12 Dated 11.20 BU4 – Proposed Elevations

1263-ADV Drawing No P20.12 Dated 11.20 BU4 - Proposed Floor Plans

1263-ADV Drawing No P30.10 Dated 11.20 T02 – Proposed Elevations

1263-ADC Drawing No P20.10 Dated 11.20 T02 – Proposed Floor Plans

1263-ADV Drawing No 200 Revision A Dated 11:20 Indicative Streetscenes Revision dated 08/11/2022

1263-ADV Drawing No 102 Revision C Dated 11.20 Boundary Treatment Plan Revision dated 25.04.2022

Figure 2: Hadston Industrial Estate Evaluation trench location plan (Ref AD387 October 2021)

138433/2009 - Drainage Construction Details 3 Dated 19.08.2022

138433/2005 - Drainage Construction Details Sheet 2 Dated 14.12.2020

138433/2001 Revision D – Proposed Drainage Layout Sheet 1 Dated 17.07.2020

138433/2003 Revision B – Proposed Drainage Layout Sheet 3 Dated 07.12.2020

138433/2002 Revision B – Proposed Drainage Layout Sheet 2 Dated 17.07.2020

138433/2006 Drainage Notes Dated 14.12.2020

138433/2007 Proposed Manhole Schedules Surface Water Dated 14.12.2020

138433/2008 Proposed Manhole Schedules Foul and Combined Dated 14.12.2020

138433/2004 – Drainage Construction Details Sheet 1 Dated 14.12.2020

Approved Documents

Aboricultural Method Statement Tree Protection Plan Drawing Ref AMS TPP Dated 04.12.2020

Hydraulic calculations MD Output Storm East uploaded to Northumberland planning webpage on 23/08/2022

Hydraulic calculations MD Output Storm west uploaded to Northumberland planning webpage on 23/08/2022

Proposed Drainage Layout Sheet 1 138433/2001 Rev D dated 19/08/2022 produced by Fairhurst

Proposed Drainage Layout Sheet 2 138433/2002 Rev B dated 04/02/2022 produced by Fairhurst

Proposed Drainage Layout Sheet 3 138433/2003 Rev B dated 19/08/2022 produced by Fairhurst

Drainage Construction Sheet 1 138433/2004 Rev – dated 14/12/2020 produced by Fairhurst

Drainage Construction Sheet 2 138433/2005 Rev – dated 14/12/2020 produced by Fairhurst

Drainage Construction Sheet 3 138433/2009 Rev – dated 19/08/2022 produced by Fairhurst

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

03. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy QOP 2 of the Northumberland Local Plan.

04. 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
- vi. Highway condition survey of the U6086 for the full extent including B1330 junction

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

05. No dwelling shall be occupied until details of the proposed highway works including: -

- Provision of a new footway along the U6086;
 - Upgrading of crossing facilities at the U6086/B1330 junction;
 - Upgrading of existing bus stops along the B1330;
- have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

06. No dwelling shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

07. No dwelling shall be occupied until the car parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

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

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

09. No dwelling shall 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 and Policy TRA1 of the Northumberland Local Plan.

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

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

11. The development shall not be occupied until details of a Framework Travel Plan in respect of each of the occupiers of any building on the application site have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Framework Travel Plan shall be implemented in accordance with the approved details. This Framework Travel Plan must include:

- i the contact details of a suitably qualified Travel Plan Co-ordinator;
- ii an implementation programme;
- iii an on-site assessment including details of transport links to the site, on-site facilities and any transport issues and problems;
- iv clearly defined aims and objectives in relation to travel modes; and
- v clearly defined senior management and staff responsibilities and roles in the implementation of the Framework Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

12. Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

13. 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.

14. 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.

15. 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.

16. The development hereby permitted shall not be commenced until a written remediation strategy detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised.

17. Prior to the development being brought into use the applicant shall submit a verification report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that risks from land contamination are minimised.

18. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy 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 are minimised.

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

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

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

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity.

20. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 19 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 & amenity.

21. Prior to the occupation of any habitable dwelling, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties.

22. No works of construction shall be commenced until a verification report detailing the position of all boreholes installed for the investigation of soils, ground gases, groundwater or geotechnical purposes (including grouting), is submitted to the Local planning authority. The verification report shall detail how redundant boreholes have been decommissioned and how any borehole that needs to be retained, post-development, for monitoring purposes will be secured, protected and inspected.

Reason: To ensure that redundant boreholes are safe and secure, and they do not cause preferential pathways for contamination and gas movement.

23. The acoustic glazing and ventilation scheme specified within the document entitled Noise Assessment, February 2021, Job Number: A090070-195-1 shall be implemented in full before the development is brought into use. The approved works shall be retained for the life of the development unless agreed in writing with the local planning authority.

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

24. The boundary treatment specified within the document entitled Noise Assessment, February 2021, Job Number: A090070-195-1 shall be implemented in full before the development is brought into use.

The barrier shall be maintained in accordance with the approved scheme and retained throughout the life of the development.

