

# 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 March 2023

Dear Sir or Madam,

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

Yours faithfully

Dr Helen Paterson  
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**



**Dr Helen Paterson, Chief Executive**  
County Hall, Morpeth, Northumberland, NE61 2EF  
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# AGENDA

## PART I

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

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

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES** (Pages 3 - 8)

Minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 13 February 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. **20/01585/OUT**  
**Outline permission for the erection of up to 9 no. residential units (C3 use) (All Matters Reserved)**  
**Butley Ben, North Lane End, Morpeth, Northumberland**  
**NE61 3JR**

(Pages  
13 - 34)

## 7. APPEALS UPDATE

(Pages  
35 - 46)

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.

## 8. PUBLIC QUESTION TIME

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

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

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

1. relating to any individual;
2. which is likely to reveal the identity of an individual;
3. relating to the financial or business affairs of any particular person

4. relating to any labour relations matters/negotiations;
5. restricted to legal proceedings
6. about enforcement/enacting legal orders
7. relating to the prevention, investigation of prosecution of crime.

And/or:

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

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

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

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

## 9. PETITIONS

(Pages  
47 - 52)

This item is to receive any new petitions. The lead petitioner handing in a petition at the meeting is entitled to briefly introduce their petition, and a response to any petitions received will then be organised for a future meeting;

### **(a) Receive any new petitions:**

A new petition had been received entitled :

Island outside Blossom Park, Pegswood – “The installed traffic island outside Blossom Park Estate in Pegswood has been a problem virtually since its inception. The first accident happened in November 2021 and there have been other accidents on it since. Residents believe not enough has been done to make this safe in a timely manner. In March 2022 NCC Highways recommended that:

1. The island should be removed.
2. The speed limit changeover point will be amended to slow traffic sooner.
3. New road markings to provide visual constraints on the 60mph stretch.

There have been arguments since about who is responsible for the work to be carried out, Barretts or Northumberland County Council (NCC). When asked about safety over cost, and that NCC should make it safe and sort out the costs later, the elected County Councillor, David Towns has previously said that Northumberland County Council does not see the island as a danger. With numerous accidents, we would beg to differ.

This has gone on for over 1 year and its clearly not acceptable. Dark nights, lack of visibility of the island, especially at night, more accidents will happen.”

A report will be presented to the Local Area Council in May 2023.

**(b) Consider reports on petitions previously received:**

Margaret Street Road Repair and One Way System – Report attached

**(c) Receive any updates on petitions for which a report was previously considered:** any updates will be verbally reported at the meeting.

## **10. LOCAL SERVICES ISSUES**

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

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

## **11. DEVOLUTION CONSULTATION**

To receive a presentation from Councillor G Sanderson, Leader of the Council and S McMillan, Service Director.

(Pages  
53 - 66)

**12. LOCAL AREA COUNCIL WORK PROGRAMME**

(Pages  
67 - 74)

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

**13. DATE OF NEXT MEETING**

The next meeting will be held **on Tuesday, 11 April 2023** (Monday is Easter Monday) and will be Planning only.

**14. URGENT BUSINESS (IF ANY)**

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.

**15. URGENT BUSINESS**

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

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

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

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

## Registering Interests

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

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

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

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

### Non participation in case of disclosable pecuniary interest

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

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

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

### Disclosure of Other Registerable Interests

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

### Disclosure of Non-Registerable Interests



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

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

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

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

## Table 1: Disclosable Pecuniary Interests

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

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

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

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

## Table 2: Other Registrable Interests

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

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

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## Northumberland County Council

### PROCEDURE AT PLANNING COMMITTEE

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#### 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
- (iii) If any Member leaves and then returns to the room during consideration of an application then they may not take any further part in that application.

#### 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, 13 February 2023 at 4.00 pm.

#### PRESENT

J Beynon (Chair) (in the Chair)

#### MEMBERS

S Dickinson  
J Foster  
M Murphy  
D Towns

R Dodd  
V Jones  
G Sanderson  
R Wearmouth

#### OFFICERS

K Blyth

Development Management Area Manager  
(West)

M Bulman  
D Laux  
L Little  
McKenzie

Solicitor  
Head of Technical Services  
Senior Democratic Services Officer  
Senior Highways Officer, Highways  
Improvement  
Principal Planning Officer

T Wood

Around 14 members of the press and public were present.

#### 83      **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS**

J Foster, Vice-Chair Planning (in the Chair) advised those present of the procedure to be followed at the meeting.

#### 84      **APOLOGIES FOR ABSENCE**

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

#### 85      **MINUTES**

**RESOLVED** that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 9 January 2023, as circulated, be confirmed as a true record and be signed by the Chair.

86 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Wearmouth advised that Cabinet had approved the finance for the solar car port, however this was normal Council business, he had not predetermined the application and therefore would take part in the application.

Councillor Dodd advised that he was a Member of Ponteland Town Council however he took no part in any planning discussions.

87 **DETERMINATION OF PLANNING APPLICATIONS**

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

**RESOLVED** that the information be noted.

88 **22/00896/FUL**

**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**

An introduction to the report was provided by T Wood, Principal Planning Officer with the aid of a power point presentation. An update to Condition 4 was provided as follows:-

The first sentence should be deleted and replaced with "The hereby approved Commercial Mechanical Workshop (use class B2) is not permitted to operate on Sundays or Bank Holidays, or outside the following times:"

Councillor K Overbury addressed the Committee speaking as a representative of Ponteland Town Council. Her comments included the following:-

- Ponteland was a small town which had separate areas for residential and industrial uses and generally welcomed businesses who created jobs within the town. However this business was not in the right place and was not an appropriate use within a residential area which had a large number of families and narrow roads which were not suitable for larger vehicles.
- The site had been used for business purposes for some years, however it had expanded and information on the type of business or opening times had not previously been available.
- The application was contrary to the Ponteland Neighbourhood Plan (PNP) policy PNP 2 as it did not make a positive contribution to the surroundings.
- Residents had serious concerns regarding the narrow road between



residential properties which was used as an access for the site and also road safety concerns for families and school children in the area.

- It would have an adverse effect on the value of properties in the area.
- It did not accord with either the Northumberland Local Plan (NLP) or the PNP and therefore the Town Council objected to the application.

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

- The work to be undertaken would be the repair and maintenance of vehicles and testing of components. If any of the work to be undertaken would cause a noise then the doors on the building would be closed.
- The vehicles to be maintained were Eco 5/6 vehicles which had little emissions and it was hoped to be able to target the business towards the maintenance of more electric vehicles and the maintenance of lithium batteries in the future.
- The level of traffic had already increased within the vicinity due to the high levels of home deliveries and whilst the applicant himself could not control the speed of vehicles, there were signs stating it was a 20 mph area.
- Work would be undertaken by appointment only and these could be arranged to avoid school times.
- Tractors had been entering the site since the 1950's and there had been no issues.
- He was the fourth generation of his family to live in the street and the sixth generation to live in Ponteland. His grandfather kept livestock on the land which was followed by greenhouses and a garden centre and his father had operated a wholesale business from the site donating plants to Ponteland Town Council. The business expanded and the greenhouses were removed in the 2000's.
- His interest in tractors developed from a young age and he had worked for Mercedes Benz for 15 years and his hope was to provide a good service for residents wishing to have their cars serviced.

Councillor Towns proposed acceptance of the recommendation to approve the application as outlined in the report and with the amended condition which was seconded by Councillor Wearmouth.

Members considered that businesses were needed to bring people into towns and felt that the operating times were reasonable considering that the site was an agricultural one and could actually be worked 24 hours. It was not a through road and therefore speed should not be an issue.

