

Public Document Pack



Northumberland County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 14 September 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **NORTH NORTHUMBERLAND LOCAL AREA COUNCIL** to be held in **MEETING ROOM 1, BERWICK LEISURE CENTRE, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK UPON TWEED, TD15 2AS 2AS** on **THURSDAY, 22 SEPTEMBER 2022** at **2.00 PM**.

Yours faithfully

Rick O'Farrell
Interim Chief Executive

To North Northumberland Local Area Council members as follows:-

G Castle (Chair), S Bridgett (Vice-Chair), T Thorne, T Clark, G Hill, W Pattison, G Renner-Thompson, C Seymour, J Watson, C Hardy (Vice-Chair (Planning)), I Hunter, M Mather and M Swinbank



Rick O'Farrell, Interim Chief Executive
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AGENDA

PART I

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

1. APOLOGIES FOR ABSENCE

2. MINUTES

(Pages 1
- 10)

Minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 18 August 2022, as circulated, to be confirmed as a true record and signed by the Chair.

3. DISCLOSURE OF MEMBERS' INTERESTS

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

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

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

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

- 4. DETERMINATION OF PLANNING APPLICATIONS** (Pages 11 - 14)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it.
- Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
- 5. 18/00751/REM** (Pages 15 - 34)
Reserved Matters application for 65 no. dwellings with all matters to be considered including access, appearance, landscaping, layout, and scale on approved planning application 13/03894/OUT (Revision Description 22 April 2022)
Land to the West of Northern 4x4 Centre, West End Garage, Thropton, Morpeth, Northumberland
- 6. 21/04136/FUL** (Pages 35 - 66)
Residential development of grazing land as Village Meadows Phase 2 compromising 4 No. bungalows and 12 No. houses and including roads, servicing, and associated works.
Land South of Village Meadows (Phase 2), South Road, Lowick, Northumberland
- 7. 22/01660/FUL** (Pages 67 - 76)
Creation of a secondary entry/exit point to existing car parks.
Signage at Entrance, Tweedbank Retail Park, Berwick-Upon-Tweed, TD15 2AS
- 8. APPEALS UPDATE** (Pages 77 - 84)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

9. SECTION 106

(Pages
85 - 90)

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous monthly period.

10. 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.

11. PETITIONS

This item is to:

(a) Receive any new petitions: to receive any new petitions. The lead petitioner is entitled to briefly introduce their petition and a response to any petitions received will then be organised for a future meeting.

(b) Consider reports on petitions previously received - None

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

12. 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.

13. RURAL BUSINESS GROWTH SERVICE

To receive a presentation from the Ivan Hewitt, Rural Business Growth Programme Manager on the Rural Business Growth Service.

14. LOCAL MEMBER IMPROVEMENT SCHEMES

Details of the North Northumberland Members Local Improvement Schemes for the period 2021-25 are provided for information only.

(Pages
91 - 118)

15. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
119 -
126)

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).

16. DATE OF NEXT MEETING

The next meeting of the North Northumberland Local Area Council is scheduled for Thursday, 20 October 2022 at St James URC, Pottergate, Alnwick, NE66 1JW

17. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

Registering Interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

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

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

8. Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a relative or close associate; or
- c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter (referred to in paragraph 8 above) **affects** the financial interest or well- being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

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

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

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

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Public Document Pack Agenda Item 2

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At the meeting of the **North Northumberland Local Area Council** held at Main Hall - St James's URC, Pottergate, Alnwick, NE66 1JW on Thursday, 18 August 2022 at 2.00 pm.

PRESENT

G Castle (Chair) (in the Chair)

MEMBERS

T Thorne
G Hill
G Renner-Thompson
J Watson
I Hunter
M Swinbank

T Clark
W Pattison
C Seymour
C Hardy
M Mather

OFFICERS

J Blenkinsopp
V Cartmell
J Hudson
R Little
J Sharp
Booker

Solicitor
Planning Area Manager
Planning Officer
Assistant Democratic Services Officer
Senior Planning Officer
Principal Highways Development Officer

Around 12 members of the press and public were present.

30 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Bridgett.

31 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 23 June 2022, as circulated, be confirmed as a true record and be signed by the Chair.

32 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Clark and Councillor Watson disclosed an interest in the planning application 22/02125/FUL and would leave the room while the application was discussed.

Councillor Hunter disclosed that she was clerk to Tillside Parish Council and had a personal but non-prejudicial interest in item 21/04958/FUL

Councillor Thorne disclosed that he had a personal but non-prejudicial interest in application 21/04958/FUL

Councillor Clark disclosed an interest in the planning applications 22/00020/VARYCO and 22/00022/VARYCO and would be leave the room for those applications.

Councillor Castle disclosed a personal and prejudicial interest in applications 22/00020/VARYCO and 22/00022/VARYCO and would be leave the room for those applications.

Councillor Swinbank explained that he was the chair of planning on the Town Council when the original applications were submitted for 22/00020/VARYCO and 22/00022/VARYCO and enquired with the solicitor whether he had to declare an interest and leave the room. The chair announced that he would declare a short break before the planning applications to allow Councillor Swinbank to receive legal advice.

33 **RIVER TWEED COMMISSIONERS**

The North Northumberland Local Area Council were asked to approve the appointment of three new angling club members, for three years to the River Tweed Commissioners.

Mr SJR Innes
Mr E Seymour
Mrs C Foreman

RESOLVED that this was agreed.

Councillor Hardy (Vice Chair – Planning), in the Chair.

34 **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 this was noted.

Councillor Clark and Councillor Watson left the room.

35 **22/02125/FUL**

Installation of artwork to new car park development. Artwork measuring 5000mm x 2000mm will be attached to metal posts (Similar to a normal traffic sign) by contractors working on the site.

Car Park, Turner Street, Amble, Northumberland, NE65 0DH

J. Sharp – Senior Planning Officer, introduced the application with a PowerPoint Presentation, there had been no updates since the agenda was published.

Following questions from members to the planning officer, the following information was provided:

- The artwork would be located in the verge of the carpark and would face out onto the road.
- The artwork would be installed in the same manner as a road sign by the Council's Highway Engineers.
- The artwork was part of a series in a trail, it was to have a QR code imbedded containing information about the artists.

Councillor Thorne proposed to accept the recommendation stating that it would be a welcome addition and would help tourism in the area, this was seconded by Councillor Patterson.

A vote was taken and was it was unanimously

RESOLVED that the application be **GRANTED** in line with conditions set out in the report.

Councillor Clark and Councillor Watson returned to the room.

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, Alnwick, Northumberland, NE66 5PS**

J. Sharp – Senior Planning Officer, introduced the application with the aid of a PowerPoint presentation.

H. Prytherch spoke in objection to the application and gave the committee the following information:

- The applicant bought the Public House without the outdoor seating area. If additional dining was needed, the applicant could use the rooms East of the main entrance.
- The development would not be in keeping with the village.
- There was noise and visual impacts to the cottage adjacent to the development.
- There was no accessible car parking on site.
- Closing of the archway to the rear car park had resulted in the only access to the rear car park being from the steep single-track lane.

T. Hume spoke on behalf of Tillside Parish Council and gave the committee the following information:

- Chatton Village sat either side of the main road from Wooler to the A1 at Bellshill. The village centred around a Public House, a Post Office, and Village Hall.
- During the farming calendar, forage and harvest times clashed with the tourism season, overwhelming the village with vehicles who have stopped to use the local services.
- Lack of parking within the village has previously resulted in countryside gridlock as general parking takes up both sides of the B road.
- Tillside Parish Council had lodged objections on the application being within a conservation area, with the proposal not meeting necessary criteria.
- The sheds and timber with imitation slate and stone was not in keeping with the conservation area or with the buildings appearance and was not a positive contribution to the village.
- The application would impede an easy access to the rear parking facilities. The alternative access to the rear parking area was from the North which followed a narrow bank with no guard rails. NCC departments were unable to resolve the parking issue as no appropriate areas had been located in the village.
- There would be additional noise and light pollution from the outdoor area.
- Tillside Parish Council objected to permission being given.

D. Dobson spoke on behalf of the applicant, in support to the application, and gave the following information:

- The outside dining area of the Percy Arms had contributed hugely to the survival of the business over the past 18 months, after such a difficult period for the hospitality industry.

- The previous owners had used all the car park as a socialising area, obstructing access to the car parking spaces/stable cottage, but the applicant believed that they had tidied that up using one side, making it more visually appealing and heavily investing to help future proof the viability of a traditional county pub.
- The small amount of car park spaces that would be lost at the front, would be gained at the rear where the access road would be more than adequate for a standard car.
- The application has been considered against the relevant sections within the National Planning Policy Framework.
- The outside seating would ensure the ongoing viability of the local Public House, used by local residents and visitors.
- The roof of the shelters would be covered in mock Welsh slate and the side of the shelters clad with mock stone light grey slips and corners.
- There would be no loss of parking by the erection of the seating area.

Following questions from members to the planning officers, the following information was provided:

- The front car park would have 6 car parking spaces and an accessible parking space, and the back car park would have 12 car parking spaces.
- Access to the rear car park would be via the existing access point.
- No work would be carried on the single lane access point.
- The public benefit would be retention of the business.
- There would be a condition restricting music levels.
- The development materials would be acceptable as an outdoor dining space.

Councillor Mather proposed to refuse the application on grounds of access issues to the rear car park, increased traffic to the rear of the pub, meaning visitors would have to complete a 3-point turn on a live highway and conservation; that the public benefit was not sufficient to outweigh the harm with the exact wording to be delegated to the Director of Planning in consultation with the Chair of Planning Committee. This was seconded by Councillor Renner-Thompson.

