

# Public Document Pack



## Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Lesley Little

**Email:** Lesley.Little@northumberland.gov.uk

**Tel direct:** 01670 622614

**Date:** Thursday 2 February 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held in **COUNCIL CHAMBER - COUNTY HALL** on **MONDAY, 13 FEBRUARY 2023** at **4.00 PM**.

Yours faithfully

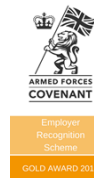
Rick O'Farrell  
Interim Chief Executive

**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  
T: 0345 600 6400  
[www.northumberland.gov.uk](http://www.northumberland.gov.uk)



# 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 - 8)

The Minutes of the meeting of the Castle Morpeth Local Area Council held on Monday, 9 January 2023, as circulated, to be confirmed as a true record and signed by the Chair.

4. **DISCLOSURE OF MEMBERS' INTERESTS**

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

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

NB Any member needing clarification must

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

**5. DETERMINATION OF PLANNING APPLICATIONS**

(Pages 9  
- 12)

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

***Please note that printed letters of objection/support are not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>***

**6. 22/00896/FUL**

(Pages  
13 - 26)

**Change of use of existing portal frame shed from agricultural use to commercial mechanical workshop (use class B2) and construction of new store alongside for agricultural vehicles and equipment.  
Land Adjacent To 7 Jackson Avenue, Ponteland, Northumberland,  
NE20 9UY**

**7. 22/04405/CCD**

(Pages  
27 - 36)

**Resurfacing and realignment of the staff car park and associated areas. Construction of 800kW solar array supplying a 400kW battery energy storage system which will feed 120 electric car charging points. Construct a water attenuation system to improve drainage.  
Staff Car Park, County Hall, Loansdean, Morpeth Northumberland  
NE61 2EF**

**8. APPEALS UPDATE**

(Pages  
37 - 48)

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

**9. LOCAL TRANSPORT PLAN PROGRAMME 2023-24**

(Pages  
49 - 64)

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2023-24 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Executive Director responsible for Local Services in consultation with the Cabinet Member for Environment and Local Services.

**10. URGENT BUSINESS**

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

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

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

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

## Registering Interests

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

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

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

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

### Non participation in case of disclosable pecuniary interest

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

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

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

### Disclosure of Other Registerable Interests

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

### Disclosure of Non-Registerable Interests

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

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

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

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

## Table 1: Disclosable Pecuniary Interests

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

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

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

\* ‘director’ includes a member of the committee of management of an industrial and provident society.

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

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

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

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





## Northumberland County Council

### PROCEDURE AT PLANNING COMMITTEE

---

#### 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, 9 January 2023 at 4.00 pm.

#### PRESENT

J Beynon (Chair) (in the Chair)

#### MEMBERS

R Dodd  
V Jones  
G Sanderson

L Dunn  
M Murphy  
R Wearmouth

#### OFFICERS

L Little  
S Wardle

Senior Democratic Services Officer  
Neighbourhood Services Divisional Manager

Around 3 members of the press and public were present.

#### 74 APOLOGIES FOR ABSENCE

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

#### 75 MINUTES

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

#### 76 PUBLIC QUESTION TIME

No questions had been submitted.

#### 77 PETITIONS

(a) Receive New Petitions – No new petitions were received.

(b) Petitions Previously Received – There were no reports.

(c) Updates on Petitions previously received – No updates were provided. questions had been submitted.

## 78 LOCAL POLICING UPDATE

Inspector John Swan 770 and Sergeant Les Robson 792 from the Morpeth Neighbourhood Policing Team were in attendance and provided an update on policing issues and crime statistics within the Morpeth area. There had been 7485 incidents reported which was a 5% reduction from the previous 12 months. There had been an increase in the number of thefts reported which included opportunist thefts from open motor vehicles, sheds and shoplifting however this was still in line with the rest of the Northern Command area. The team had worked night shifts to actively target those committing these crimes, with two arrested. The signing of an agreement to allow the sharing of information between organisations in relation to Shop Watch was awaited. The reduction of domestic violence was a continuing priority for Northumbria Police. There had been a 24% reduction in antisocial behaviour incidents, with 101 less incidents in the town centre than in the previous 12 month period and work undertaken with Karbon Homes and school engagement around factors which led to antisocial behaviour. There had been an increase in incidents in the more rural areas with off-road motorcycles and partnership working across different areas was now being undertaken to address this with the use of the British Transport Police drone being deployed to identify and track the motorcycles.

Councillors highlighted the issue of “boy racers” within Morpeth Town Centre who intimidated other road users by the way they drove and caused a noise nuisance with the sounds of their exhaust systems. Reports must be made to the Police in order for them to be aware. Warning notices could be issued with further offences resulting in vehicles being uplifted. Vehicles causing a nuisance due to noise would need to be examined to verify levels of noise. Details of vehicles should be passed to the Police if known.

Inspector Wayne Daniels and Inspector Gary Neil would also be invited to future meetings to provide updates in respect of areas not covered by the Morpeth Neighbourhood Policing Team. Requests for traffic speed interventions and locations for the use of hand held devices were discussed at monthly meeting and if the numbers necessitated further interventions then the road safety team would be asked to look at providing a camera van.

The reduction in the number of poaching incidents in rural areas was highlighted with Members being advised that the Rural Crime and Neighbourhood Teams worked with police trained volunteers, who were a massive asset in targeting these type of crimes as they could identify strange vehicles not linked to their own communities.

Inspector Swan and Sergeant Robson were thanked for their attendance.

S Wardle, Neighbourhood Services Divisional Manager provided an update on both Highways and Neighbourhood Services.

### **Highways**

- Over the recent period of bad weather 112 members of staff had worked over 3 shifts to provide 20 hours of cover in a 24 hour period for 11 days with a total of 4,212 hours worked. Over 41,000 miles of road had been gritted by 35 gritters with 5,679 tonnes of dry salt used.
- Teams were continuing with safety inspections, focusing on primary gritting routes as an increased deterioration of the road network was being seen due to the latest weather pattern before and over the Christmas period.
- Winter grit bins and heaps were being replenished as there was a significant demand during the weather event. All requests must go through the contact centre.
- Teams were continuing to complete gully cleansing operations.
- Goose Hill Car Park was now completed.
- Local Transport plan works were ongoing in the area.
- Works to start in the area- Ponteland to Callerton Cycleway

Members commended on the excellent work by staff throughout the period of bad weather. Clarification would be sought on the legal position on shop keepers clearing footpaths outside their properties. Members also requested that the criteria /assessment undertaken for the provision of additional grit bins be emailed to them so that they could advise residents of this when they approached Councillors with requests and also asked if information could be included on the Council's website on where grit could be purchased by individual householders for their own use. A lot of complaints had been received regarding icy footpaths, but it was recognised that there were priority areas for this type of gritting also.

### **Neighbourhood Services**

- Refuse collection services worked well over the Christmas period. Some incorrect dates had been published but a leaflet drop along with a targeted social media campaign providing correct information had been carried out. There had been extra tonnage collected.
- Winter grounds maintenance work was continuing and would be completed on schedule and some assistance had been provided to highways during the period of bad weather.
- Leaf clearance was nearly completed and any areas of concern should be reported.
- The recruitment of seasonal staff was about to commence.

The glass collection trial was continuing with some adjustments made to frequency of collections from 4 weekly to 6 weekly in the Hexham area and a 10 month food waste collection trial was also underway for 4,800 properties in the Morpeth area.

A presentation was provided by Councillor Sanderson, Leader and Councillor Wearmouth, Deputy Leader which gave information on the State of the County reflecting on the work the Council were undertaking based on the Council's priorities of providing value for money, tackling inequalities and delivering growth and jobs. A copy of the presentation would be filed with the signed minutes of the meeting and uploaded to the Committee papers on the Council's website.

Following consultation with residents a number of park commemoration schemes had been announced to form a countywide celebration of the life of the late Queen Elizabeth II. Information on what the Council was doing to help address inequalities in health and education, with the belief that all children should be offered the same opportunity in life to flourish, and the financial support being offered to those people most in need were outlined. The response by residents and communities to an appeal for donations to support Ukrainian nationals had been tremendous. The Council's current Capital Programme included over £806m investment in 2022-2026 to ensure that the infrastructure and facilities were provided to drive future growth and job creation within the County along with further investments through the Borderlands Partnership and North of Tyne Combined Authority.

The Council was continuing to invest in education and skills with a number of capital projects coming forward to in relation to schools within the Coquet, Berwick and Seaton Valley areas along with other educational facilities to grow the skills needed by local employers and industries. At the last focussed visit held in July 2022 in relation to children's social work Ofsted had found many positives in the Council's practice and procedures and in April 2022 88% of the County's schools were judged to be good or better.

The commitment to maintain frontline services had remained with increased funding for highway maintenance in 2022-23, however the recent bad weather had impacted on the number of defects on the road network being reported. The Council had been praised for its work in supporting people requiring care packages after being discharged from hospital and was grateful for staff who provided this service. There was always a need to attract more care workers and travel allowances had been increased to try to encourage more people into this sector.

A new Chief Executive was to start at the Council on 8 February 2023 and recruitment was also underway for a new Executive Team. The Corporate Plan was to be refreshed to drive improvements in all services and a Strategic Change Programme developed to deliver the things that were most important to residents in a cost-effective way. It was hoped that compulsory redundancies could be avoided, but this could not be guaranteed. The recently announced Government settlement had been better than expected and new legislation would give the Council more power to address issues related to second or vacant homes and the pressure this put on some communities. There would still be inflationary pressures on the budget going forward in relation to pay and other factors. Details of the proposed budget would be released at the beginning of February and all Members would be invited to the Corporate Services and Economic Growth Overview and Scrutiny Committee on 13 February 2023.

Members highlighted that the provision of free car parking in town centres, whilst not cheap for the Council to provide, helped sustain the town centres and small businesses. In response to questions in relation to the high number of excess school places within the County especially in the smaller rural areas where there was not a lot of housing investment, investments in solar panels and ash tree dieback, the Leader advised that he would like scrutiny to do a review and take learning from others and report back on ash tree dieback. There was £50m set aside to build affordable housing in areas where this was needed, however there were some issues with land availability in some areas. There was also a need for some communities to accept that some housing development was needed. In respect of solar power, there were a number of capital grants available from Government and the Council was investing in a solar car park at County Hall and permission had been granted for two solar farms. Issues with the grid connections were known and work with major employers and Governing was ongoing to ensure that the grid was fit for purpose.

Members in welcoming the improvements in schools and within Children's services, acknowledged that there was a national shortage of social workers and that the causes of inequalities were of a national and international making and could not be resolved by the work of one local authority, although the measures being undertaken by the Council to try to address these inequalities were supported. The ability to provide a good education and skills training linked to local employment in order to break the cycle of generational workless households was key and it was hoped that the proposed devolution deal would allow the authority to build on what was already being done. Members were encouraged to visit the new Seghill Training Centre where pupils were learning skills which would offer them the opportunity to have good jobs in the future.