A vote was taken on the proposal to approve the application with the amended condition and it was unanimously:

**RESOLVED** that the application be **GRANTED** for the reasons and conditions as outlined in the report with the amendment to condition 4 as outlined above.

89

**22/04405/CCD**

**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**

T Wood, Principal Planning Officer provided an introduction to the report with the aid of a power point presentation. The following responses were provided to questions from Members of the Committee:

- The drainage problems at the front of the building were unconnected to the improvements which were to be made at the rear car park.
- There were to be 20 rapid chargers and 100 fast chargers provided.
- There were no plans at present to restrict non electric vehicles from using the 100 fast charging spaces at the current time, however this might change in the future when electric vehicles were more widely used. It was thought the 20 rapid chargers would be reserved for fleet use.
- Additional lighting columns were to be installed and therefore all spaces should be covered by lighting, however there was also a barrier which would prevent the area being used after the building closed.

Councillor Murphy proposed acceptance of the recommendation to approve the application which was seconded by Councillor Dodd. A vote was taken and it was unanimously

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

90

**APPEALS UPDATE**

**RESOLVED** that the information be noted.

A short recess was held at this point to allow officers to join the meeting. Councillor Dodd left the meeting at this point and Councillor Beynon took the Chair when the meeting recommenced.

91

**LOCAL TRANSPORT PLAN PROGRAMME 2023-24**

D Laux provided an introduction to the report which set out the details of the draft Local Transport Plan (LTP) programme for 2023-24 for consideration and comment by the Local Area Council. Final approval of the programme would be made by the Executive Director responsible for Local Services in consultation with the Cabinet Member for Environment and Local Services within the next two weeks. It was confirmed that a 30 mph speed limit was to be imposed at Fenwick. Councillor Murphy advised that it had been good to see a scheme come to fruition in her Ward which had reduced speeds and feedback from residents had been positive.

**RESOLVED** that the contents of the report be noted.

**CHAIR**.....

**DATE**.....

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## Northumberland County Council

### CASTLE MORPETH LOCAL AREA COUNCIL

13 MARCH 2023

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### DETERMINATION OF PLANNING APPLICATIONS

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

**Cabinet Member:** Councillor C Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

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

#### **Key issues**

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

### DETERMINATION OF PLANNING APPLICATIONS

#### **Introduction**

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

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## **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.



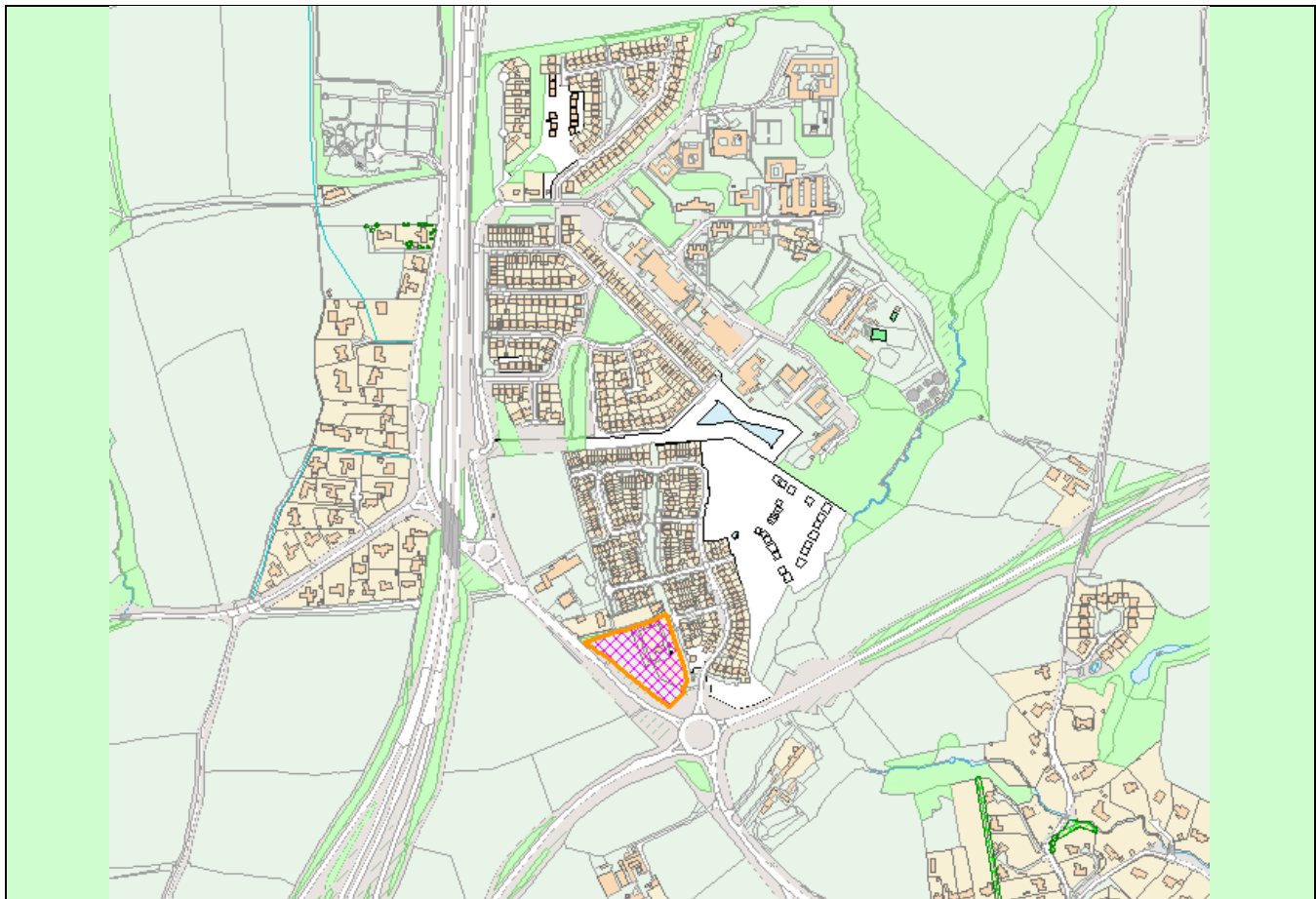


**Northumberland**  
County Council

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

<b>Application No:</b>	20/01585/OUT		
<b>Proposal:</b>	Outline permission for the erection of up to 9 no. residential units (C3 use) (All Matters Reserved)		
<b>Site Address</b>	Butley Ben, North Lane End, Morpeth, Northumberland NE61 3JR		
<b>Applicant:</b>	Mr Jon Tweddell Coble Quay, Amble, Morpeth, Amble NE65 0FB	<b>Agent:</b>	None
<b>Ward</b>	Pegswood	<b>Parish</b>	Hebron
<b>Valid Date:</b>	27 May 2020	<b>Expiry Date:</b>	31 May 2022
<b>Case Officer Details:</b>	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission subject to a s106 securing a financial contribution for affordable housing, education and open space.



## 1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, this application is being determined at Castle Morpeth Local Area Council as it raises significant planning issues.

## 2. Description of the Proposal

2.1 The application is seeking outline permission for 9 no. residential units with all matters reserved at Butley Ben, North Lane End, Morpeth.

2.2 The site is immediately to the north of the Northgate Roundabout which joins the Morpeth Northern Bypass to the A1, Morpeth. A new housing development that replaced the Northgate Hospital wraps around immediately to the north and east of the application site and north-west of the site is a veterinary practice and petrol station.

2.3 The existing site consists of a privately-owned parcel of land located within Fairmoor on the northern outskirts of Morpeth. The site consists of a detached dwelling with large gardens and a separate paddock. To the west of the site is an existing road off which the development would be accessed.