Councillor Thorne explained that he was the general manager of the Percy Arms from 2015-2019 and knew the building well and was a vibrant business, although understood the issues from lockdown. Councillor Thorne understood that there had been an issue with car parking in the village and questioned the car parking solution of the application. This was agreed by Councillor Renner-Thompson stating that visitors would not know about the access to the rear car park if they were not familiar with the area and reminded members that there was a difference between “viable” and “profitable”.

Councillor Hill and Councillor Castle asked whether the viability of the business relied on the application and stated that it would be a disaster to the village if the Public House were to close. Councillor Swinbank explained that if the viability of the business was an issue, it would be beneficial to have the evidence submitted and if the application was refused, it would not mean the applicant could not submit another application for a different outdoor seating development.

Councillor Mather explained that the Parish Council took planning matters very seriously and it was unusual for them to go against businesses in the area and that the Parish Council should be supported, stating NCC would not allow a house with a poor access point, so why allow a business.

A vote was taken as follows: FOR; 10, AGAINST; 1, ABSTAIN; 1

RESOLVED that the application be **REFUSED** due to:

A) Conservation: the public benefit was not sufficient to outweigh the harm.

B) Access issues to the rear car park.

Full wording to be delegated to the Director of Planning in consultation with the Chair of the Planning Committee.

37

22/01252/FUL

Replace portacabin (office) with permanent residential unit including new site office.

Wingates Sawmill, Wingates, Morpeth, Northumberland, NE65 8RW

J. Sharp – Senior Planning Officer, introduced the application with the aid of a PowerPoint Presentation and gave the following update:

- Public Protection had submitted their consultation response and they objected due to lack of information relating to contamination and ground gases. “The proposed dwelling would be located within a working saw mill with potential anomalies, vibration, and dust to cause loss of amenity for any future occupiers. If the application were to be approved, it should be restricted to someone working on the site. Lighting should be designed to minimise light pollution and further information on the provision of water to the site was also required.”
- Additional information was available to address highway concerns although was not made available prior to the report being published, so had not yet been assessed by Highways.

D. Troupe spoke in support of the application and gave the following information:

- The purpose of building a log cabin at Wingates Sawmill was to provide a modest, 100% carbon neutral home for D. Troupe or a Sawmill worker.
- The proposed log cabin would be built from Oak trees which blew down during Storm Arwen.
- Heat and electricity would be provided by using a bio-mass boiler burning sawmill sweepings.
- Wingates was a thriving working hamlet with two working farms and a sawmill.
- The log cabin would be erected in a corner of the sawmill and provide a basic dwelling with lovely views in an unpolluted area of Northumberland and would fit both in appearance and the topography of the hamlet.

C. Tate, also spoke in support of the application and gave further information:

- NCC had declared a climate emergency and had set out plans to be carbon neutral by 2030.

- The proposed development structure would be made from wood from fallen trees from Storm Arwen and insulated from sheep's wool.
- The cabin would be south facing, making it perfect for solar panels to provide a renewable source of electricity and heating.
- The cabin resonated with the NCC climate change plans.
- The residents and the Parish Council were in support of the application.

Following questions from members to the planning officers, the following information was provided:

- There had been no information submitted to support a rural worker dwelling.
- Any new "off-grid" development should be accompanied by a sewage package treatment plan
- The principle of development was not acceptable without further information however the Planning Officers stated that the design of the applicant was appropriate.
- The Planning department would be happy to assist the applicant in advising which planning policies to look at and gather more information.

Councillor Castle proposed to accept the officer's recommendation to refuse the application to allow the applicant to provide more information with an added note to the applicant that there was sympathy overall but would require more information to be submitted. This motion was seconded by Councillor Seymour.

Councillors agreed that there had been a lack of information and they were sympathetic with the applicant.

A vote was taken to refuse the application as follows: FOR; 10, AGAINST; 1, ABSTAIN; 1

RESOLVED that the application be **REFUSED** in line with the officers' recommendation with a note to the applicant that the committee were sympathetic however there was not enough information to make an informed decision.

A comfort break was announced at 3:40 p.m. to allow Councillor Swinbank to receive legal advice, the committee reconvened at 3:50 p.m.

Councillor Swinbank confirmed that he would be taking part in the applications 22/00020/VARYCO and 22/00022/VARYCO, explaining that he had been involved in the original application however never expressed a view and he had an open mind about the applications.

Councillor Pattison disclosed that she was the portfolio holder for adult wellbeing and she had been involved in the discussion of the applications 22/00020/VARYCO and 22/00022/VARYCO and would leave the room.

Councillor Clark, Councillor Castle and Councillor Pattison left the room.

38 **22/00020/VARYCO**

Variation of conditions.

Variation of Condition 2 (approved plans) and 21 (protected species licence) pursuant to listed building consent 19/00500/FUL to allow amendments to the general site layout, retirement living block, listed building, and mews houses.

Former Alnwick The Dukes Middle School, The Dunterns, Alnwick, Northumberland

Councillor Hardy explained to the committee that the presentation would be for both application 22/00020/VARYCO and 22/00022/VARYCO however questions, debate and voting would be separate.

J. Hudson – Senior planning officer introduced applications 22/00020/VARYCO and 22/00022/VARYCO with the aid of a PowerPoint presentation, there had been no further updates from the publication of the report.

Following questions from members to the planning officers, the following information was provided:

- The original submission for the retirement living block included a change to the external materials to include elements of brick and render. That had been removed following discussions between officers and the applicant.
- UPVC windows were still proposed for the mews houses.

Councillor Swinbank proposed to accept the recommendation and add a condition that windows were not UPVC, with wording of condition to be delegated to the Director of Planning in consultation with the Chair of the Planning Committee. Councillor Thorne seconded the motion.

A vote was taken on the above proposal as follows: FOR; 8, AGAINST; 0, ABSTAIN; 1

RESOLVED that the application be **GRANTED** in line with the conditions set out in the report and with an additional condition for no UPVC windows, with wording of condition to be delegated to the Director of Planning in consultation with the Chair of the Planning Committee.

39 **22/00022/VARYCO**

Variation of Condition 11 (Approved Plans) pursuant to listed building consent 19/00501/LBC to allow amendments to the general site layout, retirement living block, listed building, and mews houses.

Former Alnwick The Dukes Middle School, The Dunterns, Alnwick, Northumberland

Councillor Swinbank proposed to accept the recommendation and add a condition that windows were not UPVC, with wording of condition to be delegated to the

Director of Planning in consultation with the Chair of the Planning Committee.
Councillor Thorne seconded the motion.

A vote was taken as follows: FOR; 8, AGAINST; 0, ABSTAIN; 1

RESOLVED that the application be **GRANTED** in line with the conditions set out in the report and with an additional condition for no UPVC windows, with wording of condition to be delegated to the Director of Planning in consultation with the Chair of the Planning Committee.

40 **APPEALS UPDATE**

RESOLVED that this was noted.

41 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Council was scheduled for Thursday, 22 September 2022, Berwick Leisure Centre, Northumberland Rd, Tweedmouth, Berwick-upon-Tweed TD15 2AS

RESOLVED that this was noted.

CHAIR.....

DATE.....

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Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

22 SEPTEMBER 2022

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

2. In considering the planning and other applications, members are advised to take into account the following general principles:

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

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

Report author : Rob Murfin
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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.