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

25. The cumulative noise from any fixed external plant associated with the scheme, including Air Source Heat Pumps, should not exceed the representative background (LA90) levels at free field locations representing facades of nearby existing and proposed dwellings.

Noise levels should be assessed by measurement or calculation based on the guidance presented within BS4142: 2014+A1:2019 or subsequent versions of this guidance.

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

26. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" dated "January 2021". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 0304 and ensure that surface water discharges to the surface water sewers at manholes 9303 and 1307. The surface water discharge rate shall not exceed the available capacity of 2.5l/sec for manhole 9303 and 3.7l/sec for manhole 1307 that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

27. No development will take place unless in accordance with the report Ecological Appraisal Hadston July 2020 by E3 Ecology including;

- Trees and hedgerow lost will be replaced at a ratio of 1:1. Planted trees/hedgerows will be of native or fruit bearing species.
- Lighting will be avoided along the eastern and western boundaries of the site and where required will be low level, below 2m in height, and low lux, below 1 lux 5m from the light source. High intensity security lights will be avoided as far as practical. Where security lights are required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Close boarded fences between gardens will be avoided, or gaps 13cm x 13cm will be provided in fences between each garden to allow hedgehog to forage across the site.
- Vegetation clearance/tree felling will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ornithologist confirms the absence of active nests.
- Cotoneaster sp. will be removed to a method statement and disposed of as controlled waste.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012, and in accordance with the Arboricultural Impact Assessment Tree Protection Plan (TPP) (All About Trees, 04.12.2020).
- Any landscaping space within the development footprint but outside of garden areas will be planted with a species rich wildflower grassland to compensate for the loss of grassland habitats.

In addition:

- Bat roosting opportunities and bird boxes will be included in the site post-development.

These should be built into the new development and be included in a minimum of 1 in 1 units. Bird boxes should be suitable for swift, house martin, house sparrow and/or starling. Swift boxes in groups of 4 to the northern elevation away from windows are preferred.

The above matters relating to detailed landscaping plans, non-native species control, lighting, hedgehog gaps and provision of bat and bird boxes will be provided to the LPA for approval in writing prior to the commencement of development, with the details being fully implemented as approved.

Reason: to maintain and enhance the biodiversity value of the site in accordance with the NPPF.

28. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.

Reason: To achieve a satisfactory form of development and to ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers and in accordance with QOP 2 of the NLP.

Date of Report: 25.10.2022

Background Papers: Planning application file(s) 21/02551/FUL

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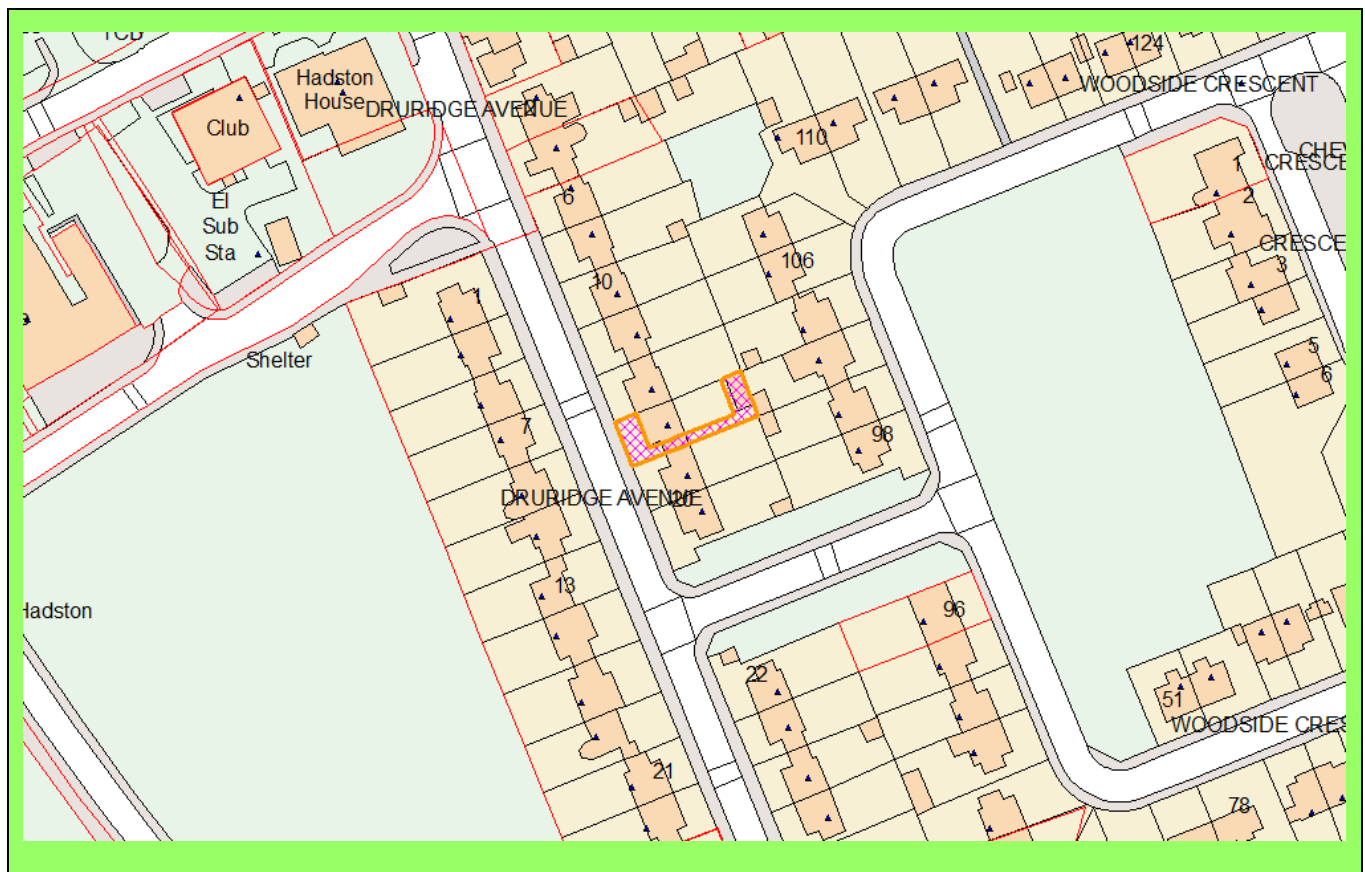
Northumberland County Council