**81 LOCAL AREA COUNCIL WORK PROGRAMME**

A copy of the work programme would be emailed to Members.

**82 DATE OF NEXT MEETING**

The meeting of the Local Area Council was scheduled for 4.00 pm on Monday 13 February.

**CHAIR.....**

**DATE.....**

This page is intentionally left blank





## Northumberland County Council

### CASTLE MORPETH LOCAL AREA COUNCIL

13 FEBRUARY 2023

---

### DETERMINATION OF PLANNING APPLICATIONS

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

**Cabinet Member:** Councillor C Horncastle

---

#### **Purpose of report**

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

#### **Recommendations**

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

#### **Key issues**

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

### DETERMINATION OF PLANNING APPLICATIONS

#### **Introduction**

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

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

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

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

### **Important Copyright Notice**

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

### **BACKGROUND PAPERS**

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

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

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

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

Report author : Rob Murfin  
Interim Executive Director of Planning 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.

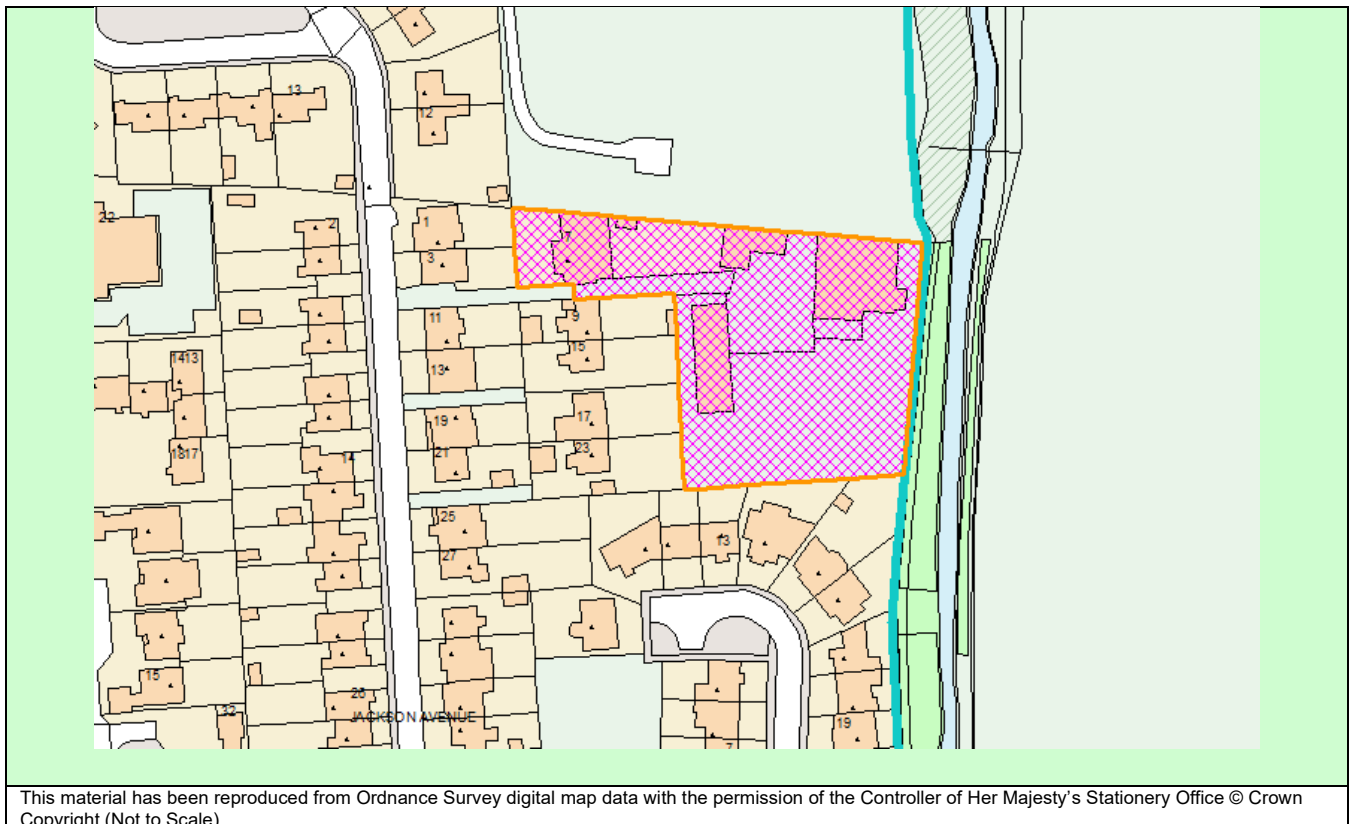


**Northumberland**  
County Council

**Castle Morpeth Local Area Council Committee, 13<sup>th</sup> February 2023**

<b>Application No:</b>	22/00896/FUL		
<b>Proposal:</b>	Change of use of existing portal frame shed from agricultural use to commercial mechanical workshop (use class B2) and construction of new store alongside for agricultural vehicles and equipment.		
<b>Site Address</b>	Land Adjacent To 7 Jackson Avenue, Ponteland, Northumberland, NE20 9UY		
<b>Applicant:</b>	Mr Ben Lomas 7 Jackson Avenue, Northumberland, Ponteland, NE20 9UY	<b>Agent:</b>	Mr M Bertin 46 Valley Gardens, Whitley Bay, Newcastle, NE25 9AQ
<b>Ward</b>	Ponteland North	<b>Parish</b>	Ponteland
<b>Valid Date:</b>	23 May 2022	<b>Expiry Date:</b>	14 February 2023
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Email: Ryan.Soulsby@northumberland.gov.uk		

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



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

**1. Introduction**

- 1.1 Following the receipt of an objection from Ponteland Town Council, as well as 8no objections from neighbouring residents, the application was referred to the director of planning and the chairs of the Castle Morpeth Local Area Council committee. The written response from these parties confirmed the application should be determined at Local Area Council committee.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for the change of use of an existing agricultural shed to a commercial mechanical workshop (use class B2) and the construction of a new agricultural store on land adjacent to 7 Jackson Avenue, Ponteland.
- 2.2 The existing portal framed shed measures 18.53 metres in length by 16.34 metres in width and is currently used for agricultural purposes. The applicant seeks to change the use of the building to a commercial mechanical workshop to repair light vehicles such as cars and vans. Operating hours would be 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays.
- 2.3 The submitted details also indicate the construction of a new portal framed shed to allow for agricultural storage on site. The building will be clad in profiled metal, mirroring the existing structure. The proposal would measure 11.9 metres by 18.16 metres with an overall height of 5.2 metres from ground level.
- 2.4 The site is currently used for agricultural purposes which was evident at the time of the officers site visit in June 2022. Hardstanding is located to the front of the existing structure whilst a gravelled area is located towards the southern boundary of the site.

## 3. Planning History

**Reference Number:** CM/81/D/75A

**Description:** Extension to commercial greenhouses

**Status:** Permitted

**Reference Number:** CM/81/D/75

**Description:** Erection of boiler house and commercial greenhouse

**Status:** Permitted

**Reference Number:** CM/95/D/432

**Description:** Extension to livestock/hay shed

**Status:** Permitted

**Reference Number:** CM/20090774

**Description:** Hedgerow Removal Notice - Removal of 5m length of hedgerow

**Status:** Withdrawn

## 4. Consultee Responses

Countryside/ Rights Of Way	No objection providing no impact upon public right of way.
Ponteland Town Council	OBJECTION: Ponteland Town Council Planning Committee believes this proposal is inappropriate in a residential area with

	<p>a large number of young families. The area has narrow roads unsuitable for anticipated agricultural vehicles.</p> <p>It is also contrary to the neighbourhood plan policy PNP 2: High Quality and Inclusive Design Development will be supported where it demonstrates high quality and inclusive design. All new development should make a positive contribution to their surroundings. Proposals will be supported where development:</p> <ul style="list-style-type: none"> <li>a. Creates a sense of place by protecting and adding to an areas quality, distinctiveness, and character.</li> <li>b. Respects the character of the site and its surroundings in terms of its location, layout, proportion, form, massing, density, height, size, scale, materials, and detailed design features.</li> <li>c. Takes account of the potential users of the development, ensuring safe, convenient, and attractive links are provided within the development and to existing networks for people and that the development is accessible to all.</li> <li>d. Where required, ensures that servicing and delivery arrangements meet the reasonable needs of business through off-street servicing and loading facilities.</li> <li>e. Will not have an unacceptable adverse impact on the amenities of occupiers of nearby properties.</li> <li>f. Where feasible, incorporates sustainable design and construction techniques and renewable and low carbon energy technology.</li> <li>h. Helps to create a safe and secure environment.</li> </ul> <p>Where a Design and Access Statement is required as part of a planning application the above matters must be fully addressed within it. No details have been provided within the Design and Access statement addressing business hours, potential vehicles that will use this business or what the business is for? Should this application be approved, it would have a significant negative impact on surrounding neighbours. Noise and fuel odours could affect the nearby residents.</p> <p>The Planning Committee feel that this is not the correct place for a business of this sort. Therefore, The Planning Committee would like to see this application refused</p>
Environment Agency	No objections. Informatives provided.
Highways	No objection subject to recommended conditions.
Lead Local Flood Authority (LLFA)	No comment.
Public Protection	No objection subject to recommended conditions.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	8

Number of Support	0
Number of General Comments	1

## Notices

Public Right of Way, 16th June 2022

Morpeth Herald 2nd June 2022

## Summary of Responses:

8no objections were received against the application from neighbouring residents. Concerns were raised regarding:

- Noise implications;
- Highway safety;
- General residential amenity impacts;
- Impact on house prices;

1no representation was received from a neighbouring property querying the operating hours on site and whether off site highway improvement works will be secured.

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/online-applications//applicationDetails.do?activeTab=summary&keyVal=R8GWYYQSN1100>

## **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 adaption (strategic policy)
- Policy STP 5 - Health and wellbeing (strategic policy)
- Policy ECN 11 – Employment uses in built-up areas and home working
- Policy QOP 1 - Design principles (strategic policy)
- Policy QOP 2 - Good design and amenity
- 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

### 6.2 National Planning Policy

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



## 6.3 Neighbourhood Planning Policy

Ponteland Neighbourhood Plan Made Version (2017) (PNP)

Policy PNP 1 - Sustainable development principles

Policy PNP 2 - High Quality and Inclusive Design

Policy PNP 11 - Landscape

Policy PNP 13 – Biodiversity

Policy PNP 18 – Economic development

Policy PNP 29 – Transport and new developments

## **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) and the Ponteland Neighbourhood Plan (PNP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development:
- Design and visual character;
- Residential amenity;
- Highway safety;
- Land contamination.

### **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. Ponteland is recognised as a main town where there will be a focus for employment, housing, retail and services. The application site is located within the recognised Green Belt inset boundary of Ponteland.