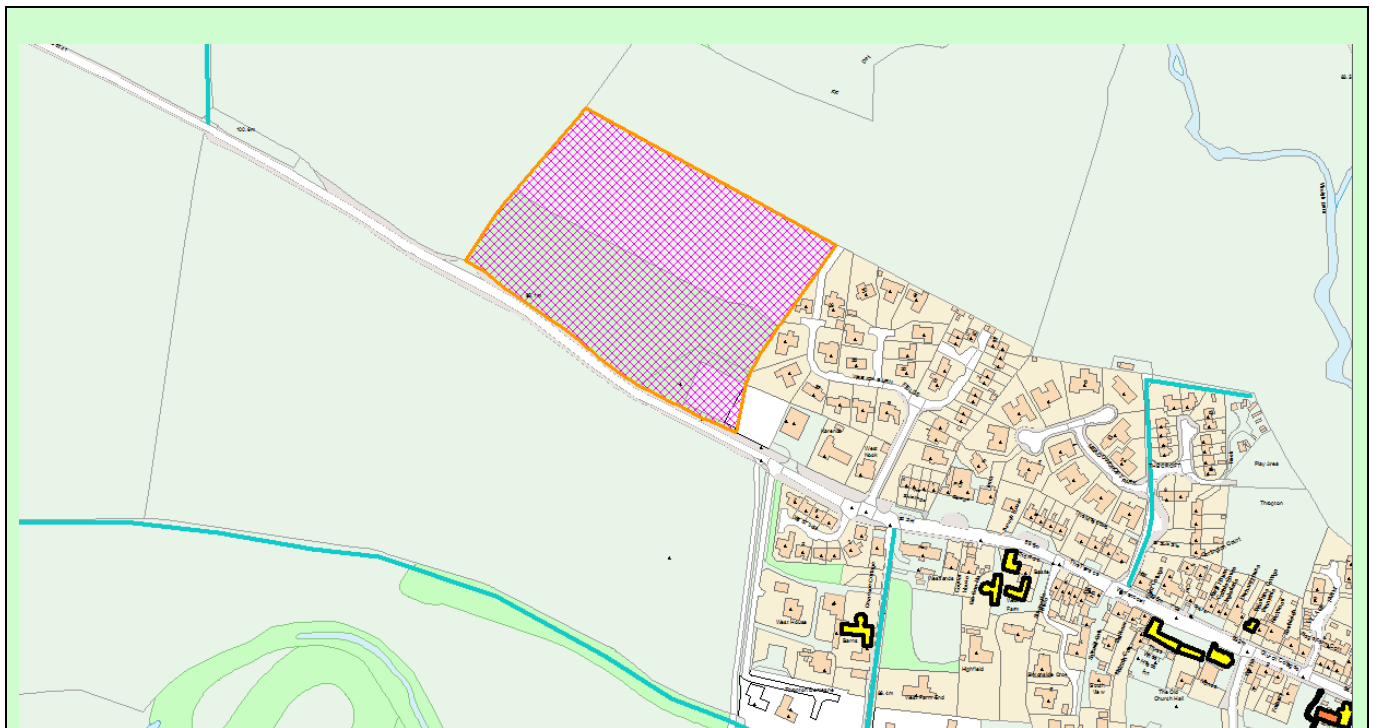


Northumberland
County Council

North Northumberland Local Area Council, 24th September 2022

Application No:	18/00751/REM		
Proposal:	Reserved Matters application for 65 no. dwellings with all matters to be considered including access, appearance, landscaping, layout and scale on approved planning application 13/03894/OUT (Revised Description 22 April 2022)		
Site Address	Land To The West Of Northern 4x4 Centre, West End Garage, Thropton, Morpeth Northumberland		
Applicant:	Mr Stewart Rogers Karenda, Thropton, Morpeth, Northumberland NE65 7LT	Agent:	Mr Robert Murphy Wansbeck Workspace, Rotary Parkway, Ashington, Northumberland NE63 8QZ
Ward	Rothbury	Parish	Thropton
Valid Date:	28 May 2021	Expiry Date:	31 July 2022
Case Officer Details:	Name: Mr Tony Lowe Job Title: Principal Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 This application is referred to committee due to the nature of the development and the level of public interest and objection raised by the Parish Council.

2. Description of the Proposals

2.1 The village of Thropton lies approximately 2 miles to the west of Rothbury. The River Coquet runs to the south of the village and Wreigh Burn passes through the village joining the Coquet at a confluence to the south.

2.2 An outline planning application has been submitted for the construction of approximately 60 residential dwellings on land to the west of the former Northern 4 x 4 Centre, now a Spar Retail Supermarket.

2.3 The application site, comprising approximately 3.32 ha, is located on the western edge of Thropton, north of B6341. Part of the site has been used previously as a car park for an auto-testing centre with the remainder of the site used as agricultural land. The testing centre is closed now.

2.4 The site is bounded to the north by a continuation of the building line at Wreigh Burn Fields, to the south by the B6341, to the east by Wreigh Burn Fields housing estate and Spar Supermarket and to the west by an established field margin.

2.5 Originally granted Outline consent (with all matters reserved) under planning reference 13/03894/OUT, the applicant now seeks approval for layout, scale, appearance, the means of access and the landscaping (the Reserved Matters).

2.6 The application proposes the provision of 65 Dwellings, including 15 Affordable Homes (consistent with the legal obligation):

2.7 The proposed housing consists of:

Affordable:

House Type Rosemary - 2 bed bungalow - 4no
House Type Daisy - 2 bed terraced/semi - 6no
House Type Holly - 3 bed semi - 5no
AH Total – 15no

Market:

House Type Jasmine - 3 bed bungalow - 10no
House Type Holly - 3 bed link-detached - 3no
House Type Peony - 3 bed detached - 4no
House Type Oak - 4 bed detached - 3no
House Type Willow - 4 bed detached – 12no
House Type Willow DG - 4 bed detached - 1no
House Type Elder - 4 bed detached - 3no
House type Granary - 4 bed detached - 7no
House type Dune - 3 bed detached - 7no

Market Total – 50no

Combined Total - 65no

2.8 The proposal has been subject to a number of amendments in relation to the design and layout during the course of the application.

3. Planning History

Reference Number: 13/03894/OUT

Description: Outline: residential development of approximately 60 dwellings, including affordable housing. (All matters reserved). (Amended ownership certificates received).

Status: PER

Reference Number: A/86/A/369

Description: Proposed garage workshop and showroom

Status: PER

Reference Number: A/92/A/189

Description: Overhead line,

Status: PER

Reference Number: A/ENQ/2010/0083

Description: Use of land for plant nursery including erection of polytunnels and shop building

Status: REPLY

Reference Number: A/2008/0218

Description: Retention of extended car sales area with associated landscaping and security lights on a permanent basis

Status: PER

Reference Number: A/2005/0544

Description: Installation of security lights at extension site of 4 x 4 Centre incorporating new sales area & landscaping works

Status: PER

Reference Number: A/2004/0513

Description: Extension to car sales area and associated landscaping and woodland planting

Status: WDN

Reference Number: A/2004/0281

Description: Extension to car sales area and associated landscaping and woodland planting (re-submission of A/2004/0001)

Status: REF

Reference Number: A/2005/0054

Description: Extension to car sales area and associated landscaping and woodland planting (resubmission A/2004/0513).

Status: PER

Reference Number: A/2003/0253

Description: Extension to car sales area Northern 4 x 4 centre Thropton

Status: REF

Reference Number: A/2004/0001

Description: Extension to car sales area and associated landscaping and woodland planting

Status: REF

4. Consultee Responses

County Ecologist	No objection, subject to compliance with Landscape Strategy drawing
Lead Local Flood Authority (LLFA)	No objection, subject to conditions set out in the report
Fire & Rescue Service	No response received.
Northumbria Ambulance Service	No response received.
Environment Agency	No response received.
Highways	Following the submission of additional/ revised information - No objection, subject to condition set out in the report
County Archaeologist	<p>Outline application 13/03894/OUT was subject to an archaeological geophysical survey in 2014.</p> <p>No significant geophysical anomalies indicative of archaeological features, were identified by the survey. No further archaeological work was recommended.</p> <p>There are no objections on archaeological grounds to the present outline application.</p> <p>No archaeological work is recommended.</p>
Highways England	<p>Further to your consultation request dated 1 June 2021, we have considered the above application, and would offer our comments below.</p> <p>In March 2018, Highways England were consulted on this application and offered no objection. Having reviewed the updated information, it is our view that this amended application would not influence our previous recommendation.</p>
Public Protection	Public Health Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.
Northumbrian Water Ltd	No objection, subject to condition set out in the report
Open Spaces - North Area	No response received.

Health Care CG	No response received. - No contribution required at Outline stage
Education - Schools	This application relates to a request to approve Reserved matters pertaining the original application 13/03894/OUT. Education and Skills Group did not request a contribution to educational infrastructure when the original application 13/03894/OUT was made and subsequent S106 agreement made. Therefore, the Education and Skills group has no comment or objection in relation to this application.
Natural England	No response received.
Architectural Liaison Officer - Police	No response received.
Public Protection	Environmental Protection has no objection to the proposed details of this Reserved Matters application.
Thropton Parish Council	<p>Specific Responses</p> <ol style="list-style-type: none"> 1. The Parish Council feels any planning applications should take account of the age profile to ensure a vital and healthy community. The Application does not address these issues. 2. Any approved development must protect and maximise the number of Affordable houses. 3. The proposed development density at 79 houses is extremely congested and a disproportionate increase in the size of the Village. It seems that the number of houses is purely arbitrary and not based on a provable need. 4. It should be borne in mind that there are only approximately 150 households West of the Wreigh burn Bridge and the totally village only consists of approximately 200 households. 5. We have drawn attention to the ageing population which has had an additional effect on already over stretched Health and Social Services provision. Sewage and water supplies need careful consideration. The increase in the volume of vehicles will have effects on road management, parking and traffic problems in the village. Roads will need widening and public footpaths will need attention. The wear and tear of road infrastructure issues will affect neighbouring parishes. This will lead to a cost to the County Council and utility companies which needs to be considered. 6. The appearance of the housing is of great concern as we have a responsibility for the future to ensure that what makes Northumberland scenic and attractive to visitors is maintained. This includes local tourism and recreation for adjacent urban areas. <p>We have noted that Environment Secretary Michael Gove is "looking afresh" at National Parks and AONB and is concerned at the nibbling away of the amenity of areas adjacent to such areas. This development is exactly what is of concern to him and to this Parish.</p>

	7. This is a strip development which is anathema to planning principle which has already encouraged development on the south side of the road.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	71
Number of Objections	45
Number of Support	9
Number of General Comments	5

Notices

General site notice, 22nd June 2021

Northumberland Gazette, 1st June 2021

Summary of Responses:

5.1 During consultation and re-consultation 45no. letters of objection, 9no. letters of support and 5no. letters neither in support or objection have been received.