Castle Morpeth Local Area Council Committee

Monday 14th November 2022

Application No:	22/02504/FUL		
Proposal:	Change of use from garden room (C3 Use) to nail and beauty treatment room (Sui Generis) (retrospective)		
Site Address	16 Druridge Avenue, Hadston, Northumberland, NE65 9SJ		
Applicant/ Agent	Mr Jon Tweddell Coble Quay, Amble, Northumberland, NE65 0FB		
Ward	Druridge Bay	Parish	East Chevington
Valid Date	21 July 2022	Expiry Date	15 September 2022
Case Officer Details	Name: Mr Ben Briggs Job Title: Planning Technician Tel No: Email: Ben.Briggs@northumberland.gov.uk		

Recommendation: That this application be **GRANTED** permission



1. Introduction

1.1 This application was referred to the Executive Director of Planning and Chairs of the relevant Local Area Council committee for a decision on how the application was to be determined due to parish objection. It was confirmed that the application should be referred to members for a Local Area Council committee decision.

2. Description of the Proposals

2.1 The application is for a change of use from garden room (C3 Use) to nail and beauty treatment room (Sui Generis) at 16 Druridge Avenue, Hadston.

2.2 The opening times of the premises will be 09:30 - 16:30 Monday and Tuesday. 9:30 - 19:00 Wednesday to Friday. There will be no crossovers with 1 client maximum at a time. One apprentice is employed and walks to work. The business will be catered for inside the shed at all times, never outside, this includes no waiting or sitting outside.

2.3 There is parking available in the form of one in curtilage space at the front of the property, roadside parking to the front and east of the site which bounds the open greenspace and further parking is available at the precinct if required. 75% of clients live in the area and walk to their appointment. Furthermore, there are plans put into place next year to change the front garden into a tarmac driveway which should be able to park 3-4 cars.

2.4 The weekly waste consists of mostly recyclable products. For example, couch roll, nail wipes and tin foil. There are two small bins under the nail desks which are emptied weekly and placed into the home recycling bin which is emptied fortnightly. They also use a 3rd small bin which is mostly non-recyclable materials consisting of used wax strips and spatulas which is emptied weekly and placed in the home bin. If at any point the bins overflow with waste, the applicant is happy to take the refuse to the local tip. Any contaminated waste is collected by PHS once a month which the applicant has a contract in place for. All storage is within the cabin.

2.5 It is noted that the business is already operating from the premises therefore making this application retrospective.

3. Planning History

N/A

4. Consultee Responses

East Chevington Parish Council	<p>1. There are already complaints from people in neighbouring properties about extra footfall going past their doors and an increase of cars parking in the street.</p> <p>2. We are currently campaigning to try to save our high streets and local shopping areas and believe that if we allow this type</p>
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	of development to go ahead then we are going in completely the opposite direction.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	1
Number of Support	3
Number of General Comments	0

Notices

No Site Notice Required.
No Press Notice Required.

Summary of Responses:

One objection from the parish (see above) and three letters of support have been received.

In summary the support comments are the following:

- A much-needed service in the village, providing all ages with treatments.
- The proposal has an apprentice therefore providing employment experience.
- As a resident in this street I have no objection to the minimal extra footfall and there has been no noticeable extra traffic or parking in my opinion. Nothing has been taken away from Hadston Precinct as there is no other business offering the same services.
- Not noticed an inconvenience to ourselves or noticed any significant increase in traffic or footfall on the street.
- To help mitigate the concerns the Parish Council has raised to your business we offer to you the free use of our Driveway during your hours of business on the days our Driveway is not in use which is 4 days a week.