7.3 Policy ECN 11 of the NLP is also relevant within this assessment, stating *“Businesses operated from within built-up areas, including residential areas and people’s homes, will be supported, subject to highways, access and amenity considerations”*. Whilst an assessment relating to technical matters will be carried out later within the appraisal, it is clear that there is support within the NLP for employment uses, such as commercial enterprises, subject to various provisions. Policy PNP 1 of the PNP also outlines a presumption in favour of sustainable development, in line with the NPPF, providing various technical matters can be addressed.

7.4 Policy PNP 18 of the PNP details that *“Development proposals that support the creation or protection of job opportunities and the sustainable development and economic growth of the Neighbourhood Plan area will be*

*supported where they can be achieved without significant adverse impact on the built and natural environment and residential amenity”.*

- 7.5 It is clear that there is policy support both at local and national planning policy level for the development of sites within sustainable locations. The application site is clearly sustainable owing to its location within the defined Green Belt inset boundary for the town and proximity to various uses such as residential and commercial. The principle of the proposed development is therefore acceptable, in accordance with policies STP 1 and ECN 11 of the NLP, policies PNP 1 and PNP 18 of the PNP and the NPPF.

### **Design and visual character**

- 7.6 Policy QOP 1 of the NLP states that development proposals should *“make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography”*. Policy PNP 2 of the PNP notes that *“development will be supported where it demonstrates high quality and inclusive design”*. Proposals should *“respect the character of the site and its surroundings in terms of its location, layout, form, massing, density, height, size, scale, materials and detailed design features”*.
- 7.7 Paragraph 126 of the NPPF recognises good design as being a key aspect of sustainable development. Paragraph 130 goes on to note that development must *“function well and add to the overall quality of the area”* whilst also being *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”*.
- 7.8 As part of the application assessment, a site visit was undertaken by the planning officer to assess the application site and the surrounding area. The application site is accessed from Jackson Avenue but is located a considerable distance from the street scene and is screened by existing dwellings and boundary treatments. Glimpse views of the site can be achieved when looking directly towards the site from a certain point upon Jackson Avenue but it is not readily visible within the public domain. Nevertheless, the site is still partially visible whilst existing residents upon Jackson Avenue will have a clear view of the site from their rear elevations and garden areas.
- 7.9 Focusing upon the change of use element, minor alterations are proposed to the existing portal framed structure to remove the abutting timber sheds and to add a new vehicular door however, the structure and scale of the building will remain as present. The LPA is therefore satisfied that the proposed changes to this building would not be harmful to the character of the building or the surrounding area.
- 7.10 The proposed portal frame building which would be located to the south of the existing structure would be subordinate in scale and massing to this building whilst being clad in profiled metal sheeting which is a primary external finish for agricultural buildings. The siting of the building would be towards the eastern boundary of the site and would not be directly visible from any public viewpoints within the surrounding area. The LPA therefore considers that the proposals set out within the submitted details are acceptable and accord with

policy QOP 1 of the NLP, PNP 2 of the PNP and the NPPF in relation to good design.

### **Residential amenity**

- 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”*. Policy ECN 11 of the NLP, whilst outlining support for employment uses within built up areas, recognises amenity considerations as a main factor in whether the LPA should grant planning permission for the development.
- 7.12 Policy PNP 2 of the PNP outlines that development must *“not have an unacceptable adverse impact on the amenities of occupiers of nearby properties”*. Paragraph 130, part f) of the NPPF details that developments should *“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 Firstly, the LPA must consider the potential impacts that the change of use of the existing structure may incur. As minor alterations are proposed to the existing building, it is unlikely that these alterations would impact upon residential amenity however, the intended use does have potential to cause noise or general amenity impacts that must be taken into consideration. The nearest residential properties are the second row of dwellings located upon Jackson Avenue with a minimum separation distance of 47 metres existing between the structure and the nearest dwelling.
- 7.14 As part of the application submission, a supporting statement was provided outlining that the proposed activity undertaken within the building would be the repairing, maintenance and possible restoration of light vehicles within the converted building. The intended hours of operation would be 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturday with no working on Sunday’s or bank holidays. Consultation was undertaken with the local authority’s Environmental Protection team who raised no objection to the application, subject to recommended conditions. The conditions recommended in order to protect public health and prevent loss of amenity.
- 7.15 The first recommended condition restricts the hours of construction noise at the application site whilst the second restricts opening hours of the commercial element. These times are set out within the above paragraph. A third condition relates to noise complaints arising from the site and the requirement of the applicant to undertake an independent acoustic assessment if a sufficient noise complaint is received by the LPA. The final condition relates to any contamination being identified upon site.
- 7.16 Moving onto the other element of the proposals, the new portal framed agricultural building, the LPA are satisfied that the proposed development would not impact upon residential amenity. Agricultural use currently exists upon the site through the existing structure and there is no indication from the applicant that the proposal would see an intensification of agricultural use at

the site. The supporting information confirms the building will be used for agricultural storage.

- 7.17 Subject to recommended conditions, the LPA are satisfied that the proposed development would not impact upon the amenity of neighbouring residents, in accordance with policies QOP 2 and ECN 11 of the NLP, policy PNP 2 of the PNP and the NPPF.

### **Highway safety**

- 7.18 Policy TRA 2 of the NLP outlines that developments must *“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 on highway safety including any contribution to cumulative impacts”*. Policy TRA 4 is also relevant within this assessment, stating that developments must also provide an appropriate amount of off-street vehicle parking in line with the intended use of the site.
- 7.19 Paragraph 111 of the NPPF details 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”*.
- 7.20 Consultation was undertaken with highways development management who, following the submission of additional information, raised no objection to the application subject to recommended conditions. The existing access would be utilised, and upgraded, as part of the proposals whilst appropriate car parking provision has been identified within the site. HDM recognise within their response that the site currently benefits from agricultural use with no restriction on vehicular movements at the site and it is not considered that the proposed development would significantly increase the number of vehicles entering and exiting the site that would have a noticeable impact upon highway safety.
- 7.21 To ensure a level of highway safety through the construction phase on site, a condition has been recommended to ensure a construction method statement is submitted to the LPA prior to the commencement of any development. Subject to recommended conditions and access improvements, the LPA are satisfied that the proposed development accords with policies TRA 2 and TRA 4 of the NLP and the NPPF in relation to highway safety.

### **Land contamination**

- 7.22 Policy POL 1 of the NLP states *“Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts”*.
- 7.23 Whilst there is potential for areas of contamination on site due to the historic and continuous agricultural use, the applicant is not proposing a sensitive end use of the site (e.g. a dwelling) where the amenity of residents may be significantly impacted upon by contamination. Nevertheless, it would be appropriate for the LPA to include a condition, as recommended by the

Environmental Protection team, that ensures any land contamination identified on site is appropriately remediated with this remediation strategy submitted to the LPA for approval. Subject to this condition, the LPA consider the proposals to accord with policy POL 1 of the NLP and the NPPF in relation to land contamination.

### **Equality Duty**

- 7.24 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**

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

### **Human Rights Act Implications**

- 7.26 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.
- 7.27 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.
- 7.28 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 proposals represent an acceptable form of development in accordance with both local and national planning policy. Appropriately worded conditions will secure the amenity of neighbouring residents as well as retaining highway safety at the site and within the wider area. The application is therefore recommended for approval.

## 9. 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) Proposed site layout drawing no. 002 rev. 1 (received 17<sup>th</sup> October 2022)
- 2) Proposed elevations drawing no. 006 (received 9<sup>th</sup> March 2022)
- 3) Proposed floor and roof plans drawing no. 005 (received 9<sup>th</sup> March 2022)
- 4) Location plan (received 9<sup>th</sup> March 2022)

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

03. No construction work or development shall take place outside the hours of:

- 0800 and 1800 on Mondays to Fridays and
- 0800 and 1300 on Saturdays.
- No development shall take place on Sundays, Public or Bank Holidays unless agreed in writing with the Local Planning Authority.

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

04. The commercial workshop use hereby permitted shall not be open to customers on Sundays or Bank Holidays, or outside the following times:

- Monday – Friday: 0800 to 1800 hours
- Saturday: 0800 to 1300 hours

unless agreed in writing with the Local Planning Authority.

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

protection against noise.

05. Within 21 days from receipt of a written request from the Local Planning Authority notifying the operator of a justified noise complaint the operator shall:
- a) employ a competent independent acoustic consultant to assess the level of noise from the development at the boundary of the complainant's property.
  - b) the assessment shall be undertaken in accordance with the methodology described in BS4142. The operator shall submit a report based on the consultant's findings to the Local Planning Authority for written approval.
  - c) where the noise levels from the development exceed World Health Organisation limits at the complainant's property, appropriate mitigation measures shall be agreed and implemented in full within a timescale approved in writing by the Local Planning Authority.

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

06. 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

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

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

08. The development shall not be brought into use until a means of vehicular access has been constructed (to NCC's Type B access specification with the first 6m to be hard surfaced) 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. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

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

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

### **Informatives**

1. The effectiveness of the development's design in ensuring that a nuisance is not created is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.
2. The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.
3. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:  
[centralareahighways@northumberland.gov.uk](mailto:centralareahighways@northumberland.gov.uk)
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on  
0345 600 6400 for Skips and Containers licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
6. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
  - on or within 8 metres of a main river (16 metres if tidal)
  - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
  - on or within 16 metres of a sea defence



- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environmentagency.gov.uk](mailto:enquiries@environmentagency.gov.uk).