The main reasons for objection include:

Poor layout, design, detail;
Proposed materials;
Inappropriate development for the location;
Over development of the site;
Do not trust the provision of Affordable Homes;
Highway impacts including impact on Thropton (Wreigh Burn) Bridge and increased traffic flows;
Impact on schools and other local facilities;
Ecology impacts;
Construction impacts;
Changes to the proposed house numbers
Change to the site area to be developed, although it remained in the approved development area established at Outline stage;
The amount of time the application has been under consideration;
Change to the applicant details;
Conflict of interest of the council with Ascent Homes as a developer;
Use of Greenfield site;
No 'Need' for the housing has been proven;

The main reasons for Support include;

Aid the viability of the village;
Public transport connection provided;
Attract younger people to the village;
Provision of Affordable Homes;
Help support local business;
Road/ footpath improvements;

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=P4RORFQSM200>

6. Planning Policy

6.1 Development Plan Policy

STP 1 - Spatial strategy (Strategic Policy)
STP 2 - Presumption in favour of sustainable development (Strategic Policy)
STP 3 - Principles of sustainable development (Strategic Policy)
HOU 11 – Homes for older and vulnerable people (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
QOP 5 - Sustainable design and construction
QOP 6 - Delivering well-designed places
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
TRA 4 - Parking provision in new development
ICT 2 - New Developments
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)

6.3 Other Documents/Strategies

National Design Guide (2019) (NDG)
National Model Design Code
Planning Practice Guidance (2021, as updated) (PPG)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the policies of the Northumberland Local Plan (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.3 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. In assessing the application the key considerations are;

Principle of Development;
Design (Appearance & Scale);
Residential Amenity;
Highways (Access & Layout);
Ecology (Landscaping);
Surface Water Management;
Climate Change;

Principle of the development

7.4 The principle of development on the site has been established through the granting of outline permission. Planning reference 13/03894/OUT was permitted on 2nd December 2015, with all matters reserved and planning reference 18/00751/REM was received by the Council on 27th February 2018 and was within the time specified in the Outline consent. Since the grant of Outline consent there have been changes to the NPPF and the NLP has been adopted. With the Outline consent extant at the time of writing examination and adoption of the NLP, it was given due consideration, during the adoption process. The principle of residential development remains acceptable.

7.5 A number of local residents have raised objection to the proposal and questioned the validity of the application. Objections included:

Changes to the proposed house numbers;
Change to the site area to be developed, although it remained in the approved development area established at Outline stage;
The amount of time the application has been under consideration;
Change to the applicant details;
Conflict of interest with Ascent Homes as a developer.

7.6 Paragraph 61 of the Planning Practice Guidance (Making an application), states:

"It is possible for an applicant to suggest changes to an application before the local planning authority has determined the proposal. It is equally possible after the consultation period for the local planning authority to ask the applicant if it would be possible to revise the application to overcome a possible objection. It is at the discretion of the local planning authority whether to accept such changes, to determine if the changes need to be re-consulted upon, or if the proposed changes are so significant as to materially alter the proposal such that a new application should be submitted."

7.7 In this instance, all proposed changes are within the development area approved at Outline stage, and the number of proposed dwellings (65) is in accord with the "approximately 60 dwellings" approved at Outline stage.

7.8 The original applicant was Amethyst Homes but, with their consent, the application was taken over by the current applicant in September 2018. Advance Northumberland is the Council's primary regeneration organisation and Ascent Homes enables housing delivery with the organisation but remains separate from the Planning Service.

Changes to the developer, (now Ascent Homes), do not alter or influence the level of diligence given by officers in providing a recommendation for the application.

7.9 The application has been under consideration for several years and has undergone a change in applicant and developer details, as well as several changes to the planning case officer. Whilst these changes are not considered ideal, they have been and are accepted as lawful.

7.10 The change in the applicant, developer, revisions of the details of the application and the fact that the case has been handled by several different officers, has led to some issues with the perception of the lawfulness of the application. Whilst internal legal advice remains confidential, advice has been sought and confirms that the application remains valid and appropriate for a determination to be made.

Design (Appearance & Scale)

7.11 Policy QOP 1 of the emerging NLP seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria, the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.12 NPPF Chapter 12 stresses the importance of good design, and that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 sets out a number of design criteria including:

- That developments are sympathetic to local character and design;
- Create places that are safe, inclusive and accessible;
- Are sympathetic to local character whilst not discouraging innovation (including increased densities), and;
- Are visually attractive.

7.13 Paragraph 129 of the NPPF advises that the guidance contained in the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have an NPPF compliant Local Design Guide.

7.14 The proposed dwellings offer a mix of house types including bungalows, semi-detached and detached dwellings, some with external and some with integral garaging. The houses would be built with a facing brick finish with different house types constructed of different brick colour/ types coupled, with differing tile finishes/ colours over.

7.15 Affordable Homes are shown on the submitted plan, at the required percentage and are well integrated within the development.

7.16 Whilst the proposed dwellings are modern in appearance and would not replicate existing residential development, when viewed in the context of neighbouring

development, the proposed development would be generally in keeping with the local vernacular both in terms of scale and design. The visual impact of the development, when viewed in the context of neighbouring residential properties would be mitigated, in some part by the proposed boundary treatments. The proposal is acceptable in terms of its scale, design and appearance and is in accordance with Policy QOP 1 and QOP 2 of the NLP and the provisions of the NDG and the NPPF.

Amenity

General:

7.17 Policy QOP 2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses.

7.18 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.19 Due to the site location, proposed separation distances and orientation of proposed dwellings and neighbouring/ existing development, there would not be any substantive impacts on amenity resulting from the proposal in such terms as loss of light, outlook, overbearing or privacy. The proposal is in accordance with Policy QOP 2 of the NLP and the provisions of the NPPF in this respect.

Broadband connections:

7.20 Policy ICT2 of the NLP requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable. NPPF Paragraph 114 acknowledges that high quality and reliable communications infrastructure is essential for economic growth and social well-being.

7.21 The documents which accompany the application do not provide any information with respect to Broadband Connectivity. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy ICT 2 and the provisions of the NPPF.

Disability:

7.22 NLP policy HOU 11 sets out support and requirements to ensure that new dwellings meet the need of older and vulnerable people. To ensure that new dwellings meet the need of residents now and in the future, it requires 20% of market housing and 50% of affordable dwellings meet or exceed the enhanced accessibility and adaptability housing standards in compliance with M4(2) of the Building Regulations.

7.23 The documents which accompany the application do not provide this information. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy HOU 11.

Highways (Access & Layout)

7.24 NLP Policy TRA 1 seeks to promote sustainable transport choices, policy TRA2 seeks to ensure that all development will minimise any adverse impacts upon the highway network and TRA 4 seeks to ensure an appropriate level of parking provisions within development.

7.25 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.26 Paragraph 112 goes on to say that within this context applications for development should:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations

7.27 Vehicular and pedestrian access is intended from the B6341 and a new bus turning area, with pedestrian access, is intended further along, to the western side, of the B6341. A new footpath will connect, along the site frontage, to proposed footpaths leading from the village. A new bus stop is also proposed.

7.28 Internal roads will be 6m at the access leading to 5.5m width throughout the estate, with 2m wide footpaths either side. The estate roads form meanders and turns that will be naturally traffic calming in nature, includes different surface finishes at junctions and forms several private cul-de-sacs. An adequate level of public amenity space (incorporating Suds space) is provided. On external boundaries the existing hedging is to be retained, with fences erected within the development area.

7.29 The Highways Development Management responded to initial consultations requesting further/ revised details. Following the submission of revised information, the Highways Authority now has no objection subject to conditions. On this basis the proposals are acceptable in accordance with highways policy

7.30 The proposal is acceptable, in Highways terms and will accord with NLP policies TRA 1, 2 and 4 and with the provisions of the NPPF.

Ecology (Landscaping)

7.31 NLP policy ENV 2 of the emerging Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon biodiversity and geodiversity, avoiding significant harm through location and/ or design and will secure a net gain for biodiversity through planning conditions or planning obligations. Policy ENV 3 seeks to protect Northumberland's Landscape Character.

7.32 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.33 The proposal has been assessed by the County Ecologist, who has no objection subject to compliance with the submitted Landscape Layout Drawing (REV E), offering no comments further to the conditions previously imposed on the outline permission. The proposal is acceptable in ecology terms and in accordance with NLP policy ENV 2 and 4 and the provisions of the NPPF.

Surface Water Management

7.34 The assessment of issues relating to the use of a sustainable drainage system, overland flows and connection to the existing water network has resulted in the requirement for additional information to be provided to enable the LLFA to withdraw their initial objection to the application. Following submission of additional information, the LLFA now has no objection, subject to conditions relating to the submission of a report on the suitability of the Suds system, details of surface disposal during construction and submission of details regarding maintenance and adoption of Suds features.

7.35 Subject to these conditions the application would accord with NLP policies WAT3 and WAT4 and the provisions of the NPPF.

Climate Change

7.36 Paragraph 14 of the NPPF seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.37 Local Plan Policy QOP1 sets out several design principles, Including:

- respects and enhances the natural and built environment, including heritage;
- ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life;
- incorporates where possible green infrastructure;
- mitigates climate change and ensures the longevity of the buildings and spaces.

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

7.39 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore considered appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

Other Matters

7.40 At reserved matters stage only reserved matters and issues relating to them may be considered. Contributions to Health and Education were not required at Outline stage and cannot now be sought. EV car charging for dwellings is also a requirement within Building Control Legislation and will need to be provided at construction stage, other objections raised have been addressed within the report.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

7.45 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 If approved this consent, along with any planning conditions, will be read alongside the Outline approval (13/03894/OUT) and the planning conditions from Outline stage will continue to subsist.

8.2 At Outline stage the legal agreement provided for the provision of 22% AH, this is reflected in the proposed scheme

8.3 Despite changes to applicant details and case officer, as well as changes to the number of units proposed, the application remains valid.