The full written text is available on our website at:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=neighbourComments&keyVal=REYV95QSI4J00>

6. Planning Policy

4.1 Development Plan Policy

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

HOU 9 - Residential development management

QOP 2 - Good design and amenity

STP 1 - Spatial strategy (strategic policy)

ECN 11 – Employment uses in built-up areas and home working

4.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

NPPG - National Planning Practice Guidance (2021, as updated)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case 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

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

- **Principle of the development**
- **Design and visual impact**
- **Impact on amenity**

Principle of the development

7.3 Policy STP1 aims to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets. The application site is located within the Service Village of Hadston and in line with Policy STP 1, will enhance the vitality of the community and support the economic growth in the area.

7.4 It is accepted that the proposal is non-domestic and is a business within the curtilage of a residential dwelling, however, Policy STP 1 does not distinguish between the two when it refers to supporting economic growth. In relation to the Hadston as a Service Village, it states that it will be the focus for investment in rural areas, and support the provision and retention of local retail, services and facilities. This proposal is considered to be at a scale that would not impact on the residential amenity, which is expanded upon in the following paragraphs.

7.5 Policy ECN 11 of the Local Plan supports businesses operated from within built-up areas, including residential areas and people's homes, subject to highways, access and amenity considerations. Criterion C allows for the creation of workspace for home-run businesses involving the conversion of part of a dwelling, its outbuildings, or the development of appropriately scaled new buildings within the dwelling curtilage. This will be addressed in more detail later in the report.

7.6 The Parish Council has raised concerns around businesses being located in the town centre to support the high street, as opposed to being located within residential areas. As mentioned, Policy STP 1 does not differentiate between town centre and home businesses when it supports economic growth. Equally, Policy ECN 11 supports this type of business development, in principle. It is reasonable to assume that should this business relocate to the high street, the overheads would be significantly greater, to the point it may render it unviable. The material planning

considerations in respect of home businesses heavily rely upon the impact they might generate in terms of traffic, parking, noise, odour, hours of operation, refuse, deliveries etc. If the neighbouring residents would be unreasonably impacted by any of these, the use would unlikely be supported. However, in this case, and taking all of the potential impacts into account, it is not considered that disruption would occur, and it is likely that neighbouring residents would not be aware that a business was operating. To assist with this, two conditions are listed later in the report which control the functions of the business further. One requires no crossover of clients, and one relates to any intensification of the use, which the applicant is happy to adhere to. It is therefore considered that the principle of development is acceptable and in accordance with the Northumberland Local Plan Policy STP1 and the NPPF.

Design and visual impact

7.7 The proposal would not have a significant adverse impact on the visual amenity of the dwellinghouse or street scene and the surrounding properties as no external changes to the shed are proposed. The materials of the shed are also in keeping with a traditional garden shed, creating a visually pleasing addition in the rear garden. Therefore, in terms of design the current proposal is deemed to be in accordance with Policies QOP2 and HOU 9 of the Northumberland Local Plan and the NPPF.

Impact on amenity

7.8 The impact on the amenity of the neighbouring properties has been carefully considered by officers and touched upon in paragraph 7.5. The scale, positioning, noise and usage of the treatment room have been assessed and is not considered to have a significant impact on the residential amenity. There is one in curtilage space to the front of the property for the resident, and roadside parking to the front and east of the site which bounds the open greenspace for visitors. Ordinarily, this may present a concern, however, as the photographs in the presentation show, there are areas of parking that do not interfere with any residential properties which could comfortably accommodate 1 visitor vehicle. Furthermore, there are plans put into place next year to change the front garden into a tarmac driveway which should be able to park 3-4 cars. The operational hours are weekdays only leaving all parking areas free at weekends and with no crossover appointments, any cars parking at the site should be at a minimum. With that in mind, the proposal is considered to be acceptable in terms of amenity in accordance with Policies QOP 2 of the Northumberland Local Plan and the NPPF.

Other Matters

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Recommendation

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

Conditions/Reason

01. The development hereby permitted shall stay in complete accordance with the approved document and plans.

The approved plans and documents for this development are: -

1. Drawing number: 1406 - 03, titled: SITE PLAN - PROPOSED (received 21st July 2022)
2. Drawing number: SO175057 titled: FLOOR, ROOF PLANS AND ELEVATIONS - PROPOSED (received 21st July 2022)
3. Application form (received 21st July 2022)

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

02. From the date of planning permission hereby granted, there shall be no crossover appointments at any time. A short period of time shall lapse between one client leaving the premises and another arriving. This pattern shall continue for as long as the business is in use.

Reason: To discourage negative parking implications as a consequence of the business in the interests of neighbour residential amenity.

03. Should the use hereby granted planning permission intensify in any way including increased staffing or client numbers, or nature/operations of the use, the applicant shall contact the Local Planning Authority without delay.

Reason: In the interests of residential amenity.