**Date of Report:** 11<sup>th</sup> January 2023

**Background Papers:** Planning application file(s) 22/00896/FUL

This page is intentionally left blank

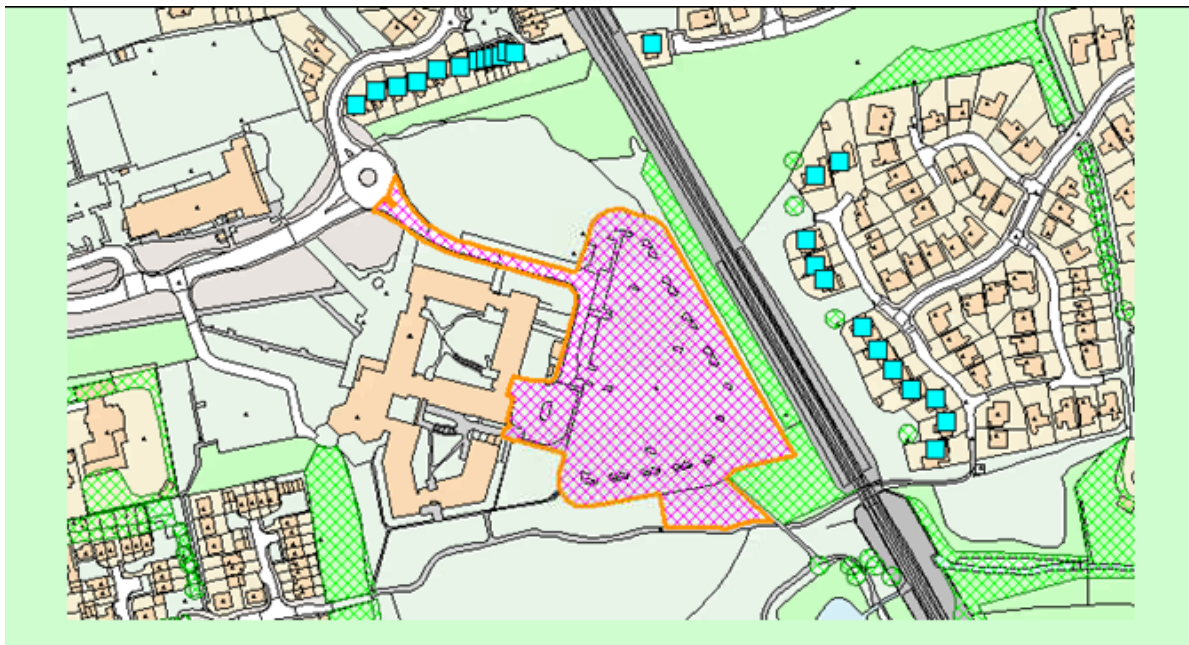


## Northumberland County Council

### Castle Morpeth Local Area Council Committee 13<sup>th</sup> February 2023

<b>Application No:</b>	22/04405/CCD		
<b>Proposal:</b>	Resurfacing and realignment of the staff car park and associated areas. Construction of 800kW solar array supplying a 400kW battery energy storage system which will feed 120 electric car charging points. Construct a water attenuation system to improve drainage.		
<b>Site Address</b>	Staff Car Park, County Hall, Loansdean, Morpeth Northumberland NE61 2EF		
<b>Applicant:</b>	Property Services C/o Agent (Mr R Flowdy - UKPNS North), The Mill, South Hall Street, Salford Manchester M5 4TP	<b>Agent:</b>	Mr Roy Flowdy The Mill, South Hall Street, Salford, Manchester M5 4TP
<b>Ward</b>	Morpeth Kirkhill	<b>Parish</b>	Morpeth
<b>Valid Date:</b>	12 December 2022	<b>Expiry Date:</b>	20 February 2022
<b>Case Officer Details:</b>	Name: Mr David Love Job Title: Specialist Senior Officer Tel No: 07517553360 Email: David.love@northumberland.gov.uk		

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



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

## 1. Introduction

1.1 The proposal is an application by Northumberland County Council and falls to be determined by the Local Area Committee as per the scheme of delegation.

## **2. Site Description and Proposal**

2.1 The application site is currently used as the staff car park for County Hall in Morpeth. It is bounded by the County Hall building to the west, railway lines to the east and amenity grassland to the north and south. A small portion of this grassland is included within the red line boundary where temporary works are proposed to improve drainage.

2.2 This application is for the installation of a canopy of solar panels to cover approximately three quarters of the existing staff car park at County Hall in Morpeth and provide electric vehicle charging points for 120 vehicles. A battery storage unit will be constructed to the west of the canopy. Some work to improve drainage conditions is proposed to take place on the grassed area to the south.

## **3. Planning History**

**Reference Number:** CM/78/D/57

**Description:** LANDSCAPING DETAILS

**Status:** Approved

**Reference Number:** 13/01978/FUL

**Description:** Installation of 3no Storage Containers and Air Conditioning Units including new fencing for Northumberland County Council.

**Status:** Approved

**Reference Number:** CM/78/D/387C

**Description:** Erection of Gas District governor chamber (as amended by letter dated 31st January 1980)

**Status:** Approved

**Reference Number:** CM/78/D/387D

**Description:** Details of roof tanks and solar collector panels

**Status:** Approved

**Reference Number:** CM/78/D/387A

**Description:** Details of solar screen

**Status:** Approved

**Reference Number:** CM/78/D/387/F

**Description:** Details of landscaping

**Status:** Approved

**Reference Number:** CM/95/D/111

**Description:** Siting of 6 no 6m CCTV masts with ancillary wall mounted lighting

**Status:** Approved

**Reference Number:** CM/78/D/387E

**Description:** County Hall (Phase II) with dining room/restaurant

**Status:** Approved

**Reference Number:** CM/78/D/387B

**Description:** Details of canopy to be erected over the main entrance to the new County Hall

**Status:** NONCCZ

**Reference Number:** 22/03559/FUL

**Description:** Construction and commissioning of 800kW Solar Array supported on structures 2.5 high along with installation of 400kW Battery Energy Storage System which will supply 120 Electric Vehicle Charging Points of various capacities. Installation of interceptor and surface water attenuation system to regulate the drainage of the existing car park.

**Status:** APPRET

**Reference Number:** 22/03840/FUL

**Description:** Construction of a Solar Array supported by steel structures. Supplying a Battery Energy Storage System (BESS) which will supply power to 120 Electric Car charging points. As part of the project, it will be necessary to improve the surface water discharge for the site by constructing water attenuation system which will limit the outfall from the car park only.

**Status:** APPRET

#### 4. Consultee Responses

Morpeth Town Council	Morpeth Town Council has no comment to this application subject to the information available currently.
Strategic Estates	No response received.
County Ecologist	No objection subject to conditions.
Open Spaces South East Area	No response received.
Lead Local Flood Authority (LLFA)	No objection to the proposed development subject to conditions and approved drawings/documents being appended to any granted planning permission.

#### 5. Public Responses

##### Neighbour Notification

Number of Neighbours Notified	25
Number of Objections	0
Number of Support	0
Number of General Comments	0

##### Notices

General site notice, 20th December 2022

Northumberland Gazette 22nd December 2022

##### Summary of Responses:

None

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=RLWBQMQLG00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Northumberland Local Plan Adopted March 2022)

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

STP 4 - Climate change mitigation and adaptation (Strategic Policy)

STP 6 - Green infrastructure (Strategic Policy)

TRA 1 - Promoting sustainable connections (Strategic Policy)

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

ENV 2 - Biodiversity and geodiversity

MIN 4 - Safeguarding mineral resources (Strategic Policy)

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

INF 5 - Open space and facilities for sport and recreation

STP 5 - Health and wellbeing (Strategic Policy)

QOP 1 - Design principles (Strategic Policy)

QOP 4 - Landscaping and trees

TRA 2 - The effects of development on the transport network

WAT 2 - Water supply and sewerage

POL 2 - Pollution and air, soil, and water quality

The Morpeth Neighbourhood Plan 2011 – 2031 (Made 10<sup>th</sup> May 2016)

Morpeth NP Policy Env 3: Protected open space

Morpeth NP Policy Sus1: Sustainable development principles

Morpeth NP Policy Set 1: Settlement boundaries

### 6.2 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 of the Northumberland Local Plan (NLP) and the Morpeth Neighbourhood Plan (MNP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 In relation to the principle of this development in policy terms, it is considered that the following main matters are relevant and need to be considered:

- Spatial strategy

- Renewable energy
- Open space
- Ecology

### *Spatial strategy*

7.3 Policy STP 1 sets the spatial strategy for Northumberland and directs development towards established settlements. Morpeth is defined as a main town which will be a focus for development. Policy Set1 of the Morpeth Neighbourhood Plan (MNP) sets a settlement boundary for Morpeth within which sustainable development will be supported. The site is within this boundary.

7.4 The proposal also involves the improvement of an already developed site with no loss of operational use. This is supported by Policy STP 3 as well as Policy Sus1 of the MNP.

### *Renewable energy*

7.5 Policy STP 3 provides support for proposals which maximise the use of renewable and low carbon energy sources whilst STP 4 states that proposals that help to mitigate climate change through the incorporation of electric vehicle charging facilities.

7.6 Policy REN 1 states that proposals for renewable energy as well as energy storage units will be supported whilst providing several specific issues for consideration with individual applications. The proposal accords well with these considerations.

7.7 Paragraph 152 of the NPPF states that the planning system should support renewable energy and associated infrastructure. Paragraph 158 goes on to say that applications for renewable energy should be approved if the impacts are acceptable.

### *Open space*

7.8 The proposal includes development on a small area of the grassed area to the south of the car park which is currently used as public amenity land. This land is defined as Protected Open Space by Policy Env3 of the MNP, with development only permitted if it can be demonstrated that any damage to green infrastructure and/or local character can be rectified, or the existing situation enhanced.

7.9 Policy INF 5 states that the loss of open space will not be supported unless one of three conditions are met. Paragraphs 98 and 99 of the NPPF make clear the importance of maintaining existing open space. However, the proposed works here involve the installation of equipment to improve the current drainage from the car park and remove pollutants. The work is temporary, and the site will be restored to the original condition once work is complete. Therefore, there will be no loss of open space and the proposal is also in compliance with Policy Env3.

### *Ecology*

7.10 The application site has no statutory or non-statutory ecological designation and holds no habitats of principal importance, although areas of deciduous woodland are located immediately adjacent to the application boundary. A large pond is located

to the south (outside the application boundary) with the site falling within a Natural England amber zone for great crested newts, i.e., an area which holds great crested newt populations, habitats, and dispersal routes. While there is a single record of GCN from within the site, the validity of this has been queried. Bats have been recorded using County Hall and there are also local records of water vole, otter, badger, and red squirrel.

7.11 While most of the works are limited to existing areas of hardstanding, a new attenuation tank and associated works will be installed in amenity grassland to the south of the site, although this will be reinstated upon completion. Given the nature of habitats to be impacted (hard standing and amenity grassland), the risk to protected or otherwise notable species is low, subject to appropriate pollution measures being in place to avoid impacts on adjacent ponds / watercourses. However, to ensure that any residual risk is avoided, the application has been supported by an 'Ecology Method Statement', compliance with which should be secured by means of a condition. A condition is also required to ensure that any new lighting is appropriately designed to avoid impacts on sensitive habitats and species. In accordance with the Ecological Risk Assessment, to ensure that the proposals deliver a net gain for biodiversity, a further condition should be attached requiring the submission of a management plan for areas of species rich grassland within the County Hall grounds.

#### Equality Duty

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

#### Crime and Disorder Act Implications

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

#### Human Rights Act Implications

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

7.15 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights



under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

## **8. Conclusion**

8.1 The proposal represents a positive development by NCC to facilitate the encouragement and use of electric cars. The proposal is consistent with the provisions of the local plan and the neighbourhood plan.