2.4 The submitted planning statement highlights that the site lies adjacent to a major housing development currently under construction. It considers that the application site is a natural extension to this built location and would 'round off' development in this area.

2.5 A previous identical application 18/02215/OUT was refused in Feb 2019 and dismissed at appeal due to the site being located within the general extent of the Green Belt extension around Morpeth.

2.6 The newly adopted Northumberland Local Plan does not define the site within the Green Belt.

## 3. Planning History

**Reference Number:** 18/02215/OUT

**Description:** Outline permission for 9 no. residential units (C3 use) (all matters reserved)

**Status:** Refused

**Reference Number:** CM/80/D/427

**Description:** Erection of additional bedroom, extension to conservatory and internal alterations to bathroom

**Status:** Approved

**Appeals**

**Reference Number:** 19/00022/REFUSE

**Description:** Outline permission for 9 no. residential units (C3 use) (all matters reserved)

**Status:** Dismissed

#### 4. Consultee Responses

Hebron Parish Council	No response received.
Morpeth Town Council	Objection
Highways	No objection subject to conditions
Northumbrian Water Ltd	No objection subject to conditions
County Ecologist	No objections subject to conditions
North Trees And Woodland Officer	No response received.
Public Protection	No objection subject to conditions
Strategic Estates	No response received.
Affordable Housing	Contribution via a commuted sum required
Lead Local Flood Authority (LLFA)	No objection subject to conditions
Affordable Housing	Contribution agreed by commuted sum
NHS NORTH EAST & CUMBRIA ICB	No objections
Education - Schools	Contribution of £48,000 required
Environment Agency	No comments received

#### 5. Public Responses

##### Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	6
Number of Support	0
Number of General Comments	0

##### Notices

General site notice, 9th June 2020

No Press Notice Required.

##### Summary of Responses:

*Morpeth Town Council objects to this outline application to build nine exec-style houses on the Northern Bypass roundabout to the north of Morpeth*

*As the applicant notes, this site is outside the settlement boundary of Morpeth so the Neighbourhood Plan (MNP) policy Set1 applies.*

*We disagree with the applicant that Clause E of Policy Set1 applies and are surprised at the suggestion that NCC officers have given the applicant some comfort on this during pre-application discussions. Clause E allows for housing in accordance with NPPF para 55 (now para 78 in the 2018 NPPF) which says:*

*78: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies*

*should identify opportunities for villages to grow and thrive, especially where this will support local services.*

*Where there are groups of smaller settlements, development in one village may support services in a village nearby.*

*This paragraph relates solely to development in small villages where increased population may make a significant difference to the viability of local facilities. The new housing estates adjacent to Northgate Hospital have no local facilities, and so cannot in anyway be considered as a small settlement needing a population boost, while Morpeth cannot - by any stretch of the imagination - be considered a small village needing support for local services. We therefore argue that Clause E does not apply, and that the site is in the open countryside so should not be developed.*

*The presence of neighbouring housing estates which were granted planning permission in the virtual absence of any local planning policy do not in any way justify further housing development in this area.*

*MTC is concerned that approval for this outline application would be used to establish the principle of housing development on this site, so that the specification for nine "executive-style" houses could readily be set aside and an application for considerably more houses could be made.*

There have been 6 letters of objections received which have concerns relating to:

- Impact to wildlife/ecology/loss of trees
- Impact upon drainage
- Visual impact on developing the green space
- No need for more housing
- Noise and impact to amenity

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=QAXNXQQSGJ800>

## **6. Planning Policy**

Northumberland Local Plan (March 2022)

Policy STP 1 Spatial strategy (Strategic Policy)

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

Policy STP 3 Principles of sustainable development (Strategic Policy)

Policy STP 4 Climate Change mitigation and adaption (Strategic Policy)

Policy STP 6 Green Infrastructure (Strategic Policy)

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

Policy HOU 3 Housing requirements for neighbourhood areas (Strategic Policy)

Policy HOU 5 Housing Types and Mix

Policy HOU 8 Isolated Residential Development in the open countryside

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees

Policy QOP 5 Sustainable design and construction  
Policy QOP 6 Delivering well-designed places  
Policy TRA 1 Promoting sustainable connections (Strategic Policy)  
Policy TRA 2 The effects of development on the transport network  
Policy TRA 4 Parking provision in new development  
Policy ICT 2 New developments  
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)  
Policy ENV 2 Biodiversity and geodiversity 1  
Policy WAT 1 Water quality  
Policy WAT 2 Water supply and sewerage  
Policy WAT 3 Flooding  
Policy WAT 4 Sustainable Drainage Systems  
Policy POL 1 Unstable and contaminated land  
Policy POL 2 Pollution and air, soil and water quality  
Policy MIN4 Safeguarding waste mineral resources  
Policy MIN5 Prior extraction of minerals  
Policy INF1 Delivering development related infrastructure  
Policy INF5 Open Space and facilities for Sport and recreation  
Policy INF6 Planning Obligations

#### 4.3 Neighbourhood Planning Policy

Morpeth Neighbourhood Plan 2011-2031 (Made 10th May 2016)  
Policy Sus1- Sustainable Development Principles  
Policy Des 1 –Design Principles  
Policy Set1- Settlement Boundaries  
Policy Env1- Landscape and Wildlife Corridors  
Policy Tra3 – Transport Requirements for New Developments

#### 4.2 National Planning Policy

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

## **7. Appraisal**

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

- Principle of the development;
- Layout, scale and appearance;
- Impact on residential amenity;
- Highways
- Ecology
- Public Protection
- Flood Risk

### **Principle of Development**

#### *Spatial Strategy*

7.2 The site is located adjacent to the Morpeth Northern Bypass and the A192 which is in close proximity to Morpeth, Northgate Hospital and surrounding residential

development. The site lies on 'white land' within the Northumberland Local Plan (NLP) and Morpeth Neighbourhood Plan (MNP) and therefore, not allocated for development or designated for its environmental value.

7.3 The MNP Policies Map shows the application site is sandwiched in between a large housing site and allocated employment land although not within the Morpeth settlement boundary. MNP Policy Sus1 and Policy Set 1 supports the provision of new housing to be within settlement boundaries but subject to this being in accordance with housing criteria in para. 55 of the NPPF (now 79-80) which relates to isolated development. Given the surrounding development, the site is clearly not considered to be 'isolated'.

7.4 Prior to the adoption of the NLP, the site was recognised to be within the general extent of the Green Belt under the saved Northumberland Structure Plan Policy S5. Upon the recent adoption of the new NLP however, the site now falls within a more precisely defined wider Green Belt inset boundary under Policy STP7. Whilst the site is still recognised as being outside the Morpeth settlement boundary in the Morpeth Neighbourhood Plan, it is no longer within the Green Belt within the more recent Northumberland Local Plan which, should be afforded full weight in the planning balance.

7.5 NLP Policy STP 1(e) supports sustainable development within Green Belt inset boundaries as long as it is commensurate with the size of the settlement and does not impact upon its character or open countryside. The site is visually linked to the existing residential development in the Fairmoor/Northgate area so allowing for a modest scheme for dwellings to take place on 'white land' would be in proportion to the surrounding developed area and Morpeth itself without detrimental or encroachment of the open countryside. The application would appear a minor extension to the existing residential site and confined by the Morpeth bypass.

7.6 The existing site consists of a large, detached property which will be demolished in order to accommodate the scheme. It is painted/rendered white with some traditional features but is not designated as a heritage asset.