Date of Report: 21/09/2022

Background Papers: Planning application file(s)

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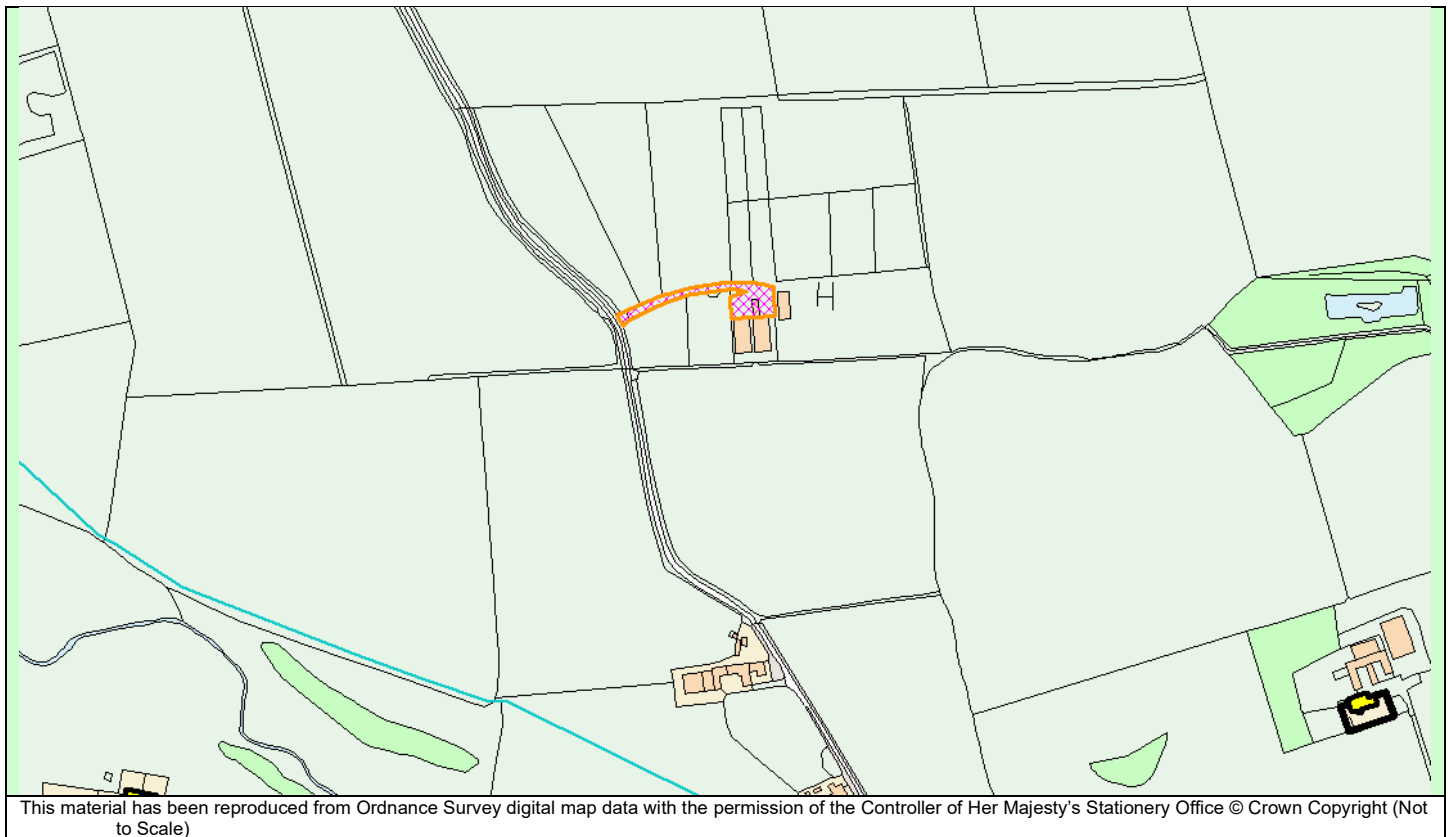


Northumberland
County Council

Castle Morpeth Local Area Council Committee
14 November 2022

Application No:	22/02904/FUL		
Proposal:	Installation of concrete hardstandings and pathways to accommodate a horse walker		
Site Address	La Luna Farm, Mill Lane, Heugh, Northumberland, NE18 0PS		
Applicant:	Miss Deborah Wilkinson La Luna Farm, Mill Lane, Heugh, Northumberland NE18 0PS	Agent:	None
Ward	Ponteland West	Parish	Stamfordham
Valid Date:	6 September 2022	Expiry Date:	15 November 2022
Case Officer Details:	Name: Mr Ryan Soulsby JobTitle: Planning Officer Email: Ryan.Soulsby@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 Following the receipt of 6no objections from neighbours and members of the public, the application was referred to the director of planning and the chairs of the local area council committee. The chair referral response confirmed that the application shall be determined at local area council committee.