8.4 The proposal represents an appropriate form of development that would not have a significant adverse impact on the surrounding area, or upon highway safety, drainage, ecological interests or the amenity of nearby land users, subject to conditions. It is therefore considered that the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

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

Drawings:

P01, Rev Q Planning Layout;

P02 Rev Q, Enclosures Layout

P03, Rev K, Materials Layout;

THROPTON 07.04.2021-P04 LOCATION PLAN

G2-001, D Garage

G2-003, Rev A, D Garage

G1-001, Rev E, S Garage

G1-003, Rev A, S Garage

DAI/125/SEM009, Rev P1, House Type Daisy, Front Elevation

DAI/125/SEM010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/SEM011, Rev P1, House Type Daisy, Side Elevation 1

DAI/125/SEM012, Rev P1, House Type Daisy, Side Elevation 2

DAI/125/TERAS-AS-OPP/009, Rev P1, House Type Daisy, Front Elevation

DAI/125/TERAS-AS-OPP/010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/TERAS-AS-OPP/011, Rev P1, House Type Daisy, Side Elevation 1

DAI/125/TERAS-AS-OPP/012, Rev P1, House Type Daisy, Side Elevation 2 Elevation

DAI/125/TERAS-OPP-OPP/009, Rev P1, House Type Daisy, Front Elevation

DAI/125/TERAS-OPP-OPP/010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/TERAS-OPP-OPP/011, Rev P1, House Type Daisy, Side Elevation 1
DAI/125/TERAS-OPP-OPP/012, Rev P1, House Type Daisy, Side Elevation 2
JAS/125/AS/006, Rev P1, House Type Jasmine, Front Elevation
JAS/125/AS/007, Rev P1, House Type Jasmine, Rear Elevation
JAS/125/AS/008, Rev P1, House Type Jasmine, Side Elevation 1
JAS/125/AS/009, Rev P1, House Type Jasmine, Side Elevation 2
PNY/125/AS/009, Rev P1, House Type Peony, Front Elevation
PNY/125/AS/010, Rev P1, House Type Peony, Rear Elevation
PNY/125/AS/011, Rev P1, House Type Peony, Side Elevation 1
PNY/125/AS/012, Rev P1, House Type Peony, Side Elevation 1
PNY/125/SEM-AS009, Rev P1, House Type Peony, Front Elevation
PNY/125/SEM-AS010, Rev P1, House Type Peony, Rear Elevation
PNY/125/SEM-AS011, Rev P1, House Type Peony, Side Elevation 1
PNY/125/SEM-AS012, Rev P1, House Type Peony, Side Elevation 2
ROS/125/SEM/002, Rev P1, House Type Rosemary, Front Elevation
ROS/125/SEM/003, Rev P1, House Type Rosemary, Rear Elevation
ROS/125/SEM/004, Rev P1, House Type Rosemary, Side Elevation 1
ROS/125/SEM/005, Rev P1, House Type Rosemary, Side Elevation 2
WIL/125/AS/009, Rev P1, House Type Willow, Front Elevation
WIL/125/AS/010, Rev P1, House Type Willow, Rear Elevation
WIL/125/AS/011, Rev P1, House Type Willow, Side Elevation 1
WIL/125/AS/012, Rev P1, House Type Willow, Side Elevation 2
DUNE-DET-AS-06_FRONT ELEVATION_REV A ;
DUNE-DET-AS-07_REAR ELEVATION_REV A;
DUNE-DET-AS-08_GABLE ELEVATION_REV A.;
DUNE-DET-AS-09_GABLE ELEVATION_REV A;
ELDER-DET-AS-06_FRONT ELEVATION_REV A;
ELDER-DET-AS-07_REAR ELEVATION_REV A;
ELDER-DET-AS-09_GABLE ELEVATION_REV A;
GRANARY-DET-AS-06_FRONT ELEVATION_REV A;
GRANARY-DET-AS-07_REAR ELEVATION_REV A;
GRANARY-DET-AS-08_GABLE ELEVATION_REV A;;
GRANARY-DET-AS-09_GABLE ELEVATION_REV A;
HOLLY-SEMI-AS-06_FRONT ELEVATION_REV A.;
HOLLY-SEMI-AS-07_REAR ELEVATION_REV A.;
HOLLY-SEMI-AS-08_GABLE ELEVATION_REV A;
OAK-DET-AS-06_FRONT ELEVATION_REV A;
OAK-DET-AS-07_REAR ELEVATION_REV A;
OAK-DET-AS-08_GABLE ELEVATION_REV A;
OAK-DET-AS-09_GABLE ELEVATION_REV A;
WILLOW-DET-AS-06_FRONT ELEVATION_REV A;
WILLOW-DET-AS-07_REAR ELEVATION_REV A;
WILLOW-DET-AS-08_GABLE ELEVATION_REV A;
WILLOW-DET-AS-09_GABLE ELEVATION_REV A;

20173 DS01 Drainage Strategy Revision P3 Issue Date 31st March 2022 Produced
by Coast Consulting Engineers
1608-1-1, Rev E, Landscape Strategy Plan, dated March 2021 (Glen Kemp
Landscape Architects)

Documents:

Report Number: 20173 - R DS1 - Drainage Statement Revision: P2 Issue Date: 31st March 2022 Produced by Coast Consulting Engineers
Transport Statement Land North of the B6341, Thropton, dated April 2022, author SAJ Transport Consultants
Updating Ecological Appraisal, Land at Thropton dated April 2022

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

02. 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.

03. 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. The development shall be carried out in accordance with the approved details.

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.

04. 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.

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

Reason: To achieve a satisfactory form of development and to ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers and in accordance with local plan policy QOP 1 and 2 and the provisions of the NPPF.

06. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with local plan policy ICT2 and Paragraph 114 of the National Planning Policy Framework.

07. Notwithstanding the details submitted with the application, prior to the construction of any dwelling 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 development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be 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 local plan policy QOP 5 and the provisions of the NPPF.

08 Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 50% of the affordable housing dwellings and 20% of market dwellings will meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations (or any equivalent successor standards) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: To ensure that the new homes are accessible and adaptable to meet the needs of residents now and in the future, in accordance with Policy HOU 11 of the Northumberland Local Plan and the National Planning Policy Framework.

09. 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 and Policy TRA1 of the Northumberland Local Plan.

10. The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced 19040/ P01 Rev Q, P02 Rev K and P03 Rev K.

Reason: For the avoidance of doubt and in the interests of proper planning, and in order to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and Policies TRA1, TRA2 and TRA4 of the Northumberland Local Plan.

11. Development shall not be occupied until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The dwelling(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

12. No development above damp-proof course level 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 and Policies TRA1 and TRA2 of the Northumberland Local Plan.

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

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

14. No dwelling shall be occupied until cycle parking shown on the approved plans associated with that dwelling has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

14. No dwelling(s) shall be occupied until details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

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

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

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

16. Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate the provision of Electric Vehicle Charging Points for each parking space associated with each dwelling, in accord with Approved Document S1 of the Building Regulations 2010, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: In the interests of sustainable development, in accordance with local plan policy QOP 5 and the provisions of the NPPF.

Background Papers: Planning application file(s) 18/00751/REM and 13/03894/OUT

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Northumberland
County Council

North Northumberland Local Area Council Planning Committee
22nd September 2022

Application No:	21/04136/FUL		
Proposal:	Residential development of grazing land as Village Meadows Phase 2 comprising 4 No. bungalows and 12 no houses and including roads, servicing and associated works.		
Site Address	Land South Of Village Meadows (phase 2), South Road, Lowick, Northumberland		
Applicant:	Mr Neil Craig Ramparts Business Park,, 1 Longstone Court, Windmill Way West, Berwick-upon-Tweed TD15 1FA	Agent:	Mr Kevin White 50 Hide Hill, Berwick-upon- Tweed, Northumberland TD15 1AB
Ward	Norham And Islandshires	Parish	Lowick
Valid Date:	20 October 2021	Expiry Date:	30 April 2022
Case Officer Details:	Name: Mr Jon Sharp Job Title: Senior Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a S106 agreement securing contributions towards coastal mitigation, nitrogen neutrality, open space and primary occupancy.



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1. Introduction

1.1 This application falls to be determined by North Northumberland Local Area Council Planning Committee following receipt of a valid objection from the Parish Council and a call in request from the local ward member.

1.2 In accordance with the Council's Scheme of Delegation the application has been reviewed by the Committee Chairs and the Director of Planning who requested that the application be determined by committee for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

1.3 The application is recommended for approval subject to the signing of a Section 106 legal agreement securing contributions for coastal mitigation, nitrogen neutrality, open space and primary occupancy.

2. Description of the Proposals

2.1 The application seeks approval for residential development of former grazing land to the south of Village Meadows, Lowick, comprising 4 No. bungalows and 12 no houses and including roads, servicing and associated works.

2.2 The proposed dwellings would comprise the following which would be laid out around a central access road with a hammerhead at the southern end of the site.

House Type A - Plots 13 - 16 (15 & 16 mirrored) - 3 bed semi-detached two storey house

House Type B - Plots 9, 22 - 24 - 3 bed detached bungalows

House Type C - Plots 10, - 12, 18 & 20 (20 mirrored) - 3/4 bed detached two storey house

House Type D - Plots 17, 19 & 21 (19 mirrored) - 4/5 bed detached two storey house

2.3 The application site is located to the south of the almost complete Village Meadows development and would form a second phase of that development. The site comprises former agricultural land and is bound to the east and south by open fields and to the west by South Road with an area of common land and residential dwellings beyond. Access to the site would be taken from the existing access to Village Meadows from South Road.