7.7 A previous identical application (Ref:18/02215/OUT) was refused in Feb 2019 by the Council on the grounds of its open countryside and Green Belt location under the MNP; saved Policy S5 and former Castle Morpeth Local Plan. It was dismissed at appeal (Ref: APP/P2935/W/19/3223193) on Green Belt grounds only and the inspector did not consider the site to be within an open countryside location as detailed in paragraphs 8-9 of the appeal decision:

*"8. The Council have stated that the appeal site is located outwith any defined settlement boundary and therefore constitutes open countryside land. The site is located directly adjacent to existing buildings to the north and east and is bound to the south and west by roads. The appeal site is therefore not in an isolated location. Part of the site consists of a building with a clearly defined curtilage. Given the position of the appeal site directly adjacent to built development as well as being contained by existing roads, I do not consider that the site lies within open countryside.*

*9. The proposal would not introduce development in an open countryside location and as such it would comply with Policies Sus1 and Set1 of the Morpeth Neighbourhood Plan 2016 and Policies C1 and H16 of the CMDLP which seek to reduce the risk of urban sprawl and coalescence between settlements".*

7.8 The appeal decision can be interpreted to conclude that whilst outside the defined settlement limits in the MNP, there would be no significant encroachment into the Open Countryside or impact on its intrinsic beauty due to the surrounding development. The location was not considered to conflict with the policies within the MNP and therefore the only outstanding issue was the Green Belt designation. As the adopted NLP does not allocate this site within the Green Belt, the application is acceptable in principle.

7.9 The site is near a Shell service station, Londis convenience store, quilt shop; a veterinary facility and large housing estate. It is sited reasonably close to sustainable transport links, some of which have been improved as part of the Morpeth Northern By-Pass. The principle of development is supported by the Policy STP 1 of the NLP as it lies within the Green Belt inset boundary and is recognised as a sustainable location.

### *Housing*

7.10 MNP Policy Hou3 and NLP Policy HOU5 seek to ensure a mix of housing is provided, including affordable housing. NLP Policy HOU 6 relates to affordable housing and this part of Morpeth is within a high value area, so it would be required to provide at least 25% of the homes as affordable units, which would equate to 3 (rounded up from 2.25) of the proposed 9 dwellings. Part 4 of Policy HOU6 nevertheless provides for a financial contribution to be paid, where clearly justified, in lieu of the required on-site affordable housing in accordance with Policy INF6 and the formula in Appendix D. The Council's Housing Enabling Officer agreed that a commuted sum would be acceptable for this scheme and secured by a S106. The commuted sum will be calculated at the reserved matters stage when the actual units and values will be known. As such, the application is in accordance with NLP Policy HOU6, INF 5 and appendix D.

### *Open Space*

7.11 NLP Policy INF 6 and Appendix H1 aims to secure open space in three strands for major developments:

- Amenity green space and natural and semi-natural green space (on-site)
- Parks and Gardens (Off-site)
- Provision for children and young people (off site)

7.12 The contribution for each strand is calculated depending on the size and proposed population of the scheme. As this application is at the outline stage. the open space provision is unable to be calculated as the type and size of dwellings is unknown. The open space contribution can be secured within a s106 agreement with a mechanism to agree the total sum at the Reserved Matters stage. The applicant agrees with this approach and therefore, the application is in compliance with Policy INF 6 and Appendix H1 of the NLP.

### **Design, Layout and Impact on Residential Amenity**

7.13 NLP Policy HOU 9 aims for residential development management to provide functional space and facilities for refuse and recycling storage which is appropriate for the development. The location and design of facilities should provide opportunities to

screen or reduce their visual prominence, not impact upon amenity, health or security; Policies QOP1 and QOP2 sets out the design criteria for new proposals and to ensure 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.

7.14 Policy Des1 of the Morpeth Neighbourhood Plan includes a list of criteria in terms of the design of new developments. Of particular relevance to this application, the policy states that proposals will be supported where:

- The design and layout of the development achieves a sense of place by protecting and enhancing quality, distinctiveness and character of settlements;
- Respecting or enhancing the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features;
- Ensuring the development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside;
- Ensuring that the development does not cause an acceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties;
- Incorporating sustainable drainage systems.
- These policies are consistent with the aims of the NPPF which has good design as one of the key aspects of sustainable development and which states that developments should respond to local character and history, and reflect the identity of local surroundings and materials.

7.15 The application reserves matters including the scale, layout and appearance of the scheme but it is considered that the site could accommodate up to 9 dwellings and ensure there can be sufficient curtilage to achieve adequate space and privacy standards. The appearance and scale would be assessed at the reserved matters stage but there is scope to provide appropriately designed dwellings to avoid impacting upon the visual amenity and remain sympathetic to both the rural character and built up area. There will be issues to consider in terms of the layout and orientation of the properties and boundary treatments. A scheme should be presented to ensure the site is not fully enclosed and integrates into the surrounding area.

7.16 Policy QOP 4 seeks landscaping design of high quality and aims to retain existing trees where unavoidable. There is no formal site layout however, the arboricultural report identifies the removal of large mature trees to the eastern, central corner of the site due to conflicting with an indicative site plan. There is the opportunity to retain the trees bounding the site and to adequately mitigate with replacement planting and additional soft landscaping and biodiversity enhancements.

7.17 The proposed dwellings would not adversely impact upon the residential amenity currently enjoyed by existing neighbours given the position and distances that can be provided and the layout can be designed to respect the amenity of future occupiers.

7.18 The application is therefore in accordance with Policy QOP 1, QOP2 of the NLP and Des1 of the Morpeth Neighbourhood Plan.

## **Ecology**



7.19 The submitted ecological report found the site to support mature trees, hedgerows (largely made up of non-native garden species), amenity grassland, a large house and semi-improved field.

7.20 Priority species including hedgehog were considered likely to use the site and appropriate mitigation suggested. The near-by SuDS pond was inspected for the likelihood of the presence of great crested newt and found to be newly created and largely dry, thus the conclusion being that this species is unlikely to be present. However, given that there is a SuDS pond so near (60m) to the site, the presence of amphibians cannot be entirely ruled out and as such there is a requirement for the works to be carried out under method statement for this group of species. There were no roosting bats found.

7.21 The ecological report also includes some broad recommendations for the loss of tree/hedgerow loss on site and lighting recommendations to ensure bats can continue to use the site during and post construction. However, there is no indication on the submitted plans on where/how this is to be achieved. Additionally, there is no mitigation/compensation for the loss of semi-improved grassland considered to be of parish value.

7.22 Paragraph 174 d) of NPPF states that planning applications should seek to minimise impacts on and provide net gains for biodiversity, this is echoed in Northumberland's Local Plan policy ENV2 (1) that requires development proposals affecting biodiversity to minimise their impact, avoiding significant harm through location and/or design. Where this cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for. This policy also seeks development to secure a net gain for biodiversity. As it stands the current application will result in a net loss of biodiversity through the loss of semi-improved grassland and areas of shrubs and trees. Furthermore, no net gain for biodiversity is provided. Net gain is often achieved (where all existing ecological issues have been either avoided, mitigated or compensated for) by the installation of a minimum of 1no. integrated bat box and 1no, integrated bird box in each dwelling. There is therefore a need for a biodiversity enhancement plan that broadly outlines how and where mitigation/compensation and biodiversity net gain will be achieved. The provision of suitable landscaping and installation of in-built bird and bat boxes is expected. This can level of enhancement can be achieved through securing further details by planning conditions and within the Reserved Matters application.

7.23 As such, the application is in accordance with NLP Policy ENV 2 and the NPPF.

### **Public Protection**

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

7.25 Policy POL 2 relate to pollution and air, soil and water quality and development proposals in locations where they would cause, or be put at unacceptable risk of harm from, or be adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances will not be

supported. Development proposals that may cause pollution of water, air or soil, either individually or cumulatively, are required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, people or biodiversity.