2. Description of the Proposals

- 2.1 Planning permission is sought for the installation of concrete hardstanding and a horse walker structure at La Luna Farm, Mill Lane, Heugh.
- 2.2 The provision of concrete hardstanding throughout the site would allow access to the existing barns and horse walker, replacing the existing gravelled tracks. The hardstanding would be located to the front of the 2no barns with the horse walker also located in front of the structures, south of the existing internal access road.
- 2.3 The proposed horse walker would have a width of 11.6 metres with an overall height of 1.86 metres. The structure has a metal frame.
- 2.4 The site currently comprises of a residential chalet, 2no barns and an outdoor riding/ménage arena. Temporary permission was granted for the residential chalet on site in November 2020 however, permanent planning permissions are in place for the 2no barns and outdoor arena at the site.

3. Planning History

Reference Number: 19/00509/FUL

Description: Proposed siting of a temporary dwelling house / chalet

Status: Withdrawn

Reference Number: 19/01301/ROAD

Description: Prior notification for access road to agricultural barns

Status: Prior approval not required

Reference Number: 19/04829/FUL

Description: Resubmission: Proposed siting of 1no. chalet and part change of use of 1no. barn.

Status: Non-determination

Reference Number: 20/01784/FUL

Description: Part Change of Use of 1No Barn and Retrospective Planning Permission for Septic Tank

Status: Refused

Reference Number: 21/02140/NONMAT

Description: Non-material amendment (Repositioning of Windows) on approved application 19/04829/FUL

Status: Permitted

Reference Number: 18/03553/AGRGDO

Description: Prior notification for a new agricultural buildings to provide covered area

for livestock and storage for hay and machinery.

Status: Withdrawn

Reference Number: 18/04271/FUL

Description: Proposed construction of 2no. barns

Status: Permitted

Reference Number: 20/02422/MISC

Description: Install 2x 10m wooden pole (8.2m above ground) and 6x 9m wooden pole (7.3m above ground).

Status: Permitted development

Reference Number: 21/00154/FUL

Description: Proposed menage and retrospective planning permission for septic tank

Status: Permitted

Appeals

Reference Number: 20/00027/NONDET

Description: Resubmission: Proposed siting of 1no. chalet and part change of use of 1no. barn.

Status: Allowed

4. Consultee Responses

Stamfordham Parish Council	No objection.
Highways	No objection.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	6
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

6no objections were received against the application from neighbouring residents and members of the public. Concerns were raised regarding:

- Inappropriate development in the Green Belt;
- 'Creeping' development at the site;
- Potential retrospective nature of the scheme;
- Highways safety;
- Temporary permission for the residential chalet;
- Impact on countryside and wildlife;

- Overall use of the site.

Material planning considerations will be assessed within the below appraisal.

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

<http://publicaccess.northumberland.gov.uk/onlineapplications//applicationDetails.do?activeTab=summary&keyVal=RGHQ5JQSITD00>

6. Planning Policy

6.1 Development Plan Policy

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

Policy STP 1 - Spatial strategy (strategic policy)
 Policy STP 2 - Presumption in favour of sustainable development (strategic policy)
 Policy STP 3 - Sustainable development (strategic policy)
 Policy STP 4 - Climate change mitigation and adaptation (strategic policy)
 Policy STP 5 - Health and wellbeing (strategic policy)
 Policy STP 7 – Strategic approach to Green Belt (strategic policy)
 Policy STP 8 – Development in the Green Belt (strategic policy)
 Policy QOP 1 - Design principles (strategic policy)
 Policy QOP 2 - Good design and amenity
 Policy QOP 4 - Landscaping and trees
 Policy QOP 6 - Delivering well designed places
 Policy TRA 2 - The effects of development on the transport network
 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 3 - Flooding

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)
 National Planning Practice Guidance (2022) (NPPG)

7. Appraisal

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

- Principle of development (open countryside and Green Belt);
- Design and visual character;
- Residential amenity;
- Highway safety;
- Ecological impacts.

Principle of development

(open countryside)

7.2 Policy STP 1 of the NLP, read in conjunction with the Policies Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located. The application site is not located within a recognised settlement and is therefore identified as being located within open countryside. Policy STP 1, part g) outlines supports for development within the open countryside providing accordance with other relevant policies within the NLP. Part i) states development will be supported where it can be demonstrated the development *“Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13”*.

7.3 Policy ECN 13 recognises the role of rural locations in providing employment opportunities. An existing equestrian enterprise is currently located at the application site with various structures and facilities located within the site curtilage. The proposed horse walker is proportionate to existing development upon the site and would provide increased facilities for the benefit of horses located at La Luna Farm. The hardstanding is also recognised as subordinate to the level of structures on site and would not represent a significant change from the existing gravelled tracks currently located at site.

7.4 Paragraph 84 of the NPPF is also relevant within this assessment and states that *“Planning policies and decisions should enable:*

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”. The LPA recognise the importance of a horse walker within an equestrian environment and the benefits to the physical condition of the horse or recovery from an injury. The development would ultimately result in the growth and expansion of the existing enterprise.