3. Planning History

None recorded

4. Consultee Responses

Lowick Parish Council	<p>Lowick Parish Council would like to register its objection to this application on several grounds and would like to formally request that the plans are called in.</p> <p>There is currently planning permission for 36 new homes within the village of Lowick and the Parish Council is of the opinion that this adequately fulfils the needs for housing in the village. Local drainage and sewage systems are inadequate.</p>
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	<p>Lack of affordability Ongoing issues with current development Highway safety Conflicts with emerging Neighbourhood Plan</p>
Affordable Housing	<p>Initial response in Nov 2021 recommended 17% on-site affordable housing. Revised response received following adoption of NLP stating that for sites of 10 or more dwellings or 0.5 hectares or more, Part 1 of Policy HOU 6 sets out the proportion of affordable homes required and an indicative tenure split, based on a value area approach. The proposal is located in a medium value area and as such a minimum 15% of homes are normally required to be affordable. However, in accordance with Policy HOU 6, the site is exempt from an affordable housing contribution due to the size of the proposed development at 16 dwellings and its location in a medium value area (proposals of 10-29 dwellings in low and medium value areas are not required to provide affordable housing).</p>
Architectural Liaison Officer - Police	<p>Thank you for sending through the above planning application, I have no objection from a crime prevention viewpoint, however I am unable to locate a boundary treatment or lighting design plan within the documents, so I am unable to fully comment with regards to any proposed security measures.</p>
County Ecologist	<p>No objection subject to conditions - the proposed development may impact on protected or notable species, designated nature conservation sites or priority habitat in the absence of mitigation, which is proposed in the ecological report (Ecological Impact Assessment Village Madows Lowick, Enzygo Ltd. July 2021). This mitigation should be secured by condition. Financial contribution to the Coastal Mitigation Service is required. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved through the provision of bird and bat boxes, secured through a planning condition.</p>
County Ecologist (2)	<p>No objection subject to conditions - the proposed development may impact on protected or notable species, designated nature conservation sites or priority habitat in the absence of mitigation, which is proposed in the ecological report (Ecological Impact Assessment Village Madows Lowick, Enzygo Ltd. July 2021). This mitigation should be secured by condition.</p> <p>The LPA has undertaken a Habitat Regulations appropriate assessment and with mitigation has been able to conclude no adverse effect on the integrity of Habitat sites; a financial contribution to the Coastal Mitigation Service is required and off-site non-mains sewage upgrades undertaken to achieve Nutrient Neutrality in the Lindisfarne SPA catchment. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved</p>

	through the provision of bird and bat boxes, secured through a planning condition.
Education - Schools	The assessment of this development indicates that there would be no impact on mainstream or SEND education should it be approved and therefore no request for a contribution towards educational infrastructure would be made.
Fire & Rescue Service	<p>The Fire Service have no objection in principle to the above proposals if the following are applied:-</p> <p>Access routes and hardstanding's should comply with the guidance in Table 13.1 of Approved Document B Vol 1: Dwellings, 2019 Edition.</p> <p>For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.</p> <p>Dead-end access routes longer than 20m require turning facilities and should comply with the guidance in Table 13.1 of the above approved document.</p>
Highways	<p>This development will not have a severe impact on highway safety, and there are no objections in principle to the proposals. Further details are required as followi;</p> <ul style="list-style-type: none"> o Revised garage plan o Details of cycle storage facility for plots where a garage is not provided o Refuse storage location for each plot o Revised vehicle auto tracking for 11.6 m long refuse vehicle o Vehicular access arrangement details (to be in accordance with NCC construction standards) o Provision of 2m wide footpath connectivity along the frontage of the site up until plot 21 along the South Road (south bound), this currently ends at plot 24 together with pedestrian drop kerb etc. o Coloured Plan identifying the highway works detailed in the 'Highway Works' section below o Suitable Visibility splays (both in vertical and horizontal plane) at the proposed vehicular access to serve phase 2 of the development as per the speed of the road being designed
Highways (2)	<p>Following HDM's previous comment dated 11th November 2021 additional information has been submitted. However, there remains the following outstanding matters which are not addressed in this submission, and these are required to be addressed before we can progress further:</p> <ul style="list-style-type: none"> o Revised garage plan for House Type D is still outstanding (internal dimension of the garage must measure 6 x 3 m). o Similarly, House Type C has an attached garage with the door opening inward, this should be revised.

	<ul style="list-style-type: none"> o Revised vehicle auto tracking for 11.6 m long refuse vehicle accessing the site. o Provision of 2m wide footpath connectivity along the frontage of the site up until plot 21 along the South Road (south bound), this currently ends at plot 24 together with pedestrian drop kerb etc.
Highways (3)	Following HDM's previous comment dated 3rd May 2022, the applicant was asked to provide further information. Whilst information regarding the footway connection is accepted, notwithstanding this, there remains no further information submitted in respect of vehicle swept path analysis and the revised garage details for House Types C and D. This additional will be required to inform a response within a statutory reconsultation period.
Highways (4)	<p>Following HDM's previous comment on the above application, the applicant has submitted a revised floor plan for House Type B and vehicle swept path. These details are considered to be acceptable.</p> <p>Whilst the technical issues that were identified have now been addressed, the fundamental objection in respect to the location of the development remains. The location does not promote a genuine choice of sustainable connections as required under Paragraph 110 of the NPPF or Policy TRA 1 of the Local Plan. This would represent an objection position to the proposals from the Highway Authority, however it is recognised that the Planning Authority will balance this against other benefits of the proposed development.</p>
Lead Local Flood Authority (LLFA)	The LLFA object to this application on flood risk and drainage grounds. Further information required in respect of permeable paving and drainage
Lead Local Flood Authority (LLFA) (2)	The LLFA object to this application on flood risk and drainage grounds.
Lead Local Flood Authority (LLFA) (3)	<p>After reviewing this information, we have no objection to the development.</p> <p>We recommend that the following are added to the list of approved documents/drawings and that the following conditions are added to any approved permission.</p> <p>SHF.1698.003.HY.R.001.C, Flood Risk Assessment</p>
Natural England	<p>No objection subject to appropriate mitigation.</p> <p>We consider that without appropriate mitigation the application would have an adverse effect on the integrity of the:</p> <ul style="list-style-type: none"> o Lindisfarne Special Protection Area (SPA) and Ramsar site o Northumbria Coast SPA and Ramsar site o North Northumberland Dunes Special Area of Conservation (SAC) <p>https://designatedsites.naturalengland.org.uk/.</p>

	<p>In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:</p> <ul style="list-style-type: none"> o The mitigation measures as set out in the Appropriate Assessment. o The agreement between the applicant and your Authority of a long term monitoring and maintenance strategy for the proposed package treatment plant, to ensure it will maintain a Total Nitrogen (TN) efficiency of 87.0% for the lifetime of the development. o A contribution to Northumberland Council's Coastal Mitigation Strategy. <p>We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.</p>
Northumbria Ambulance Service	No response received.
Northumbrian Water Ltd	The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request a condition in this respect.
Public Protection	The Environmental Protection Team have no objection to this application and would recommend the attached conditions are imposed in order to protect public health and prevent loss of amenity.
Waste Management - North	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	30
Number of Objections	9
Number of Support	0
Number of General Comments	1

Notices

General site notice, posted 12th November 2021

Press Notice, published 4th August 2022

Summary of Responses:

There have been 10no submissions including 9no objections and 1no representation

The objections highlight concerns including;

Encroachment of development into open space
Impact on wider landscape

Design does not reflect the local vernacular
Noise and disruption through construction phase
Neighbouring amenity issues
Impact on ecology
Inappropriate housing types
Lack of truly affordable housing
Impact on historic layout of village
Impact on public highway & pedestrian safety
Use of appropriate materials and retention of existing stone wall
Potential surface water drainage and flooding issues
Site is outwith the proposed settlement boundary
Lack of renewables
Lack of housing need

The representation contends that the plans should only be approved once the current development is fully completed in accordance with the approved plans and the footpath along South Road must also be completed. Also if the plans are not approved the long term maintenance of the site needs to be agreed with the owners.

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=R18CL1QSK2P00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

STP 1 - Spatial strategy (Strategic Policy)
STP 2 - Presumption in favour of sustainable development (Strategic Policy)
STP 3 - Principles of sustainable development (Strategic Policy)
STP 4 - Climate change mitigation and adaptation (Strategic Policy)
STP 5 - Health and wellbeing (Strategic Policy)
HOU 2 - Provision of new residential development (Strategic Policy)
HOU 3 - Housing requirements for neighbourhood areas (Strategic Policy)
HOU 4 - Housing development site allocations (Strategic Policy)
HOU 5 - Housing types and mix
HOU 6 - Affordable housing provision (Strategic Policy)
HOU 9 - Residential development management
HOU 11 - Homes for older and vulnerable people (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
QOP 3 - Public realm design principles
QOP 4 - Landscaping and trees
QOP 5 - Sustainable design and construction
QOP 6 - Delivering well-designed places
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
TRA 4 - Parking provision in new development
ICT 2 - New developments
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
WAT 2 - Water supply and sewerage
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 1 - Unstable and contaminated land
POL 2 - Pollution and air, soil and water quality
INF 2 - Community services and facilities
INF 5 - Open space and facilities for sport and recreation
INF 6 - Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Emerging Planning Policy

Lowick Neighbourhood Plan - Pre-submission draft plan (Reg 14) (Apr 2022)

6.4 Other Documents/Strategies

PPG - Planning Practice Guidance (2021, as updated)

National Design Guide (2021)

Northumberland Five-year Supply of Deliverable Sites: 2020 to 2025 (2020)
Northumberland Strategic Housing Market Assessment (SHMA) (June 2018)
Northumberland Landscape Character Assessment (2010)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 Paragraph 219 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.3 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The emerging Lowick Neighbourhood Plan is currently at pre-submission (Reg 14) stage and has recently been published for consultation. At this early stage the policies contained within the plan can only be given limited weight in the assessment of this application.