7.26 The application was accompanied by a noise assessment that identified the road traffic noise levels impacting the site. Based on the findings, the Public Health Protection Unit were consulted, that residents of dwellings should have access to openable windows for comfort ventilation and not reliant upon unsustainable methods of ventilation such as mechanical alternatives. The details of the internal room layout and where windows will be placed will require prior agreement at the reserved matters stage. It is expected that for other rooms, which cannot achieve the external noise limits, appropriate glazing and alternative ventilation shall be provided. The noise assessment has recommended an “acoustic barrier” in the form of a close-boarded fence. A condition has also been recommended to require prior details and this will only be necessary for a small section of the site which is depended on the proposed layout. The use of materials can be used other than timber fencing to achieve a more attractive barrier.

7.27 In terms of land contamination, the site has limited historical uses which have the potential to have contaminated the site, other than agriculture. A small quarry existed to the east of the site (Slatehill Quarries) and was last operational in the mid-19th Century, disused by 1897. The submitted Phase 1 (desk top study) has concluded that:

- No ground gas monitoring or ground gas protective measures are required.
- A basic Phase 2 (intrusive investigation) is required in relation to a thin layer of made ground associated with the existing dwelling on the site.

7.28 This is acceptable to the Public Health Protection Unit but it is recommend that further details are secured to conduct an asbestos survey and any further site investigations in relation to the “thin layer of made ground” does not begin until the dwelling known as Butley Ben is demolished and the site cleared of demolition material. Should any contaminated “soils” be identified, the applicant should propose how they are to deal with this and whether the importation of clean soils will be required.

7.29 The site does not appear to be impacted by any sources of ground gases (landfill or underground mining) and the Preliminary Contamination and Mining Risk Assessment has concluded that there is a very low risk from ground gases and no assessment is required for this development.

7.30 Overall, the application is acceptable in terms of noise to the future occupants, land contamination and risk from Ground Gas which can be mitigation and further assessed at the Reserved Matters stage. Subject to conditions, the application is considered acceptable in accordance with the NLP policies POL1 and POL 2 and QOP 2.

## **Highways**

7.31 Policy TRA 1 of the NLP states that the transport implications of development must be addressed as part of any planning application. Policies TRA 2 and TRA 4 seek to ensure any new application has no detrimental impact to the existing transport

network and provides adequate parking provision in accordance with the NCC standards within Appendix E of the Plan.

7.32 The site will need to provide connections to the existing pedestrian and cyclist infrastructure and will be required as part of the Reserved Matters application and secured by condition.

7.33 The level of traffic generated by the development is unlikely to impact upon the safety and operation of the surrounding road network. Whilst access is not for consideration as part of this application, the indicative site access shown in the plan is located away from the A197/A192 roundabout, which is acceptable. This is preferred to an access from the adjacent Persimmon development, which would be potentially too close to the roundabout. As such, a condition is requested to limit access to North Lane End, with the details submitted as part of the Reserved Matters applications. There are potential road safety issues with the proximity of a site access to the current transition point of the on-road to off-road cycleway introduced as part of the Morpeth Northern By-Pass but this can be suitably mitigated through the relocation of this transition further north on the former A192 and secured by condition relating to the access.

7.34 The internal layout of the development is not for consideration as part this outline application but will be determined at the Reserved Matters stage. The applicant is advised that car parking will need to be provided in accordance with Northumberland County Council parking standards and dimensional requirements as contained in Appendix E of the NLP. A condition is requested to secure car parking for the development.

7.35 The internal layout is not for determination as part of this application and will be considered as part of the subsequent Reserved Matters applications. The site access road shall be where a shared surface approach can be used. Footways 2.0m wide shall be provided from the junction into the site on both sides of the access road, which will be retained as 2.0m service strips if a shared surface is to be used.

7.36 The applicant is advised that refuse storage and servicing will need to be provide turning facilities for an 11.6m refuse vehicle. If the development is to remain private, then agreement with NCC Waste Services directly to enter private land will be required or alternatively a private waste collection service could be provided. A condition is requested to secure refuse storage and servicing for the development.

7.37 Overall, the application is in accordance with NLP Policies TRA 1, TRA 2 and TRA 3 with the issues for access, parking, refuse and highways subject to conditions and assessing the layout at the Reserved Matters stage.

### **Flood Risk**

7.38 The Lead Local Flood Authority (LLFA) had initial concerns with the proposed 5l/s discharge rate and a lower restriction to flows was assessed to compare the existing pre-development runoff rate and confirm the attenuation volume on site. Whilst an outline application, there is also still a commitment to incorporate sustainable drainage techniques within the development. As such can an analysis of SuDS techniques be undertaken and a commitment to include them where possible and practicable provided. Based on the amended documents submitted as part of the

application, the LLFA has no objections to the proposed development subject to conditions securing

7.39 Similarly, Northumbrian Water has no objections but requested further information to provide sufficient detail with regards to the management of foul and surface water. As such the application is in accordance with NLP Policy WAT 3 and WAT 4 the NPPF.

### **Other matters**

7.40 As the development would impact the educational infrastructure in the area, a contribution of £48,000 towards education for Secondary Middle and High Schools has been requested and then agreed with the applicant in accordance with NLP Policy 6 (Planning Obligations) and Appendix H2. This is to be secured within a s106 legal agreement.

### **Equality Duty**

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

### **Crime and Disorder Act Implications**

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

### **Human Rights Act Implications**

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

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

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that

in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Conclusion**

8.1 The application is considered in principle and in accordance with spatial strategy policy STP1 of the NLP. The application has also secured financial contributions for Affordable Housing, Education and Open Space. All other matters are reserved with technical issues such as Highways, Ecology, Flood Risk, Land Contamination and Noise impacts considered to be suitably mitigated via condition or assessed under any subsequent Reserved Matters application. Overall, the application does not conflict with the policies within the NLP, MNP and the NPPF.

## **9. Recommendation**

That this application be GRANTED permission subject to a s106 securing a financial contribution to affordable housing, education and open space and the following conditions:

### Conditions/Reason

01. Approval of the details of the appearance, layout, landscaping and scale hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

02. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

03. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

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

Location Plan LP\_862\_01

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

04. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall i. Restrict discharge from the development to 3.9l/s (with a 75mm orifice) for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA/EA/NWL and the local planning authority.  
ii. Adhere to the principles as set out in the flood risk assessment and drainage strategy from Coast Consulting reference 1843-01 Rev P3 (dated 29 October 2021).  
iii. Provide attenuation on site for the 1 in 100 year plus climate change event.  
iv. Incorporate source control and vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment. A particular reference is given to permeable paving within all private areas.  
The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the effective disposal of surface water from the development.

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

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

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

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

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

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

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

08. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

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

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

a) As identified in the Preliminary Contamination and Mining Risk Assessment produced by FWS Geological & Geo-Environmental Consultants (Report Reference: 3447OR01 (Rev00) and dated 24/04/2018) further site investigations shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. The report must demonstrate that the soil in landscaped areas from the surface down to a minimum depth of 600 millimetres will provide a suitable growing medium as defined within BS 3882:2015 No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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

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

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

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

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

12. The Reserved Matters to be submitted under Condition 1 shall include details of an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that internal noise levels of 35dB LAeq during the day and 30dB LAeq and 45dB LAMax during the night can be achieved in the main habitable rooms\* with windows in the open position. The scheme shall include internal room layouts to show that the main habitable rooms shall have access to a window which can be opened without causing the ingress of obtrusive noise above guidance levels. Thereafter, the approved acoustic design scheme shall be implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

\*A Habitable room being as defined within Approved Document F - Ventilation ISBN 978 1 85946 679 9

Reason: To ensure a commensurate level of protection against obtrusive noise.