7.5 The principle of development in the open countryside is therefore acceptable in accordance with policies STP 1 and ECN 13 of the NLP and the NPPF.

(Green Belt)

7.6 Policy STP 7 of the NLP, read in conjunction with the Policies Map, identifies green belt boundaries throughout the county of Northumberland. The application site is located within designated Green Belt land therefore the provisions of policy STP 8 apply with this assessment.

7.7 Policy STP 8 of the NLP directs the decision maker to the NPPF when determining if a development would be recognised as inappropriate within the green belt. Paragraph 149 of the NPPF states that *‘a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt’* before recognising certain exceptions to this. Paragraph 149 b) states an exception as being *“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”.

7.8 The proposed horse walker would be located to the north of the existing barns on site, with the existing outdoor riding/ménage arena located to the west. The scale and massing of the structure ensures it would be viewed as subordinate to the existing barns and temporary residential chalet located at La Luna Farm and would therefore have limited impact upon the openness of the Green Belt, both on visual and physical grounds. Due to the topography of the site and surrounding land, the proposed horse walker and hardstanding would not be readily visible from neighbouring sites or pathways.

7.9 The proposed development represents an acceptable form of development in the Green Belt which would not cause harm to the openness of the Green Belt, nor conflict with the 5no Green Belt purposes as set out within paragraph 138 of the NPPF. The principle of development within the Green Belt is therefore acceptable in accordance with policies STP 7 and STP 8 of the NLP and the NPPF.

Design and visual character

7.10 Policy QOP 1 of the NLP states developments must *'make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography'*. The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development with paragraph 130 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.11 The proposed development would not cause harm to the visual character of the application site or wider area. The proposed horse walker structure is a common feature within equestrian enterprises and the scale and massing of the proposal is subordinate to existing buildings located upon site. As previously outlined, the site is not readily visible within the public domain due to existing boundary treatments and land topography. The proposal represents good design in accordance with policy QOP 1 of the NLP and the NPPF.

Residential amenity

7.12 Policy QOP 2 of the NLP states that *'development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area'*. Paragraph 130, part f) of the NPPF states that planning decisions should ensure that developments *'create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users'*.

7.13 The nearest residential property outside of the site curtilage is located approximately 230 metres to the south. The proposals as set out within the submitted details would not impact upon the amenity of neighbouring residents.

Highway safety

7.14 Policy TRA 2 of the NLP states that developments will be expected *'provide effective and safe access and egress to the existing transport network'* and *'include*

appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or highway safety'. Paragraph 111 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

7.15 Consultation was undertaken with highways development management who raised no objection to the application proposals. There is to be no alterations to the existing access arrangements at the site, nor is it expected the proposed development would represent a significant intensification of use at the site which may impact upon highway safety. The proposal therefore accords with policy TRA 2 of the NLP and the NPPF.

Ecological impacts

7.16 Policy ENV 2 of the NLP states that developments should minimise their impact upon biodiversity and geodiversity and where possible, secure net gains. These provisions are mirrored within paragraph 174, part d) of the NPPF.

7.17 The proposed horse walker and concrete paths would be sited upon an existing gravelled area which serves no ecological value. The proposed development would therefore not impact upon protected species or their habitats, in accordance with policy ENV 2 of the NLP and the NPPF.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

7.21 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable

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

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

8. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

02. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans for this development are:-

- 1) Location plan (received 12th August 2022)
- 2) Proposed elevations (received 16th September 2022)
- 3) Proposed site plan (received 6th September 2022)

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

03. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other re-enacting or revoking Order with or without modification), the development hereby approved shall only be used for the private use of La Luna Farm, Mill Lane, Haugh and for no other purpose.

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

Date of Report: 25th October 2022

Background Papers: Planning application file(s) 22/02904/FUL



Northumberland County Council

Appeal Update Report

Date: November 2022

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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

Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

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

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

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

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03389/FUL	<p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: development would appear as an incongruous and over dominant addition to the street scene resulting in significant harm to the visual amenity of the locality.</p>	<p>4 January 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/01457/CLEXIS	<p>As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received 16/9/21) as a Motocross Track with associated visitor parking, catering van, portable toilet, security gates and sign in shed. Operating times throughout the year (excluding every Tuesday together with Christmas Day, Boxing Day and New Years Day when it is closed) are 8am-5pm (bikes allowed on tracks from 10am-4pm only) with additional opening hours of 4pm-7pm on Monday, Wednesday and Friday during the months of May, June, July, August and September (amended 29/9/21) - Motorcycle track west of School House Farm, Kiln Pit Hill</p> <p>Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.</p>	<p>9 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian's Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>

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

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

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

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

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

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

Inquiry and Hearing Dates

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

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland County Council

COMMITTEE: CASTLE MORPETH LOCAL AREA COUNCIL

DATE: 14TH NOVEMBER 2022

HOMELESSNESS AND ROUGH SLEEPING

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

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

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

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

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

Key issues

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

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

Background

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

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

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

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

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

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

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

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

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

The priorities within this strategy have been identified as follows;

- **Priority 1**
Improve services and accommodation options for rough sleepers and single homeless people
- **Priority 2**
Provide early intervention, prevention, and relief of homelessness through effective partnership working
- **Priority 3**

Improve access to suitable, affordable, and quality permanent, temporary, and emergency accommodation across all sectors

- **Priority 4**

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

- **Priority 5**

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

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

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

The Statutory Role of the Council

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

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

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

Current Council Provision

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

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

Due to the demand on Temporary Accommodation, we have acquired a further 6 dispersed units of Temporary accommodation via agreement with Advance and by

Purchase and Repair using Homes England funding. These are in the Ashington and Bedlington area and consist of both houses and flats, increasing our flexibility to support people for whom shared accommodation would not be appropriate.