7.4 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are:

Principle of Development,
Housing Need,
Affordable Housing,
Impact on Character of Area,
Design,
Amenity,
Highways,
Ecology,
Environmental Protection,
Water Management,
Climate Change,
Broadband Connections,
Open Space,
Planning Obligations,
Other Matters, and
Procedural Matters.

Principle

7.5 Policy STP 1 of the NLP seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth and which conserves and enhances the County's unique environmental assets. The policy sets out a settlement hierarchy which identifies Lowick as a 'service village', which will provide for a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities.

7.6 The principle of development in Lowick is therefore acceptable subject to other technical matters being addressed. Although the application site is greenfield in nature, it is located adjacent to the built form of and would be read as a natural extension to the settlement. Criterion 1(e) of STP 1 states that sustainable development within, or immediately adjacent to the built-up form of Main Towns, Service Centres, Service Villages, and Small Villages without [...] settlement boundaries will be supported, [...], if it is:

- i. Commensurate with the size of the settlement; and
- ii. Reflects the role and function of the settlement; and
- iii. Does not adversely impact upon the character and appearance of the settlement; and
- iv. Does not adversely impact upon the setting of the settlement or the surrounding countryside.

7.7 Paragraph 79 of the NPPF seeks to promote sustainable development in rural areas and states that housing should be located where it will enhance or maintain the vitality of rural communities.

7.8 It is noted that the emerging Lowick Neighbourhood Plan defines a settlement boundary for the village which does not include the application site. As noted above

this policy is at an early stage of development and therefore only limited weight can be applied to it.

7.9 Notwithstanding the emerging policy context, development within (or adjacent to) the settlement of Lowick would deliver some economic benefits through new housing in the area and in social terms would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services. In this context therefore the principle of the proposal is accepted.

Housing Need

7.10 Policy HOU 3 of the NLP sets a requirement for the Lowick neighbourhood plan area to provide a minimum of 25 net additional dwellings over the plan period 2016-2036. There have been 6 net additions between 2016-2021 and the council's 5 year housing land supply monitoring shows that, at the end of March 2021, there were extant permissions for 39 new dwellings in the area. It is therefore evident that there are already more than sufficient commitments to satisfy the minimum requirement for the area and there is no pressing need to permit housing on this edge-of-settlement site in order to meet the NLP requirement. Notwithstanding this, the number set out in the plan is not a ceiling and so the proposal cannot be refused on such grounds.

Affordable Housing

7.11 The NPPF glossary sets out the definition of affordable housing for planning purposes. NPPF paragraphs 63-65 require that all major residential developments of 10 dwellings or more (or 0.5ha or more) should provide for a proportion of affordable housing, including at least 10% of the total number homes on the site being for affordable home ownership products (unless certain exemptions apply). However, the Local Plan now takes precedence as the statutory development plan, with viability considerations having been reflected in the Policy HOU 6 requirements and exceptions.

7.12 The application proposes 3no affordable units within the development. For sites of 10 or more dwellings or 0.5 hectares or more, Policy HOU 6(1) sets out the proportion of affordable homes required and an indicative tenure split, based on a value area approach. The proposal is located in a medium value area and as such a minimum 15% of homes are normally required to be affordable.

7.13 The policy goes on to say that within medium value areas developments of less than 30 dwellings are exempt from making an affordable housing contribution. As the application proposes 16no dwellings it is therefore exempt from making an affordable housing contribution.

7.14 The applicant has indicated however that they are willing to progress with 2no affordable dwellings. Whilst the offer of 2 no affordable dwellings is welcome, it is not appropriate to seek to control this by a S106 agreement. Although not appropriate to control the units via legal agreement, it is recommended that 2no 3-bedroom houses are provided for discounted market value (DMV) at a rate of 60% of market value. As the market dwellings are expected to be sold at £300,000 this would represent a

discount of £120,000 per unit, which is considered to be a good offer given the policy context.

Impact on Character of Area

7.15 The application site is located in an area of greenfield land on the southern edge of the village. It is bound by built development to the north but borders open countryside to the east and south and an area of open common to the west (on the opposite side of the highway) which is surrounded on three sides by residential development. The site comprises part of an open agricultural field which is largely level but falls away to a stream which forms the southern extent of the site. The site has a strong visual relationship with the open countryside beyond, particularly in views out of the settlement towards the Kyloe Hills.

7.16 Policy QOP 1 of the NLP seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.17 Policy ENV 3 of the NLP seeks to ensure that the impact of development on the setting and surroundings of the County's historic towns and villages will be assessed, ensuring that new development on the edge of settlements does not harm the landscape character of the settlement edge and, where possible that it has a net positive impact. It goes on to say that where it is considered that landscape character may be adversely affected, or aspects of this character that warrant protection would be degraded as a result of a proposed development, then the weight given to the harm caused will be in accordance with the importance of the designation.

7.18 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.19 The proposed development comprises 16no dwellings on 1.22ha of greenfield land, generating a density of approximately 13.15 dw/ha, which is roughly equivalent to the existing development to the north of the site.

7.20 In wider landscape terms the application site sits in an area of Open Rolling Farmland as set out in the Northumberland Landscape Character Assessment (Character Area 16b - Duddo and Lowick). Arable cultivation dominates the farmland with a strong pattern of enclosure and regular, medium sized fields. The landscape is rural in character, with scattered farmsteads, hamlets and small villages. The villages reflect the general pattern of settlement, established from Anglo Saxon times, of small nucleated villages separated by wide areas of surrounding farm land.

7.21 Although the proposed site is adjacent to existing development in Lowick and would be seen in views into the site against the backdrop of the village, the proposed development would encroach into open countryside, albeit into an area that forms a transition between the built form and the agricultural fields beyond. The proposal would require the change of use of part of a former agricultural field unit and would

introduce residential development with hard surfaced access and ornamental gardens and associated residential paraphernalia. Although the loss of relatively small quantities of commonly occurring landscape elements (native hedge/arable land) would in itself result in limited landscape effects, the proposed development would have a negative influence due to the incursion of built form into open landscape beyond the settlement.

7.22 Furthermore the proposed development would effectively enclose the village green (the common) which is adjacent to the west of the site, severing its link with the open countryside beyond the village. Despite this it is officer opinion that the proposal is in keeping with the varied character of the existing built form in the village and would not have a significant detrimental impact on long range views important to the character and quality of the landscape, as it would be seen in the context of and against the backdrop of the existing built form of Lowick.

7.23 In summary the proposal is not considered to have a significant adverse impact on the character and appearance of the surrounding area.

Design

7.24 This section considers the appearance of the proposed development independently and as part of the immediate street scene.

7.25 Policy QOP 1 of the NLP sets out design principles and seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.26 Policy QOP 2 goes on to say that the physical presence and design of development proposals should preserve the character of the area and not have a visually obtrusive or overbearing impact on neighbouring uses, while outlook from habitable areas of the development should not be oppressive and the best outcomes for outlook are achieved wherever possible.

7.27 In addition to the overarching design principles set out in Policy QOP 1, Policy QOP 3 states that, where relevant, the design of the public realm will be expected to:

- Create diverse, vibrant buildings and spaces which contribute to supporting a range of public activity;
- Be physically and socially accessible and inclusive;
- Be clearly defined from private spaces;
- Have a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance;
- Prioritise pedestrian and cycle movement and facilitate access to public transport wherever possible;
- Avoid dominance of vehicles and ensure that parking, where included, is sensitively integrated;
- Maximise urban greening, including the use of street trees and other vegetation as appropriate;
- Respond to opportunities to incorporate public art where possible; and
- Incorporate appropriate street furniture, lighting and surface materials.

7.28 Policy HOU 9 of the NLP seeks to support residential developments where they contribute to a sense of place, provide functional space and facilities for refuse and recycling storage as appropriate for the development and are constructed to a high quality of design.

7.29 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.30 The National Design Guide also provides guidance on design for those involved in the planning and built environment disciplines and illustrates how well-designed places that are beautiful, enduring and successful can be achieved. This forms part of the Planning Practice Guidance and should be read alongside other guidance on the design process and tools.

7.31 High quality design supports the creation of good places and has a positive impact on health, wellbeing, and happiness. The highest standards of design can be achieved to create new vibrant places which are distinctive, safe, and pleasant, easy to move around, welcoming, adaptable, and sustainable. Good design should:

- demonstrate an understanding of the unique characteristics of a place and the context within which it is located.
- demonstrate an understanding of the historical development of the site.
- reinforce its surroundings by conserving and enhancing the character and appearance of the landscape and townscape.
- provide appropriate densities depending on their existing characteristics; and,
- incorporate and use features worthy of retention, including natural features, buildings, and views.

7.32 The design of the proposed dwellings is considered to be appropriate for this site. There are a variety of styles of dwelling evident in the surrounding area including traditional terraced houses, bungalows, and detached dwellings in a diverse range of materials. The designs proposed reflect those which have recently been completed to the north of the site and would provide the high standard of living and amenity that is expected in the current housing market.