## **9. Recommendation**

9.1 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 and documents for this development are: -

#### Plans

Location Plan, SQN2101-UKP-ZZ-ZZ-ZZ-DR-Z-0001 Rev P01.01  
Existing Site Layout Draft\_Northumberland CC Microgrid Rev PO1  
Car Park Solar Duct Arrangement 22026-LE-ZZ-1200-DR-D-0005 Rev P05  
EV Control Area 22026-LE-ZZ-1200-DR-D-0006 Rev P04  
Proposed Elevation Views HS-GA03 Rev C2  
Proposed Base Plan HS-GA02 Rev C2  
Proposed Site Plan HS-GA01 Rev C2  
Proposed 3D View HS-3D01 Rev C2

#### Surface Water

Lynas Engineers drawing "PROPOSED DRAINAGE LAYOUT", drawing number 22026-LE-ZZ-05-DR-D-0001; Dated 15/11/22  
Lynas Engineers report "NCC EV Car Park Drainage Strategy", report number 22026-LE-ZZ-05-RP-D-0001 Rev P03-S2; Dated 23/11/22

#### Approved Documents

Ecological Risk Assessment, 13<sup>th</sup> October 2022 (as amended 18<sup>th</sup> October 2022)

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

03. Prior to the first operational use of the development, a verification report carried out by a qualified drainage engineer 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:

- o As built drawings for all SuDS components - including dimensions and levels (base levels, inlet/outlet levels, levels around the edges of basins, depths, lengths, diameters etc)
- o Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- o Construction details (component drawings, materials, vegetation etc);
- o Health and Safety file;
- o Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards and are built accordingly

04. No works should be undertaken other than in accordance with the Ecological Method Statement detailed at Appendix 2 of 'Ecological Risk Assessment - County Hall Solar Car Port Project, Environment and Design Team, Ann Deary Francis, 18th October 2022' including but not limited to:

- o An Ecological Clerk of Works will be appointed, and a pre-start meeting will be held with the principal contractor to detail the requirements. This will include a toolbox talk for all those working on the site.
- o Checking surveys for breeding birds
- o Tree protection fencing will be erected at the boundaries of the hardstanding to avoid incursion by construction vehicles.
- o A method statement will be followed during site clearance to avoid harm to protected species including nesting birds, amphibians and hedgehog.
- o All construction pits or trenches will be covered overnight or fitted with a suitable ramp to allow animals to escape.
- o Pollution prevention measures will be in place.

Reason: To protect and enhance biodiversity in accordance with Local Plan policy ENV2 and the NPPF

05. No additional lighting shall be provided until a lighting scheme for all areas of the site (e.g., car parking, footpath, buildings) has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing, new lighting shall:

- o (where possible) be limited to the current lux levels (albeit improved for safety)
- o Lighting levels to the burn corridor, pond and trees will be limited to 1lux to avoid impacts on nocturnal animals
- o all lighting will be in accordance with Guidance Note 8 Bats and artificial lighting | Institution of Lighting Professionals (theilp.org.uk)
- o Timers will be used to avoid impacts on bats leaving their roosts immediately after sunset and returning immediately prior to dawn
- o Lighting will be switched off overnight once the offices are closed.
- o Colour washes will be used which limit the impacts on bats with warmer light preferred to blue/white LED.

All external lighting shall be installed in accordance with the specifications agreed. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To protect local biodiversity in accordance with Local Plan policy ENV2 and the NPPF

06. Within 3 months of first use, in accordance with the recommendations of 'Ecological Risk Assessment - County Hall Solar Car Port Project, Environment and Design Team, Ann Deary Francis, 18th October 2022', a management plan for areas of species rich grassland within the County Hall grounds should be submitted for approval by the LPA. Works shall be undertaken in accordance with the approved plan unless otherwise agreed in writing by the LPA.

Reason: To ensure the scheme delivers a net gain for biodiversity in accordance with Local Plan policy ENV2 and the NPPF

**Date of Report: 31<sup>st</sup> January 2023**

**Background Papers:** Planning application file(s) 22/04405/CCD

This page is intentionally left blank



# Northumberland County Council

## Appeal Update Report

Date: February 2023

### 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?
None		

## 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?
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>Committee Decision - Officer Recommendation: Approve</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/04982/FUL	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p>	No

	<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>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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>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
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>
21/03532/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>
20/02094/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</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation:</p>



	<p>west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified development in the open countryside and unsustainable location; and lack of completed S106 Agreement in respect of affordable housing, education, health and a Habitat Maintenance and Management Plan</p>	Approve
22/01413/FUL	<p>Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland</p> <p>Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04687/OUT	<p>Outline permission for development for up to 43 residential dwellings (Use Class C3), demolition, infrastructure, access, open space and landscaping (All matters reserved except for access) - land north of Eilansgate, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; lack of information in relation to ecological impacts; loss of woodland and larger trees would impact the setting of the Conservation Area; lack of information in relation to drainage and flood risk; and the application does not secure necessary planning obligations in respect of affordable housing, healthcare and education.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01100/FUL	<p>Timber shed for storage of tools and equipment required to maintain the woods and culverts. (Retrospective application) - Ochre Wood, Corbridge</p> <p>Main issues: inappropriate development within the open countryside and Green Belt; and insufficient information on access and car parking arrangements.</p>	<p>31 October 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01112/FUL	<p>Replacement of existing store and smoking shelter within the rear car park with a shipping container to provide outdoor food and drink service ancillary to Beadnell Towers Hotel – Beadnell Towers Hotel, The Wynding, Beadnell</p> <p>Main issues: harm to the setting of the listed building and Conservation Area; and fails to conserve or enhance the Northumberland Coast AONB.</p>	<p>31 October 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

21/04958/FUL	<p>Resubmission - Retrospective application for outdoor dining facilities within car parking area to front. Material amendment to roof covering and part timber cladding – Percy Arms, Chatton</p> <p>Main issues: development results in harm to the character and appearance of the Conservation Area; and substandard access to rear car park.</p>	<p>1 November 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
21/03396/FUL	<p>Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not commensurate with the size of the settlement and encroach into the open countryside, adversely impacting on the setting and appearance of the settlement and surrounding countryside; proposals result in harm to the heritage assets and their setting without clear and convincing justification of this harm or public benefits to outweigh the harm; layout, scale and design as well as pattern of development would be detrimental to local vernacular and character; lack of information on car parking, access arrangements, refuse, drainage and opportunities to promote walking, cycling and public transport; and proposals result in biodiversity net loss.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00393/FUL	<p>Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn</p> <p>Main issues: site is in the open countryside and not in a sustainable or accessible location; and adverse impacts on the open countryside and landscape.</p>	<p>3 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

21/02696/S106A	<p>Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland</p> <p>Main issues: the S106 continues to serve a useful purpose and insufficient information has been submitted to demonstrate that there is no longer a requirement for discount market value accommodation for a local person(s) in the area.</p>	<p>7 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00749/OUT	<p>Outline application for demolition of existing garage and stable block and construction of new dwellinghouse (all matters reserved) - building and land west of Roecliffe, Ladycutter Lane, Corbridge</p> <p>Main issues: appeal against imposition of a condition in the decision notice that limits the siting and scale of the new dwelling.</p>	<p>9 November 2022</p> <p>Delegated Decision - Officer Recommendation: Approve</p>
21/04002/FUL	<p>Proposed 6no. Yurts and associated structure for holiday and tourism – land south-east of Alnham House, Alnham Main Road, Alnham</p> <p>Main issues: the site is not in an accessible location; and results in incursion into the open countryside and fails to respect the intrinsic character and beauty of the area.</p>	<p>17 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00913/FUL	<p>Resubmission of approval 18/03632/REM for the construction of two detached dwellings and associated works – land to north west of Blue House Farm Cottages, Blue House Farm Road, Netherton Colliery</p> <p>Maini issues: isolated residential development in the open countryside; and no planning obligation secured in respect of a contribution to the Coastal Mitigation Service or other alternative mitigation.</p>	<p>7 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04208/FUL	<p>Proposal to erect a single self-build dwelling house – land south west of Hazeldene Cottage, Sinderhope</p> <p>Main issues: isolated development in the open countryside in an unsustainable location; fails to conserve and enhance the natural beauty and scenic qualities of the North Pennines AONB; visibility splays from the access are inadequate; insufficient information to assess ecological impacts; and insufficient information regarding foul water drainage.</p>	<p>7 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

22/00262/FUL	Demolition of existing extension and rebuilding an extension – 1 Sandridge, Newbiggin-by-the Sea  Main issues: unacceptable design with detrimental loss and alteration of a historic building group with harm to the Conservation Area.	8 December 2022  Delegated Decision - Officer Recommendation: Refuse
22/01675/FUL	Erection of 1 no. Dwelling (C3 use) - land south of Old Smithy, Widdrington Village  Main issues: development in the open countryside; harm to the setting of a Grade I listed building with no public benefits; and no unilateral undertaking has been completed to secure a contribution to the Coastal Mitigation Service.	19 December 2022  Delegated Decision - Officer Recommendation: Refuse
22/03313/AGTRES	Prior notification for change of use and conversion of agricultural building to single dwelling – The March Barn, Welton  Main issues: the proposal involves significant building operations that go beyond what is reasonably necessary to convert the building and therefore it is not permitted development.	21 December 2022  Delegated Decision - Officer Recommendation: Refuse
21/01833/FUL	Development of 60 no. Pitches for holiday accommodation comprising touring caravan/campervan pitches and tents – land at Elwick Farm, Belford  Main issues: unsustainable major tourism in the open countryside; lack of information in relation to impacts on wildlife; lack of information in respect of a nutrient calculation relating to the Lindisfarne SPA; and lack of information relating to surface water drainage and highways.	10 January 2023  Delegated Decision - Officer Recommendation: Refuse
22/00394/FUL	Retrospective: Construction of pergola and decking within existing beer garden – The Dyvels Hotel, Station Road, Corbridge  Main issues: inappropriate development in the Green Belt with no demonstrated very special circumstances to outweigh the harm; and harm to the character and appearance of the building and the surrounding area.	13 January 2023  Delegated Decision - Officer Recommendation: Refuse

# 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  Inquiry date: 16 May 2023
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
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>Inquiry date: 16 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

# Implications

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

## Background papers

Planning applications and appeal decisions as identified within the report.

## Report author and contact details

Elizabeth Sinnamon  
 Development Service Manager  
 01670 625542  
 Elizabeth.Sinnamon@northumberland.gov.uk

This page is intentionally left blank





## Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

13 FEBRUARY 2023

---

### **LOCAL TRANSPORT PLAN PROGRAMME 2023-24**

**Cabinet Member:** John Riddle, Cabinet Member for Environment and Local Services

**Report of the Interim Executive Director:** Rob Murfin, Interim Executive Director of Planning and Local Services

---

#### **Purpose of report**

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2023-24 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Executive Director responsible for Local Services in consultation with the Cabinet Member for Environment and Local Services.

#### **Recommendations**

Members of the Local Area Council are asked to comment on the proposals, so that their comments can be considered in the finalisation of the LTP programme for 2023-24.

#### **Link to Corporate Plan**

This report is relevant to the following key themes in the Corporate Plan for 2021-2024:

- Enjoying, Connecting - We will maintain, protect and enhance the environment, prioritising our commitments on Climate Change. We will deliver high-quality services in all our communities and secure investment in housing and transport across the County.

#### **Key issues**

1. The Local Transport Plan grant allocation is determined for the Council by the Department of Transport (DfT). The DfT have yet to confirm the capital allocations for 2023/24 and beyond. Subsequently, at this stage an indicative settlement of £23,488,124 has been assumed, based on the LTP allocation received from the DfT at the start of 2022/23.

2. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee. A £23,425,624 Council Local Transport Plan programme has therefore been developed for 2023-24, consisting of improvements and maintenance schemes to address four key areas: Sustainable Transport; Safety; Roads; and Bridges, Structures & Landslips.
3. Appendix A to D sets out the details of the recommended LTP Programme for 2023-24.
4. The final LTP programme will need to be reviewed and refined as appropriate to reflect the actual level of funding received from DfT and following consideration of feedback from the LACs, before being finalised in late February 2022.

## **Background**

### **LTP PROGRAMME 2023 - 24**

5. The draft LTP programme 2023/24 is based on an indicative settlement from DfT of £23,488,124, which reflects the LTP allocation received from the DfT at the start of 2022/23 and is the expected allocation for 23/24. This is made up of an indicative allocation of £21,780,000 for maintenance and £1,708,124 for integrated transport improvements. A sum of £62,500 of the integrated transport allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee, leaving a funding allocation for the Council's 2022/23 LTP programme of £23,425,624.
6. As in recent years, the highway maintenance element of the settlement is expected to include a contribution from the Highway Maintenance Incentive fund initiative. The capital funding from this element assumes that the Council retains the highest possible band 3 status and receives the maximum available funding. Confirmation of the funding settlement from the DfT is expected by the end of March 2023.
7. The £23,425,624 Local Transport Plan programme developed for 2023-24 consists of improvements and maintenance schemes to address four key areas: Sustainable Transport; Safety; Roads; and Bridges, Structures & Landslips, the details of the 2023/24 LTP programme are set out in Appendix A to D.
8. The summary of proposed expenditure in 2023-24 across scheme types is as follows:

<b>Appendix</b>	<b>Scheme Type</b>	<b>Proposed Expenditure</b>
<b>A</b>	Sustainable Transport	£2,085,000
<b>B</b>	Safety	£2,032,000
<b>C</b>	Roads	£16,102,624
<b>D</b>	Bridges, Structures and Landslips	£3,206,000
	<b>Total Programme</b>	<b>£23,425,624</b>

9. The LTP programme has been developed following a comprehensive review of the needs for the maintenance of the highway asset, identified road safety issues and potential improvement of the highway and transport network. Requests for improvements and maintenance received from the local community over time are recorded in the Directory of Requests database. County Council Members and Town and Parish Councils were provided with details of requests made from their own areas throughout the previous year and they are asked to take these into account when considering any priorities they submit for the programme.
10. Priorities for the 2023-24 programme were invited from County Council Members and Town and Parish Councils during early summer 2022 and those put forward have been assessed against criteria from the Local Transport Plan and Transport Asset Management Plan (TAMP). These are then combined with consideration of road safety improvement needs, based on accident statistics and other data sources, and the asset management needs of the overall highway network, based on inspections, condition data and the network hierarchy, to determine an overall programme of capital investment.
11. It should be noted that in some cases the budget allocations contained in the Appendices to this report are estimates only. At this stage it is the issue or problem that has been prioritised for inclusion in the programme and the design process will provide options for finding a solution. The assessment of options takes account of a number of factors including value for money and affordability. Costs will be firmed up as the proposals proceed through the design process.
12. It should also be noted that any schemes from the 2022-23 programme which are not completed by the end of the financial year will continue to be implemented in 2023-24 and are not detailed in this report.
13. A brief description of the types of highways and transport issues addressed by the LTP programme is set out below.
14. Priority for Integrated Transport is given to schemes that contribute to the achievements of LTP objectives. The objectives reflect local needs and are related to national transport goals. These goals are:
  - a. to support economic growth;
  - b. to reduce carbon emissions;
  - c. to promote equality of opportunity;
  - d. to contribute to better safety, security and health; and,
  - e. to improve the quality of life and a healthy natural environment.
15. The improvement part of the programme is aimed at creating improvements for all types of users of the highway network. The allocations are split between different types of proposals aimed at making improvements for sustainable transport, as well as improvements for road users. The improvements are designed to make the highway environment more attractive to the range of users, address areas of congestion and meet new and increased demands.
16. The Highway Capital Maintenance programme is split between different types of proposals aimed at maintaining the highway infrastructure by achieving objectives set out in the Council's Transport Asset Management Plan (TAMP). Funds are allocated across the programme by applying a scoring process that has been

developed following asset management principles in order to deliver the TAMP objectives.

17. The majority of the highway maintenance programme is aimed at addressing the structural decline of our roads as they form the largest part of our highway assets. We also take account of the needs of the other asset groups such as footways and cycleways, drainage, structures and traffic management assets. A risk-based approach is used to determine priorities for maintenance and is based on priorities at a strategic level, transport network level and asset maintenance level.
18. It should be noted that proposed expenditure for Maintenance within the programme is £20,863,624 and for Integrated Transport is £2,562,000. These are generally in line with the expected allocations, but with Integrated Transport slightly exceeding the allocation and Maintenance expenditure set to balance this.

## **Sustainable Transport**

19. The £2,085,000 allocation for sustainable transport is split across 'Improvements' and 'Maintenance' activities. Improvements for sustainable transport are already a significant feature within the LTP programme. This year the draft LTP for 2023-24 has a specific allocation of £880,000 for sustainable transport improvements as set out in Appendix A attached to this report. This allocation includes £480,000 for the permanent pedestrianisation of Narrowgate, Alnwick to create a more pedestrian friendly environment. The allocation also contains £400,000 for other sustainable transport improvements such as new footways, crossings, street lighting for pedestrians and public transport improvements.
20. In addition, the sustainable transport allocation includes £1,205,000 for maintaining existing footpaths (rights of way), footways (along the side of the road) and cycleways (either part of the road or adjacent to it).
21. Alongside these specific allocations, it should be noted that much of the Safety element of the programme in Appendix B will also contribute to ensuring that the highway environment is improved in a way that will encourage more walking and cycling, for example, speed reduction, road safety improvements and safety outside schools, which will support cycling and walking by creating a safer environment for cyclists and pedestrians.
22. It should be noted that a number of County Councillors and Town and Parish Councils put forward priorities for the introduction of new cycleways and footways which when assessed were considered to be beyond the funding scope that would be available through the LTP capital programme. The details of these potential cycleways and footways have been captured separately and recorded so that they can also be

considered should any other appropriate sources of external funding or bidding opportunities for such schemes become available.

23. The details of the draft LTP Sustainable Transport Programme of £2,085,000 for 2023-24 is set out in Appendix A, attached to this report.

## **Safety**

24. An allocation of £2,032,000 has been made to improve safety on the highway network. Details of the programme are set out in Appendix B attached to this report.
25. £950,000 is aimed at reducing the number and severity of road traffic casualties, through a programme of local safety schemes. Funding available for safety improvements to High Risk Sites will be at an increased level of £600,000 compared to £220,000 in 2017-18. It also includes allocations of £250,000 for Rural Road Safety Improvements and £50,000 for Urban Road Safety Improvements.
26. £732,000 has been allocated to improve traffic management and traffic calming measures. Much of this funding will also create safer conditions where road safety concerns have been identified which will in turn encourage more walking and cycling. Specific funding continues to be allocated to improve road safety around schools. The programme of introduction of 20mph speed limits outside schools is now reaching its conclusion and an allocation of £125,000 has been made for completion of any remaining schemes in 2023/24. An allocation of £75,000 has also been made for other school safety measures such as introduction of school streets schemes. These schemes at schools continue to address safety concerns and should encourage more children and their parents and carers to walk or cycle to school.
27. A £350,000 allocation has been included to continue with the general refurbishment and renewal of existing signage and the replenishment of existing road markings. Both of these activities seek to improve the general safety for the highway user.

## **Roads**

28. This section of the programme is the largest part of the programme with an allocation of £16,102,624 for maintenance of existing roads, including drainage, traffic lights, street lighting and car park maintenance.
29. The programme is guided by the principles of effective asset management and is made up of £7,438,624 for named carriageway repair and drainage schemes (of which £2,540,624 is on major roads and the resilient road network, £4,498,000 on other local roads and £400,000 on approaches to those level crossings set to be modified as part of the Northumberland Line project); £4,109,000 for surface dressing; £400,000 for micro surfacing; and finally £4,155,000 of general refurbishment which includes drainage, traffic signals, street lighting column replacement and car parks as well as preparatory work for the next year's surface dressing programme.
30. The works on approaches to the Northumberland Line level crossings are areas where carriageway is in relatively poor condition and works are proposed to be carried out before the line is in increased use for passenger train operation.
31. It should be noted that a significant allocation of funding for C class and unclassified (U class) roads has been made within the named carriageway repair schemes,

surface dressing and micros surfacing programmes, deliberately targeted towards the continued effort with improving their condition.

32. The details of the draft Roads Programme for 2023-24 is set out in Appendix C attached to this report.

### **Bridges, Structures and Landslips**

33. An allocation of £2,611,000 has been made for bridge maintenance. Again, effective asset management is the main driver. This includes a programme that also addresses the maintenance backlog by providing bridge strengthening to a number of bridges as this continues to remain a key objective.

34. There is also an allocation of £595,000 for addressing landslips to enable stabilisation work as a cost-effective approach to prevent the deterioration and potential loss of use of the network at critical locations throughout the County.

35. The details of the Bridges, Structures and Landslips Programme of £3,206,000 for 2023-24 is set out in Appendix D, attached to this report.

### **Next Steps**

36. Following consideration by Local Area Councils at their meetings in February, any comments received will be considered and the final 2023-24 programmes for the Local Transport Plan will be prepared for consideration and approval by the Portfolio Holder for Environment and Local Services and the Executive Director responsible for Local Services.

37. Following agreement of the final programme, all County Council members and Town and Parish Councils who put forward priorities for the LTP programme will then be provided with further information regarding the outcome of the assessment of their submission and whether it has been possible to include their priority schemes within the programme this year.

38. It should also be noted that it is intended to undertake a review of the process for developing future years LTP programmes during 2023/24, in particular to consider moving away from an annual process to a multi-year LTP programme that better aligns with the MTFP period. The LACs will be consulted on any proposed changes as part of the LTP review process.

### **Implications**

<b>Policy</b>	The proposed programmes are consistent with existing policies
<b>Finance and value for money</b>	<p>The LTP Programme allocations are within the expected budget available for 2023-24. The £23,488,124 quoted in this report is an indicative figure and confirmation of the final allocation is awaited from DfT and is expected before March 2023.</p> <p>Should the allocation vary from that expected the programme will be amended in the final decision report.</p>

<b>Legal</b>	The LTP is delivered by the County Council using its powers and in fulfilment of its statutory duties as a Highways Authority, primarily under the provisions of the Highways Act 1980
<b>Procurement</b>	Not applicable
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	As a key issue for Northumberland, the needs of those that are socially excluded have been taken into account in the development of this programme.
<b>Risk Assessment</b>	The programme has been developed to minimise risks to the travelling public.  Risks to the delivery of any individual scheme within the programme will be considered during scheme development. By managing risk at scheme level risk to delivery of the programme will be controlled.
<b>Crime Disorder &amp;</b>	The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing this proposal, there are no perceived adverse effects.
<b>Customer Consideration</b>	The delivery of the programme will improve the highways and transport network in Northumberland for the benefit of the travelling public.
<b>Carbon reduction</b>	Schemes to encourage sustainable transport, as well as road safety and those which aim to reduce congestion will encourage modal shift and reduce overall carbon levels making a positive contribution to the achievement of the Council's Climate Change targets
<b>Health and Wellbeing</b>	Schemes to encourage more active travel through improved infrastructure for sustainable transport, road safety measures and improvement to the condition of footways and roads all act to improve the overall health and wellbeing of our communities.
<b>Wards</b>	All

**Background papers:**

N/A

**Report sign off.**

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

	Full Name of Officer
Monitoring Officer/Legal	NM
Executive Director of Finance & S151 Officer	JW
Relevant Executive Director	RM
Acting Chief Executive	RF
Portfolio Holder(s)	JR

**Author and Contact Details**

Dale Rumney, Principal Programme Officer.