13. The Reserved Matters to be submitted under Condition 1 shall include details of a 1.8 metre high acoustic barrier has been submitted to and approved in writing by the Local Planning Authority. The submission shall include a plan showing the location and extent of the acoustic barrier, a specification of materials to be used and the design of the barrier. The details shall be clear that the barrier will have a superficial mass of at least 10 kilogrammes per square metre. Thereafter, the approved acoustic screening shall be implemented in full before the occupation of the first dwelling, maintained as approved and retained in perpetuity.

Reason: To ensure a commensurate level of protection against obtrusive noise.

14. Development shall not commence until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

Reason: In the interests of visual amenity of the area, in accordance with the National Planning Policy Framework.

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

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

16. Prior to commencement of development details of the materials to be used in the construction of the external surfaces of the private drives and shared private drives shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.



Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework.

17. No dwelling shall be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

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

18. Means of vehicular access to the permitted development shall be from North Lane End only.

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

19. Development shall not commence until details of the proposed highway works to facilitate the site access junction to North Lane End, including amendments to the existing footway/cycleways and cycleway transition point and all associated works, have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

20. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

21. No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

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

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

23. No dwelling shall be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept Available for the parking of cycles at all times.

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

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

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

25. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

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

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

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

27. Notwithstanding the details submitted with the application, prior to the construction of any building above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme and measures shall be implemented in full prior to first occupation and retained thereafter.

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

28. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Ecological Appraisal, Butley Ben, Fairmoor, Morpeth. E3 Ecology Ltd. October 2020') and this condition, including, but not restricted to;

i. Adherence to 'Bat Conservation Trust. Guidance Note 08/18. Bats and artificial lighting in the UK Bats and the Built Environment series'

ii. No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

iii. Root protection zones will be implemented around all retained trees and hedgerows in accordance with the guidance given in BS5837

iv. Installation of a minimum of No.1 integrated bat box and No. 1 integrated bird box in each dwelling. Numbers, types and positions of which to be submitted to and agreed in writing with the LPA at the development reaching Reserved Matters stage and fully implemented as approved.

v. At the development reaching Reserved Matters stage a Landscape & Ecological Management Plan (LEMP) to include; the landscape planting of the site, suitable drainage policy is required to negate potential impacts of wastewater and surface water run-off to the dry ditch to the east during and post-construction, provision of holes (13cm x13cm) in fences for hedgehog dispersal, and the removal and disposal of *Rhododendron ponticum*, shall be submitted for the written approval of the LPA. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species. Once approved the plan shall be implemented in full during the first planting season (November March inclusive) following the commencement of development.

vi. Any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped.

vii. Production and implementation of a method statement outlining how the development will be carried out to ensure the protection of amphibians. To be submitted and approved by the LPA at the development reaching Reserved Matters stage.

Reason: to conserve and enhance the natural environment in accordance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Species and Habitats Regulations 2017 (as amended), NPPF section 15 and Policy ENV2 of the Northumberland Local Plan.

29. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 1 year from the date of the planning consent, the approved ecological measures secured through above condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats or other protected or priority species or habitats and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: to conserve and enhance the natural environment in accordance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Species and Habitats Regulations 2017 (as amended), NPPF section 15 and Policy ENV2 of the Northumberland Local Plan.

### **Informatives**

The culverting of any watercourse or alternations of any existing culverted watercourse will require the prior written consent of Northumberland County Council, under the Land Drainage Act (1991). Please contact the FCERM team (fcerm@northumberland.gov.uk) for further information.

### ***Dust Management***

Dust minimisation and control shall have regards to guidance such as :  
The Institute of Air Quality Management has produced very current documentation entitled "Guidance on the Assessment of Dust from Demolition and Construction" available at: <http://iaqm.co.uk/guidance/>

Additionally, the Mayor of London's office has produced robust supplementary guidance document entitled "The Control of Dust and Emissions During Construction and Demolition" which is available at: <https://www.london.gov.uk/what-we-do/planning/implementinglondonplan/supplementary-planning-guidance/control-dust-and>

### ***Noisy Working during the Construction Phase***

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800  
Saturday - 0800 to 1300.

Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

***Restriction on Deliveries / Collections during the Construction Phase***

No deliveries or collections shall be made to or from the premises outside the hours of:

Monday to Saturday 0800 to 1800  
and not at all on Sundays or Bank Holidays.

***Statutory Nuisance***

The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice.

Failure to address the issue of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of the Environmental Protection Act, 1990 in respect of statutory nuisance.

***Burning Materials Onsite***

There shall be no burning of any material associated with the construction phase on the site.

**Section 38 Agreement and adoption of highways** - You are advised to contact the Council's Highway Development Management team at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

**Section 278 Agreement and works in adopted highway** - You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.

**Highway condition survey** - You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**Reminder to not store building material or equipment on the highway** - 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.

**Contact Local Highway Authority - Estate Street Phasing and Completion Plan** - The applicant is advised to obtain the written approval of the Local Highway Authority for the details required under condition 20, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local

Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. You can contact the Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk)

**Contact Local Highway Authority - Management and Maintenance of Estate Streets** - The applicant is advised that to discharge condition 21 the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk)

**Contact Local Highway Authority - Submission of details of adoptable streets** - The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition 22 of this permission. You can contact the Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk)

**Reminder to not deposit mud/ debris/rubbish on the highway** - In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

**Road Safety Audits** - You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offer this service. You should contact [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979.

**Containers Required for the Storage of Waste** - For new individual properties the following will be required to be provided:

- 240 litre wheeled bin for residual refuse
- 240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

**Date of report: 24<sup>th</sup> February 2023**



# Northumberland County Council

## Appeal Update Report

Date: March 2023

### Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

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

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

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

#### **Key issues**

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



# Recent Planning Appeal Decisions

## Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
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>Delegated Decision - Officer Recommendation: Approve</p>	No

## Planning Appeals Split Decision

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

## Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
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>Committee Decision - Officer Recommendation: Refuse</p>	No – claim refused
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>	No



	<p>Main issues: inappropriate development within the open countryside and Green Belt; and insufficient information on access and car parking arrangements.</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>Committee Decision - Officer Recommendation: Refuse</p>	No

### Planning Appeals Withdrawn

Reference No	Proposal and main planning considerations	Award of costs?
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>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>
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 west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>

	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	
22/01413/FUL	Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland  Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.	27 September 2022  Delegated Decision - Officer Recommendation: Refuse
19/04687/OUT	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  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.	27 September 2022  Delegated Decision - Officer Recommendation: Refuse
21/04958/FUL	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  Main issues: development results in harm to the character and appearance of the Conservation Area; and substandard access to rear car park.	1 November 2022  Committee Decision - Officer Recommendation: Approve
21/03396/FUL	Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton  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	2 November 2022  Delegated Decision - Officer Recommendation: Refuse

	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.	
21/03397/LBC	Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton  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.	2 November 2022  Delegated Decision - Officer Recommendation: Refuse
22/00393/FUL	Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn  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.	3 November 2022  Delegated Decision - Officer Recommendation: Refuse
21/02696/S106A	Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland  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.	7 November 2022  Delegated Decision - Officer Recommendation: Refuse
21/04002/FUL	Proposed 6no. Yurts and associated structure for holiday and tourism – land south-east of Alnham House, Alnham Main Road, Alnham  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.	17 November 2022  Delegated Decision - Officer Recommendation: Refuse
22/00913/FUL	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	7 December 2022  Delegated Decision - Officer Recommendation:

	<p>Farm Road, Netherton Colliery</p> <p>Main 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>	Refuse
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	<p>Demolition of existing extension and rebuilding an extension – 1 Sandridge, Newbiggin-by-the Sea</p> <p>Main issues: unacceptable design with detrimental loss and alteration of a historic building group with harm to the Conservation Area.</p>	<p>8 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01675/FUL	<p>Erection of 1 no. Dwelling (C3 use) - land south of Old Smithy, Widdrington Village</p> <p>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.</p>	<p>19 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03313/AGTRES	<p>Prior notification for change of use and conversion of agricultural building to single dwelling – The March Barn, Welton</p> <p>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.</p>	<p>21 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01833/FUL	<p>Development of 60 no. Pitches for holiday accommodation comprising touring caravan/campervan pitches and tents – land at Elwick Farm, Belford</p> <p>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</p>	<p>10 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	calculation relating to the Lindisfarne SPA; and lack of information relating to surface water drainage and highways.	
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
22/01812/FUL	Proposed detached single storey garage and store with associated formation of driveway – Eland Close, Eland Land, Ponteland  Main issues: inappropriate development in the Green Belt and the open countryside.	24 January 2023  Delegated Decision - Officer Recommendation: Refuse
21/02287/FUL	Convert and extend redundant cow byre to residential use (C3) for holiday let – Waterside Cottage, Acklington  Main issues: development in an unsustainable location within the open countryside; insufficient information to justify non-mains foul drainage; insufficient information to demonstrate the proposal would not sterilise and identified sand and gravel resource; absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC; and loss of ancient woodland with no exceptional circumstances or suitable compensation strategy.	25 January 2023  Delegated Decision - Officer Recommendation: Refuse
22/03609/AGTRES	Notification of Prior Approval to convert an existing but now redundant agricultural building on the Guyzance Estate for permanent residential use – land south of Waterside Cottage, Acklington  Main issues: impacts on adjacent ancient semi-natural woodland and River Coquet and Coquet Valley Woodland SSSI; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.	25 January 2023  Delegated Decision - Officer Recommendation: Refuse
22/03324/FUL	Erect a feed barn for storage of animal feed – Eastside, Partnership Field, Springwell, Ovington	13 February 2023  Delegated

	Main issues: inappropriate development in the Green Belt.	Decision - Officer Recommendation: Refuse
22/04634/FUL	Demolition of detached garage and construction of side extension – Middlesteads Farm, Longhirst  Main issues: design does not respect the character of the existing dwelling or its locality, would fail to remain subordinate and would result in unacceptable adverse impact on the character of the dwelling and its setting.	16 February 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?
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	No

### Enforcement Appeals Withdrawn

Reference No	Description and address	Award of costs?
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).	No

## Enforcement Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date
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
22/00571/ENDEVT	Unauthorised siting of a caravan – land south-west of Hartburn Bridge, Morpeth	1 February 2023

## Inquiry and Hearing Dates

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



## 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</b> (Impact Assessment attached?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Planning applications and appeals are considered having regard to the Equality Act 2010
<b>Risk assessment</b>	None
<b>Crime and disorder</b>	As set out in individual reports and decisions
<b>Customer consideration</b>	None
<b>Carbon reduction</b>	Each application/appeal may have an impact on the local environment and have been assessed accordingly
<b>Wards</b>	All where relevant to application site relating to the appeal

### Background papers

Planning applications and appeal decisions as identified within the report.

### Report author and contact details

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## Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL  
DATE: 13<sup>TH</sup> MARCH 2023

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PETITION – REQUEST FOR ROAD REPAIR AND ONE WAY SYSTEM AT  
MARGARET STREET, WIDDRINGTON STATION

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

**Report of: Service Director - Local Services, Paul Jones**

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### **Purpose of report**

To respond to the e petition which closed on 11<sup>th</sup> November 2022 regarding a request for road repairs and a one-way system at Margaret Street, Widdrington Station.

### **Recommendations**

It is recommended that the Local Area Council note the content of this report and support the actions proposed.

### **Link to Corporate Plan**

How - “We want to be efficient, open and work for everyone”

Enjoying - “We want you to love where you live”

Connecting - “We want you to have access to the things you need”

### **Key Issues**

1. An e petition has been received requesting road repairs and a one-way system at Margaret Street, Widdrington Station.
2. The e petition has been signed by 129 signatories.
3. The petition recognises the efforts of Councillor Dickinson in trying to resolve the issues regarding road condition, but residents feel they have no option but to petition for this work to be carried out.
4. The petition states that remedial works are not holding, and the streets are causing damage to cars.
5. A request for a one-way system on Margaret Street has also been made. The request has been recorded on our Directory of Requests Database.

## Background

### The Petition

The County Council has received a 129-name e-petition stating that :-

“We the undersigned are asking Northumberland County Council to take action to repair our streets on The Green and Margaret Street in Widdrington Northumberland. We recognise the efforts of the local Councillor in trying to resolve this matter and as residents feel we have no option but to petition for this work to be carried out. Remedial works are not holding, and the streets are damaging people's cars. We need proper resurfacing works to solve this problem. In addition to the above we are petitioning for a one-way system along Margaret Street to improve traffic flow and safety. We urge the County Council to listen to us and support our requests with some action.”

### Comments

Margaret Street is a one of the main residential streets accessed from Grange Road in Widdrington Station. It lies within a 20mph zone meaning traffic calming measures are provided throughout the estate. Several other streets are accessed via Margaret Street.



Plan of Margaret Street, Widdrington Station



Northern access to Margaret Street at Grange Road junction

The County Council are mindful of the deteriorating condition of Margaret Street, we have visited the site to review the condition of the road alongside the ongoing programme of planned maintenance across Northumberland. While at present we consider the condition of the street is not such that we would replace schemes already identified in the 2023/24 programme, we will submit the street for consideration in the development and prioritisation of the next Local Transport Plan programme of maintenance.

In the meantime, we have highlighted the condition of Margaret Street with our Castle Morpeth Highways Delivery team who are responsible for undertaking regular inspection, for them to consider if there are any actionable defects and carry out any works identified to maintain the surface in a safe condition.



Image of poor road surface and road hump on Margaret Street

With regards to the request for a one-way system on Margaret Street, we have again visited the street on a number of occasions.

Concerns about inconsiderate parking have been raised, vehicles are reported to be parking too close to junctions meaning that visibility is affected as a result.

Margaret Street is an older street not built to modern standards to cater for the number or size of vehicles now using the street, we would support this being submitted for consideration in the next Local Transport Plan programme of road safety initiatives.

Although, according to our records, no previous requests for a one way system have been made, this has now been recorded onto our Directory of Requests database and will be included for future consideration in a Local Transport Plan programme to be supported by either the local County Councillor or Parish Council.

Should a one-way system be considered, this would be subject to a formal consultation. As well as residents in Margaret Street, residents in surrounding roads accessed from Margaret Street would need to adhere to this restriction and would need to be consulted.

In the meantime, as this is a residential street it should be noted by all residents that the highway code states that vehicles should not park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space.

### **Accident Data**

According to accident data from Northumbria Police, there have been no personal injury collisions on Margaret Street in the previous five years. This data does not include any damage only incidents or near misses which may have occurred.

The was a slight personal injury collision on Elizabeth Street in January 2020 when a car travelling on Elizabeth Street was hit by a car accessing from one of the side streets.

### Proposed Actions

The requests for road repairs and a one-way system will be considered for inclusion in a future Local Transport Plan (LTP) programme and assessed and further prioritised alongside similar requests across Northumberland.