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

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

Commissioned Provision

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

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

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

Challenges

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

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

Homelessness statistics from 1 April 2020 to 31 March 2022

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

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

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

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

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

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

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

Reasons for Homelessness

The figures below show that the main reason for homelessness in Northumberland remains consistently domestic violence, however there was a 10% decrease from

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

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

2020/21 to 2021/22. The second highest reason for homelessness, exclusion from the family home, accounted for around 33% of all reasons for homelessness.

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

Table 2: Reason for homelessness

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

Total	533	710
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County Areas of Homelessness

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

Services to Support People Sleeping Rough

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

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

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

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

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

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

Conclusion

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

Implications

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

Carbon reduction	none
Health & Wellbeing	Sustaining tenancies and reducing homelessness & rough sleeping will have a positive impact upon the health & wellbeing of residents.
Wards	All

Background papers:

Draft Homelessness & Rough Sleeper Strategy for Northumberland 2022-2024

Report sign off.

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

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

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**Northumberland County Council
Castle Morpeth Local Area Council
Work Programme 2022-23**

Lesley Little: 01670 622614 - Lesley.Little@northumberland.gov.uk

UPDATED: 3 November 2022

TERMS OF REFERENCE

- (a) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (b) To advise the Cabinet on budget priorities and expenditure within the Area.
- (c) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (d) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-social behaviour and environmental crime.
- (e) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme
- (f) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
- (g) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
- (h) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (i) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (j) To make certain appointments to outside bodies as agreed by Council.
- (k) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.

- (l) To refer and receive appropriate issues for consideration to or from other Council Committees, and as appropriate invite Portfolio Holders to attend a meeting if an item in their area of responsibility is to be discussed.

ISSUES TO BE SCHEDULED/CONSIDERED

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

To be listed:

Northumberland County Council
 Castle Morpeth Local Area Council
 Work Programme 2022-23

14 November 2022

- Planning and Rights of Way
- Local Services Update
- Homelessness and Rough Sleeping
- Rural Business Growth Service – Presentation

12 December 2022

- Planning and Rights of Way

9 January 2023

- Neighbourhood Policing Update
- Planning and Rights of Way
- Local Services Update
- RAF - Eshott Airfield

13 February 2023

- Planning and Rights of Way

13 March 2022

- Planning and Rights of Way
- Local Services Update
- Digital Connectivity Infrastructure Acceleration (DCIA) project

**NORTHUMBERLAND COUNTY COUNCIL
LOCAL AREA COUNCIL - CASTLE MORPETH MONITORING REPORT
2022-23**

Ref	Date	Report	Decision	Outcome
1	09.05.22	Red Row Drive-to Barrington Drive – Petition received	To receive a report at the next meeting	
2	09.05.22	Petition Report – Reduced Speed and Safer Crossing Points – Morpeth North Bypass	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.	
3	09.05.22	Members Local Improvement Schemes	RESOLVED that the information be noted.	
4	11.07.22	Petition Report - Request for footpath/cycleway connecting Red Row Drive to Barrington Road, Bedlington Station	RESOLVED that the contents of the report and the actions to be taken be noted.	
5	10.10.22	Petition Report - Petition Against On-Going Planning	RESOLVED that a further update report be provided to this Committee in March 2023.	

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		Issues and Environmental Destruction on Land to the South of St Mary's Park, Stannington		
6	10.10.22	Appointments to Outside Bodies	<p>RESOLVED that:</p> <p>1. County Councillors continued appointments on outside bodies as follows:</p> <p>Choppington Education Foundation – M Murphy Druridge Bay Regeneration Partnership – S Dickinson Friends of Morpeth Museum – D Bawn Greater Morpeth Development Trust – R Wearmouth Linton Village Hall Management Committee – L Dunn Lynemouth Welfare Management committee – L Dunn Stakeford/Bomarsund Social Welfare Centre – J Foster and M Murphy</p> <p>2. The following Parish Councillors be appointed to the Stakeford and Bomarsund Social Welfare Centre in addition to the two County Councillors above:</p> <p>Councillor Paul S Vaughan Councillor Hillary Allsopp Councillor Arthur Iley Councillor Graham Huntley</p>	
7	10.10.22	Members Local Improvement Schemes	RESOLVED that the information be noted.	