Email [dale.rumney@northumberland.gov.uk](mailto:dale.rumney@northumberland.gov.uk)

**Appendices**

Appendices A to D – LTP Programme 2023-24



		Appendix A
<b>Local Transport Plan Programme 2023-24</b>		
<b>Sustainable Transport</b>	<b>£2,085,000</b>	
<b>Improvements for Sustainable Transport</b>		
Location	Proposed Improvement	Budget Allocation
Narrowgate	Pedestrianisation scheme. Includes works to improve the Fenkle St/Market St junction	£480,000
Blanchland	village centre public realm improvements phase 2, including sign rationalisation and measures to manage parking.	£50,000
Newbiggin Road, Ashington	Convert existing zebra crossing to raised zebra.	£35,000
Various, including Seaton Sluice, Ponteland, Hipsburn and Scremerston	Bus stop accessibility improvements.	£45,000
Mill Lane, Seghill	Hardstanding/footway at crossing point where footpath joins road carriageway	£10,000
Weavers Way, Alnwick	Footway in grass verge between Taylor Drive and bus stop in Weavers Way	£22,000
Various including Tweedmouth, Alnmouth, Beadnell, Humshaugh	Dropped kerbs	£60,000
Hadrian Court, Humshaugh	Replace steps with ramp phase 1	£5,000
A695 Farnley	New footway in grass verge	£75,000
Fenwick village to A1 bus stop	New street lighting on pedestrian route between the village and bus stop.	£22,000
Kirkwhelpington to A696 bus stop	New street lighting on pedestrian route between the village and bus stop.	£10,000
A697 Powburn	Extend system of streetlighting northwards to include Hedgeley.	£22,000
Woodbine Street bus stop, Amble	Kerb build-out to allow pedestrians direct access to bus services.	£10,000
Various including A190 Seaton Sluice, Beaumont St Hexham, Clayport Bank Alnwick	Pedestrian crossings phase 1	£34,000
<b>sub total</b>		<b>£880,000</b>
<b>Maintenance of Footpaths, Footways and Cycleways</b>		
<b>Rights of Way</b>		
Reference	Proposed Improvement	Budget Estimate
Allendale FP 26	Bank stabilisation, culvert, surface & steps	£40,000
Bedlington (riverside FP)	Revetment/stabilisation and route reconstruction	£85,000
Amble FP 16	Drainage and surfacing	£80,000
Blyth FP 107	Erosion protection/stabilisation works	£20,000
Blyth / Wansbeck FP & BW	FP & BR surface improvements	£20,000
Alnmouth (England Coast Path)	Surface improvements - feasibility and design	£10,000
Bellingham FP 16	Surface improvements	£10,000
Various	ROW signage works	£15,000
Various	ROW surface construction works	£50,000
Various	ROW structure installation	£45,000
Various	ROW accessibility improvements	£20,000
NNPA	Various ROW works in National Park	£10,000
<b>Total</b>		<b>£405,000</b>
<b>Footway Maintenance</b>		
Road No	Location	Budget Estimate
U3149	Magdalene Fields, Warkworth Phase 2	£90,000
U6111	Lancaster Park, Morpeth (Phase)	£80,000
U8289	Leazes Park, Hexham (Phase)	£60,000
C410	Newsham Road, Blyth (Phase)	£70,000
U113	Dean Drive, Tweedmouth Phase 2	£70,000
U9131	Valerian/Marius Avenue, Heddon on the Wall	£70,000

U9548	Harwood Close, Cramlington	£60,000	
U3124	The Cordwainers, Alnwick	£30,000	
B1331	Stead Lane, Bedlington	£70,000	
	<b>Total</b>	<b>£600,000</b>	
	<b>General Cycleway and Footway Refurbishment Work</b>	<b>£200,000</b>	
A countywide programme of sites selected on a priority basis.			
	<b>Improvements for Sustainable Transport Total</b>	<b>£2,085,000</b>	

Local Transport Plan Programme 2023-24			Appendix B
<b>Safety</b>		<b>£2,032,000</b>	
<b>Local Safety Schemes</b>			
Location	Issue	Potential Solution	Budget Allocation
Various countywide	High Risk and Route Action Sites	Various road safety improvements	£600,000
Various countywide, (including Bondgate Within Alnwick, A192 Holywell)	Urban road safety issues	Various road safety improvements	£50,000
Various countywide, (including Clifton Lane, Nunwick Hall, Chollerford, Matfen, Chathill, Mitford, Branxton, Berrington, Allenheads, High Buston, Ogle, Swinhoe crossroads, Furnace Road Bedlington, Sundaysight corner Greenhaugh)	Rural road safety issues	Various road safety improvements	£250,000
Various countywide	Urgent safety measures	Various road safety improvements	£50,000
		<b>Sub Total</b>	<b>£950,000</b>
<b>Traffic Calming</b>			
Location	Issue	Potential Solution	Budget Allocation
Bamburgh	Traffic speeds	Various traffic calming measures	£150,000
Horsley	Traffic speeds	Various traffic calming measures	
Wall	Traffic speeds	Various traffic calming measures	
		<b>Sub Total</b>	<b>£150,000</b>
<b>Traffic Management</b>			
Location	Issue	Potential Solution	Budget Allocation
Various countywide	Various traffic management issues	Traffic Regulation Orders	£250,000
Hampeth	Traffic speeds	30mph speed limit	£46,000
Foxton	Traffic speeds	40mph speed limit	£8,000
A192 Hepscott to Nedderton	Traffic speeds	50mph speed limit	£18,000
Fenwick nr Stamfordham	Traffic speeds	30mph speed limit	£20,000
B1331 Nedderton to Bedlington	Traffic speeds	50mph speed limit	£10,000
Etal	Traffic speeds	30mph speed limit	£18,000
Thrum Mill Rothbury	Traffic speeds	40mph speed limit	£12,000
Schools countywide	Safety outside schools	20mph speed limits	£125,000
Countywide 'School Streets' schemes, (including St Wilfrids School Blyth, Holywell school)	Safety outside schools	Various school safety measures	£75,000
		<b>Sub Total</b>	<b>£582,000</b>
<b>General Traffic Sign/Road Markings Refurbishment</b>			<b>£350,000</b>
A countywide programme of sites selected on a priority basis.			
		<b>Safety Total</b>	<b>£2,032,000</b>

## Local Transport Plan Programme 2023-24

## Roads

£16,102,624

## Major Road &amp; Resilient Network Maintenance Schemes

Road No	Location	Description	Budget Estimate
A6079	Acomb Village Phase 1	Carriageway Repairs	£270,000
A1068	Hipsburn Rbt to Wooden Farm	Carriageway Repairs	£250,000
A196	North Seaton Road, Ashington	Carriageway Repairs	£160,000
A1167	Billendean Roundabout, Tweedmouth	Carriageway Repairs	£100,000
A192	Hartford Bank, Cramlington	Carriageway Repairs	£200,000
A686	Esp Hill, Haydon Bridge Phase 2	Carriageway Repairs	£220,000
B6344	Weldon Bridge Interchange	Carriageway Repairs	£130,000
C172	Greenside Bank, Flotterton Phase 2	Carriageway Repairs	£160,000
A696	Ponteland Road, Ponteland	Carriageway Repairs	£120,000
B1340	Alnwick Garden entrance to Denwick Bridge	Carriageway Repairs	£190,000
A6079	Chollerton Viaduct to B6318 xroads	Carriageway Repairs	£140,000
A686	Cupola to Bearsbridge (Tarry Back)	Carriageway Repairs	£190,000
A1068	Scotland Gate, Choppington	Carriageway Repairs	£160,000
A1147	Moorland Crossroads, Bedlington Station	Carriageway Repairs	£80,624
A190	Avenue Road, Seaton Sluice	Carriageway Repairs	£170,000
<b>Major Road &amp; Resilient Network Maintenance Schemes Total</b>			<b>£2,540,624</b>

## Northumberland Line - Approaches to Level Crossings

A190	Station Road, Seghill	Carriageway Repairs	£45,000
U9706	New Hartley Level Crossing	Carriageway Repairs	£45,000
B1523	Plessey Road, Newsham	Carriageway Repairs	£125,000
C403	Wansbeck Terrace, West Sleekburn	Carriageway Repairs	£145,000
A196	North Seaton railway crossing (north side of Black Close Bank)	Footway Repairs	£40,000
<b>Northumberland Line - Approaches to Level Crossings Schemes Total</b>			<b>£400,000</b>

## Other Local Roads Maintenance Schemes

## Other Local Roads Maintenance Schemes - North Northumberland

Road No	Location	Description	Budget Estimate
B6345	Swarland Mill to Longframlington Ph 2	Carriageway Repairs	£150,000
B6352	Thornington Farm	Carriageway Repairs	£175,000
B6353	Lowick (East of Silos)	Carriageway Repairs	£180,000
C176	Netherton Burnfoot	Carriageway Repairs	£160,000
U113	Dean Drive, Tweedmouth Phase 2	Carriageway Repairs	£170,000
U114	Highcliffe, Spittal	Carriageway Repairs	£100,000
C136	The Lee to B6342 junct. Phase 3	Carriageway Repairs	£93,000
B1338 U3026	Shepherds Hill/The Wynd, Alnmouth	Carriageway Repairs	£170,000
U4060	Hillside Road, Rothbury	Carriageway Repairs	£90,000
<b>Sub Total</b>			<b>£1,288,000</b>

## Other Local Roads Maintenance Schemes - Ashington and Blyth

Road No	Location	Description	Budget Estimate
U6533	Burnside, North Seaton	Carriageway Repairs	£110,000
U9511	Bondicar Terrace, Blyth Phase 1	Carriageway Repairs	£160,000
C399	Station Road, Ashington Phase 2	Carriageway Repairs	£175,000
U9503	Maddison Street, Blyth	Carriageway Repairs	£70,000
U6518	North View / Matfen Terrace, Newbiggin	Carriageway Repairs	£90,000
U9724	Percy Street, Blyth	Carriageway Repairs	£50,000
<b>Sub Total</b>			<b>£655,000</b>