### Implications

<b>Policy</b>	The response to the issues raised in this petition is consistent with LTP Policies.
<b>Finance and value for money</b>	n/a
<b>Legal</b>	None
<b>Procurement</b>	None
<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"/>	None
<b>Risk Assessment</b>	n/a
<b>Crime &amp; Disorder</b>	n/a
<b>Customer Consideration</b>	Petition requests road repairs and the introduction of a one-way system on Margaret Street, Widdrington Station.

<b>Carbon reduction</b>	None
<b>Health and Wellbeing</b>	Petition raises issues regarding road condition on Margaret Street
<b>Wards</b>	Druridge Bay

**Background papers:**

None

**Report sign off**

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

**Author and Contact Details**

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# North East Devolution Consultation

## Northumberland Local Area Councils



# What we will cover

- What is devolution?
- What is in the deal?
- What is the governance review?
- Why we are consulting?
- The timeline and next steps

# What is devolution?

Devolution is the transfer of power and authority from central government to local decision makers.

The North East has already seen devolution with the North of Tyne Combined Authority (NTCA), formed in 2018 covering Newcastle, North Tyneside and Northumberland.

The local authorities of County Durham, Gateshead, South Tyneside and Sunderland also work closely together through the North East Combined Authority (NECA) to create the best possible conditions for growth in jobs, investment and living standards, though NECA does not have devolved powers.

# Background

The deal put forward, which the government has confirmed it is 'minded to' approve, will see NECA and NTCA cease to operate, with a new combined authority formed to cover the seven local authority areas of County Durham, Gateshead, Newcastle, North Tyneside, Northumberland, South Tyneside and Sunderland.

The new combined authority would be headed up by a Metro mayor, who we expect to be elected in May 2024. Metro mayors are directly elected by residents of the Combined Authority's geographical area covering multiple local councils, e.g. Andy Burnham – Greater Manchester Combined Authority, or Ben Houchen – Tees Valley.

# What is in the deal for the region?

The deal on the table would bring significantly more power and money to the region than the two existing authorities have at the moment.

It would not impact on the existing local authorities in the region, and they would continue to provide the services they do currently.

The deal offers a potential £4.2bn of investment into the region over 30 years, made up of a number of different elements.

# What is in the deal for the region?

1. **Transport** –strategic investment in bus, metro, active travel and infrastructure with full powers to oversee integrated transport and better connectivity for our communities and businesses
2. **Investment Fund** – a significant fund supported by an investment plan driving inclusive economic growth, net zero and addressing inequalities
3. **Skills, Education & Inclusion** – Funding towards expanding adult education provision, with focus on inclusion and employability.
4. **Housing, Land & Digital Infrastructure** – devolved housing powers & expansion of brownfield funding, as well as additional regeneration to improve communities, in conjunction with local authorities, and get more sustainable housing and digital infrastructure built

# What is in the deal for the region?

5. **Clean Energy & Net Zero** – measures to unlock potential and increased investment in our major industries, businesses and infrastructure to support clean energy and net zero transition – including a unique ‘Green Superport’ model
6. **Rural Economy & Sustainability** – clear focus on rural growth and stewardship, including a specific rural investment plan and focus on food security, biodiversity and nature gain
7. **Culture, Tourism and Place** – opportunity to collectively utilise and enhance the region’s greatest assets and partnerships eg iconic coastal locations and Areas of Outstanding Natural Beauty, sporting institutions and major events to generate further inward investment.
8. **Health & Public Service Reform** – tackling inequalities by including measures to drive innovation in prevention, healthy housing, and social care collaboration

# Financial breakdown

- Investment fund - £48m per year
- Skills and adult education - £60m per year
- Transport – more than £900m
- Housing and regeneration - £69m
- Mayoral Capacity Fund - £30m
- Other - various
- Total - £4.2bn



# What is the governance review?

The seven local authorities have carried out a review to explore whether a new combined authority for the region would be beneficial to the North East.

It concluded:

- New combined authority would benefit economic growth and delivery of public services.
- The new authority would extend the benefits of devolved funding for investment, skills and housing, previously secured by the North of Tyne, over the full regional geography. It would also unlock new funding and powers, including over transport, across the whole region.
- Unlikely existing governance arrangements could be meaningfully strengthened without adopting the Mayoral Combined Authority (MCA) model of governance.
- A change is required to enable the North East authorities to pursue their economic and social policy agenda at greater pace.

# The consultation

Public consultation on the devolution deal began on 26 January 2023, and will run until 23 March 2023.

There are a number of ways in which you can have your say and you will find details of these on your local authority's website.

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The views of residents, businesses, charities and other organisations will be essential in ensuring the new MCA delivers the best outcomes for all of its constituents.

# What this means for Northumberland

Northumberland County Council will continue to run the services it does at present, while having membership of the new Mayoral Combined Authority. It will remain responsible for bin collections, libraries, and all other existing local authority services.

Devolution will not impact on the way the council operates, and there will be no direct changes to jobs as a result of the formation of the new MCA.

# Timeline and next steps

**28 December 2022** – Government announced devolution deal it is ‘minded to’ approve.

**19 January 2023** – All seven Cabinets of local authorities approved to move to public consultation.

**23 January** – Public consultation begins and runs until 23 March

**Post consultation** – Consultation feedback is reviewed and individual councils to decide whether or not to proceed. If all agree, a summary of the consultation is prepared and, once approved by Cabinets, submitted to Secretary of State for Levelling Up, Housing, and Communities. Secretary of State will then decide if the statutory criteria have been met and whether the relevant authorities have given the necessary consents, before making the statutory order to create the new mayoral combined authority.

**May 2024** – New North East Mayoral Combined Authority formed and election held to appoint Metro mayor.

# Thank you



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

Lesley Little: 01670 622614 - [Lesley.Little@northumberland.gov.uk](mailto:Lesley.Little@northumberland.gov.uk)

**UPDATED: 1 March 2023**

## TERMS OF REFERENCE

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



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

**ISSUES TO BE SCHEDULED/CONSIDERED**

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

**To be listed:**

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

**Monday 13 March 2022**

- Planning and Rights of Way
- Local Services Update
- Petition Report
- Devolution Consultation

**Tuesday 11 April 2022**

- Planning and Rights of Way

**Monday 15 May 2022**

- Planning and Rights of Way

	<ul style="list-style-type: none"><li>• Local Services Update</li><li>• Petition Report</li></ul>
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**NORTHUMBERLAND COUNTY COUNCIL  
LOCAL AREA COUNCIL - CASTLE MORPETH MONITORING REPORT  
2022-23**

Ref	Date	Report	Decision	Outcome
1	09.05.22	Red Row Drive-to Barrington Drive – Petition received	To receive a report at the next meeting	
Page 71	09.05.22	Petition Report – Reduced Speed and Safer Crossing Points – Morpeth North Bypass	Members agreed that a report on the findings should be considered by this Committee with any identified works possibly being included in the Local Transport Plan.	
3	09.05.22	Members Local Improvement Schemes	<b>RESOLVED</b> that the information be noted.	
4	11.07.22	Petition Report - Request for footpath/cycleway connecting Red Row Drive to Barrington Road, Bedlington Station	<b>RESOLVED</b> that the contents of the report and the actions to be taken be noted.	
5	10.10.22	Petition Report - Petition Against On-Going Planning	<b>RESOLVED</b> that a further update report be provided to this Committee in March 2023.	

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

8	14.11.22	Homelessness and Rough Sleeping	<b>RESOLVED</b> that the information be noted.	
9	14.11.22	Rural Business Growth Service – Presentation	<b>RESOLVED</b> that the information be noted.	
10	9.01.23	Policing Update	Update received.	
11	9.01.23	Budget 2023/24 and Medium Term Financial Plan	Update received.	
12	13.02.23	Local Transport Plan Programme 2023/24	<b>RESOLVED</b> that the information be noted.	

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