## Other Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley

Road No	Location	Description	Budget Estimate
B1319	Low Main Place / Station Road, Cramlington Village Phase 2	Carriageway Repairs	£140,000
C420	Northumbrian Road, Cramlington (Burnside section)	Carriageway Repairs	£200,000
B1505	Village road to Clifton Road, Cramlington	Carriageway Repairs	£180,000
<b>Sub Total</b>			<b>£520,000</b>

## Other Local Roads Maintenance Schemes - Tynedale

Road No	Location	Treatment	Budget Estimate
B6320	Bellingham to Hareshaw junct. Phase 3	Carriageway Repairs	£190,000
C242	Ferry Road, Hexham	Carriageway Repairs	£270,000
C254	Ovingham to Wylam	Carriageway Repairs	£80,000
C322	Fellhouse Fell Phase 2	Carriageway Repairs	£110,000
U8282	Fairview, Prudhoe	Carriageway Repairs	£90,000
U8280	Umfraville Dene Road / Broomhill Road, West Wylam	Carriageway Repairs	£140,000
C256	Oatens Bank	Carriageway Repairs	£120,000
B6309	Apperley Dene	Carriageway Repairs	£80,000
C294	Thornley Gate	Carriageway Repairs	£90,000
<b>Sub Total</b>			<b>£1,170,000</b>

**Other Local Roads Maintenance Schemes - Castle Morpeth**

Road No	Location	Treatment	Budget Estimate
C144	East Benridge to West Benridge	Carriageway Repairs	£205,000
C121	C125 junct. to North Linton Farm Phase 2	Carriageway Repairs	£140,000
C187	Harwood Phase 4	Carriageway Repairs	£170,000
C129	A1 junct. to Tritlington Phase 2	Carriageway Repairs	£150,000
U6109	St Marks Street / Hollon Street, Morpeth	Carriageway Repairs	£120,000
C134	Bywell Phase 1	Carriageway Repairs	£80,000
<b>Sub Total</b>			<b>£865,000</b>
<b>Other Local Roads Maintenance Schemes - Total</b>			<b>£4,498,000</b>

**Surface Dressing Programme**
**Major Road & Resilient Network - Countywide**

Road Number	Location	Description	Budget Allocation
A1068	Hawkhill Bridge to Lesbury	Surface Dressing	£146,000
B6318	Low Teppermoor to Carraw Farm	Surface Dressing	£212,000
B6344	Knocklaw to Black Burn Bridge, Rothbury	Surface Dressing	£94,000
B6318	Harlow Hill West	Surface Dressing	£83,000
A68	Carterway Head to Snods Edge	Surface Dressing	£196,000
A1068	Fisher Lane, Cramlington (northbound)	Surface Dressing	£122,000
B6343	Mitford to Dyke Neuk	Surface Dressing	£250,000
B6341	Flotterton to Hepple	Surface Dressing	£125,000
B6318	Wall Fell to Codlaw Hill	Surface Dressing	£107,000
B1340	Denwick Bridge to Denwick Village	Surface Dressing	£88,000
A696	Mirlaw Ho to West Shaftoe	Surface Dressing	£81,000
A696	B6309 Junct to Harnham	Surface Dressing	£123,000
A68	Bennettsfield, North of Otterburn	Surface Dressing	£127,000
<b>Sub Total</b>			<b>£1,754,000</b>

**Other Local Roads - North Northumberland**

Road Number	Location	Description	Budget Allocation
C33	Pawston to Scottish Border	Surface Dressing	£171,000
B1339	Embleton Mill	Surface Dressing	£114,000
C51	North Middleton Junction to Cheviot Street, Wooler	Surface Dressing	£117,000
C60	Cragmill Road, Belford (East of A1)	Surface Dressing	£22,000
C80	Lesbury to Foxton	Surface Dressing	£79,000
C105	Guilden Road, South of Warkworth	Surface Dressing	£106,000
B6346	A697 jct. to New Bewick Farm	Surface Dressing	£181,000
C111	North of Felton	Surface Dressing	£114,000
<b>Sub Total</b>			<b>£904,000</b>

**Other Local Roads - Castle Morpeth**

Road Number	Location	Description	Budget Allocation
C144	Netherwitton to Folly House	Surface Dressing	£114,000
C133	North Highmoor to West Moor (A697 - A1)	Surface Dressing	£206,000
B6342	Ewesley Fell	Surface Dressing	£77,000
B6309	Stamfordham to Kiln House	Surface Dressing	£125,000
<b>Sub Total</b>			<b>£522,000</b>

**Other Local Roads - Tynedale**

Road Number	Location	Description	Budget Allocation
U7070	Haltwhistle to Melkridge	Surface Dressing	£136,000
C216	Chollerton to Wark Bridge Ph 2	Surface Dressing	£250,000
C322	Plenmeller Common	Surface Dressing	£293,000
C327	Lambley to Craigs Bank	Surface Dressing	£194,000
<b>Sub Total</b>			<b>£873,000</b>

**Other Local Roads - Ashington and Blyth**

Road Number	Location	Description	Budget Allocation
U6575	Boiler Road, Ashington	Surface Dressing	£56,000
<b>Sub Total</b>			<b>£56,000</b>

<b>Surface Dressing Programme Total</b>	<b>£4,109,000</b>
---	-------------------

**Micro Surfacing Programme**
**Other Local Roads - North Northumberland**

Road Number	Location	Description	Budget Allocation
U3136	Links Avenue, Amble	Micro Surfacing	£40,000
U103	Magdalene Drive / Bede Avenue, Berwick	Micro Surfacing	£45,000
<b>Sub Total</b>			<b>£85,000</b>

**Other Local Roads - Castle Morpeth**

Road Number	Location	Description	Budget Allocation
U6064	Coquet Drive, Ellington	Micro Surfacing	£40,000
U6057	River View, Lynemouth	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£90,000</b>

**Other Local Roads - Ashington and Blyth**

Road Number	Location	Description	Budget Allocation
U9524	Heron Close, Blyth	Micro Surfacing	£40,000
U9524	Fulmar Drive, Blyth	Micro Surfacing	£45,000
<b>Sub Total</b>			<b>£85,000</b>

**Other Local Roads - Cramlington, Bedlington and Seaton Valley**

Road Number	Location	Description	Budget Allocation
U6551	Poplar Grove / Trevelyan Avenue, Bedlington Phase 2	Micro Surfacing	£40,000
U9544	Chesterhill, Cramlington	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£90,000</b>

**Other Local Roads - Tynedale**

Road Number	Location	Description	Budget Allocation
U8285	South Road, Prudhoe	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£50,000</b>

<b>Micro Surfacing Programme Total</b>	<b>£400,000</b>
--	-----------------

**General Refurbishment Countywide****General Carriageway Refurbishment**

A countywide programme of sites selected on a priority basis.

£2,000,000**Surface Dressing & Micro surfacing Pre Patching**

Preparation of sites included in the programme

£200,000**Retexturing Refurbishment**

A countywide programme of sites selected on a priority basis.

£30,000**General Structures Refurbishment**

A countywide programme of sites selected on a priority basis.

£450,000**General Drainage Refurbishment**

A countywide programme of sites selected on a priority basis.

£805,000**General Car Park Refurbishment**

A countywide programme of sites selected on a priority basis.

£100,000**Traffic Signal Refurbishment**

A countywide programme of sites selected on a priority basis.

£100,000**Street Lighting Column Replacement**

A countywide programme of sites selected on a priority basis.

£100,000**Concrete Road Refurbishment**

A countywide programme of sites selected on a priority basis.

£40,000**Highway Maintenance Assessment and Advance Design**£330,000

<b>General Refurbishment Countywide Total</b>	<b>£4,155,000</b>
---	-------------------

			APPENDIX D
<b>Local Transport Plan Programme 2023-24</b>			
<b>Bridges, Structures and Landslips</b>		<b>£3,206,000</b>	
<b>Bridges and Structures</b>			
<b>Road Number</b>	<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>
	Various	Structural Assessments	£120,000
	Various	Interim Measures Inspections	£38,000
	Various	Principal Inspections	£163,000
	Various	Advance Preparation - Advance design of future schemes	£300,000
	Various	Steel Bridge Painting	£100,000
C358	Ogle North	Strengthening of masonry arches extended with RC slabs	£170,000
C205	Middleburn	Strengthening of RC slab	£130,000
U4093	Harwood Village	Refurbishment	£130,000
U6008	Earsdon Mill	Strengthening of steel trough deck	£150,000
C82	Dubbs Burn	Strengthening of brick arch	£90,000
C180	Swindon Kennels	Replacement of existing bridge deck	£430,000
C198	Tarset Tyne	Joint replacement and waterproofing	£310,000
C61	Spindleston	Replacement of existing RC bridge deck	£350,000
U4012	Alnham East	Replacement of concrete slab	£130,000
		<b>Bridges and Structures Total</b>	<b>£2,611,000</b>
<b>Landslip Management</b>			
<b>Road Number</b>	<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>
B6344	B6344 Crag End Anchors	Anchor Replacement	£50,000
B6353	Lowick to Fenwick	Verge Erosion Repair	£210,000
B6341	Midrig	Drainage Improvement and Embankment Repairs	£90,000
C269	Chathill Crossing	Landslip Repair	£100,000
C43	Harehope to Old Bewick	Carriageway Edge Failure Repair	£25,000
	Various	Advance preparation	£120,000
		<b>Landslip Management Total</b>	<b>£595,000</b>
<b>TOTAL</b>			<b>£3,206,000</b>

<b>Summary</b>		
<b>Local Transport Plan Programme 2023-24</b>		
<b>Appendix A</b>	<b>Sustainable Transport</b>	<b>£2,085,000</b>
	Improvements for Sustainable Transport	£880,000
	Maintenance of Footpaths, Footways and Cycleways	£1,205,000
<b>Appendix B</b>	<b>Safety</b>	<b>£2,032,000</b>
	Safety Improvement Schemes for All Users	£1,682,000
	Maintenance of Signs and Lines	£350,000
<b>Appendix C</b>	<b>Roads</b>	<b>£16,102,624</b>
	Major Road & Resilient Network Maintenance Schemes	£2,540,624
	Northumberland Line - Approaches to Level Crossings	£400,000
	Other Local Roads Maintenance Schemes	£4,498,000
	Surface Dressing Programme	£4,109,000
	Micro Surfacing Programme	£400,000
	General/Structural Refurbishment Work	£4,155,000
<b>Appendix D</b>	<b>Bridges, Structures and Landslips</b>	<b>£3,206,000</b>
	Bridges and Structures	£2,611,000
	Landslips	£595,000
	<b>LTP Programme Total</b>	<b>£23,425,624</b>
	<i>LTP - Maintenance Block Allocation</i>	<i>£21,780,000</i>
	<i>LTP - Integrated Transport Block Allocation</i>	<i>£1,708,124</i>
	<i>Less NECA Contribution</i>	<i>-£62,500</i>
	<b>Total</b>	<b>£23,425,624</b>
	<b>Balance</b>	<b>£0</b>