7.33 On the basis of the above the proposals are acceptable and in accordance with Policies QOP 1, QOP 2, QOP 3, HOU 9 and TRA 1 of the NLP and the NPPF.

Amenity

7.34 Policy QOP 2 of the NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses.

7.35 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.36 Due to the site location and proposed layout of the development, there would not be any substantive impacts on residential amenity resulting from the proposals in terms of loss of light, outlook, overbearing, privacy or noise. Separation distances between the proposed and existing dwellings are acceptable and sufficient amenity

space is provided within the development for the use of future occupiers. As such the proposal is considered to be in accordance with Policy QOP 2 of the NLP and the NPPF in this respect.

Highways

7.37 Policy TRA 1 of the NLP promotes sustainable connections and states that the transport implications of development must be addressed as part of any planning application. Policy TRA 2 seeks to ensure that all development will minimise any adverse impacts upon the highway network. Policy TRA 4 sets out requirements for parking provision in new development.

7.38 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.39 Paragraph 112 goes on to say that within this context, applications for development should:

- give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.40 The Local Highway Authority responded to initial consultation requesting further information including visibility splays, access, swept paths and provision of a 2 metre wide footpath along South Road to the southern end of the proposed development. It was also noted that the proposed development location is not considered to be a sustainable location for the purposes of the NPPF or Policy TRA 1 of the Local Plan and that this would represent an objection position to the proposals from the Highway Authority. Following receipt of the requested information, no objections are raised from a technical highways point of view, however the highways officer has restated their concerns about the sustainability of the site. It is recognised by the Highways Authority however, that the Planning Authority need to balance this against other material considerations. As noted above the principle of development in this location is acceptable and therefore, whilst noting the concerns of the Highway Authority, the proposals are considered to be acceptable in highways terms, subject to the conditions and informatives set out below.

7.41 With regard to the requested footpath, it was agreed to provide a pedestrian link from within the site to the highway at the south west corner in order to preserve the highway verge and stone boundary wall, thereby retaining a more rural aesthetic to the highway as it enters the village from the south.

7.42 On the basis of the above the proposals are acceptable in accordance with Highways policy and the NPPF.

Ecology

7.43 Policy ENV 2 of the Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon and secure net gains for biodiversity.

7.44 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.45 The County Ecologist has responded to consultation raising no objections subject to a condition securing mitigation in accordance with the submitted Ecology Report, ecological enhancement and soft landscaping. On this basis the proposals are acceptable in accordance with Policy ENV 2 or the NPPF in this respect.

Nutrient Neutrality

7.46 Natural England published advice on 16th March 2022 concerning the need to achieve nutrient neutrality from developments within Lindisfarne Special Protection Area (SPA) and Ramsar site catchment streams. The advice applies immediately and represents a change from saying that sewage treatment must be of the best that can reasonably be achieved to saying that nutrient neutrality must be achieved. In practice this means that a process of nutrient accounting must be completed by applicants, and options identified to fully compensate for the nitrogen that will be in the sewage discharges from any developments.

7.47 Any new residential or tourism development that will increase foul water discharges into the Lindisfarne catchment needs to be accompanied by a nutrient budget, which will show whether the proposal is likely to increase the amount of nitrogen entering Lindisfarne SPA.

7.48 The applicant has provided this information which shows that, when taking account of semi-natural habitat to be provided within the landscaping of the site (0.2ha), the total annual nitrogen load to mitigate is 55.78 kg TN/year. The developer has also proposed the upgrading of two old septic tank systems serving 7 houses at Low Middleton Farm near Belford to a modern package treatment plant which reduces total N output at Middleton Farm from 70.91kg TN/year to 5.81kg TN/year, a reduction of 65.1kg TN/year within the catchment. Therefore, Nutrient Neutrality for this project can be demonstrated.

7.49 On the basis of the above and subject to conditions and a S106 agreement the proposals are acceptable in accordance with the advice published by Natural England.

Environmental Protection

7.50 Policy POL 1 of the NLP states that 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.

7.51 Policy POL 2 seeks to ensure that development proposals are not put at an unacceptable risk of harm from or are adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances.

7.52 Paragraph 183 of the NPPF states that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.53 The Council's Environmental Protection team has responded to consultation stating that they have no objections to the proposals subject to conditions in order to protect public health and prevent loss of amenity.

7.54 On this basis the proposals are acceptable in accordance with policies POL 1 and POL 2 of the NLP and the NPPF.

Water Management

7.55 Policy WAT 3 of the NLP relates to flooding and states that development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources. Policy WAT 4 relates to Sustainable Drainage Systems and states that water sensitive urban design, including Sustainable Drainage Systems (SuDS) will be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.56 Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

7.57 The LLFA responded to initial consultation objecting and requesting additional information in respect of flood risk and drainage. Following receipt of the requested information the objection has been removed subject to conditions securing a scheme to dispose of surface water from the development and submission of a verification report and details of the adoption and maintenance of all SuDS features within the development.

7.58 On this basis the proposals are acceptable in accordance with policies WAT 3 and WAT 4 of the NLP and the NPPF.

Climate Change

7.59 The NPPF (paragraph 14) seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.60 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for

future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

7.62 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to any granting of permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP 1 and QOP 5.

Broadband Connections

7.63 Policy ICT 2 of the NLP requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.64 Paragraph 114 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

7.65 The current application does not state whether full-fibre broadband connections are proposed. It is therefore appropriate that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT 2 of the NLP and Paragraph 114 of the NPPF.

Open Space

7.66 Policy INF 5 of the NLP sets out requirements for open space, sports and recreational land and buildings created as part of a development. Where appropriate open space should:

- be of an appropriate standard and fit for purpose in accordance with relevant recognised standard
- be accessible by sustainable travel;
- maximise multifunctional use, and allow wide community use;
- be designed to include appropriate landscaping and to be safe and secure in accordance with relevant recognised standards;
- take opportunities to improve the Strategic Green Infrastructure Network, including the accessibility and connectivity of the network; and
- include a suitable long-term management and maintenance arrangement.

7.67 The development proposes to create an area of semi natural open space around the outside of the development to act as a buffer for nutrient neutrality,

however it is unlikely that this space would be genuinely multifunctional and therefore should not be considered as amenity green space for the purposes of Policy INF 5. As the site is located so close to the Common, it is considered reasonable to not insist on additional green space being provided within the development and instead a contribution towards the maintenance of offsite green space would be acceptable in this instance. In addition to this there is also a requirement for parks and gardens and space for young people to be addressed. For a development of this size it is expected that this would be addressed by way of an off-site contribution and this is addressed further in the following section.

Planning Obligations

7.68 Policy INF 6 of the NLP states that where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable. Planning obligations may be used to secure the timely provision, and/or improvement and maintenance of any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms.

Coastal Mitigation

7.69 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as competent authority, is required to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites, either alone or in combination with other projects.

7.70 Due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves, the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation.

7.71 The contribution per residential unit in this location would be £615 giving a total for the proposed development of £9,840.

Open Space

7.72 As noted above space is proposed within the development to meet nutrient neutrality requirements however additional space is required above and beyond this for amenity green space. Given the proximity of the Common it is considered acceptable to request a contribution in this respect and a contribution would still be required for the parks and gardens and young people's elements of the policy requirement. These contributions would be as follows;

Amenity green space	£9,538
Play	£12,048

Parks and Gardens	£12,409.44
Total	£33,995.44

Nitrogen Neutrality

7.73 A Section 106 agreement is also required to secure the replacement of the existing septic tanks at Middleton Low Farm, Belford to a Package Treatment Plant, which must be undertaken prior to first occupation of the development and have in place a long-term monitoring and maintenance strategy for the lifetime of the development.

Primary Occupancy

7.74 Policy HOU 10 of the NLP seeks to support development in parishes with 20% or more homes with no usual residents where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a 'principal residence'. It is considered appropriate to secure a primary occupancy clause on the proposed dwellings in this instance.

Accessible Homes

7.75 NLP policy HOU 11 sets out support and requirements to ensure that new dwellings meet the need of older and vulnerable people. To ensure that new dwellings meet the need of residents now and in the future, it requires 20% of market housing and 50% of affordable dwellings meet or exceed the enhanced accessibility and adaptability housing standards in compliance with M4(2) of the Building Regulations.

7.76 The documents which accompany the application do not provide this information. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy HOU 11.

Other Matters

7.77 The comments made in the representations received are noted and have been taken into account in the assessment of the application.

Procedural Matters

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Conclusion

8.1 The main planning considerations in assessing this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The application site is considered to be a suitable location for new residential development, however it is acknowledged that there will be an environmental impact resulting from the introduction of development in this edge of settlement location, which would have an impact on the character of the site and the setting of this part of the village of Lowick. This is considered to be appropriately addressed through the through the recommended conditions and the planning obligations.

8.3 The application has therefore addressed the main considerations and would accord with the relevant policy framework as set out in the appraisal, subject to a legal agreement securing the obligations/contributions as set out in the recommendation. The proposal is therefore recommended for approval.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions and a Section 106 agreement securing details of:

- Coastal Mitigation
- Nutrient Neutrality
- Open Space Provision
- Principle Occupancy

Conditions/Reason

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

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

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

1. Location Plan - Drawing No HWAD-318-GMC-012
2. Proposed Site Plan - Drawing No HWAD-318-GMC-PHASE2-011D
3. Proposed House Type A - Plots 13 - 16 (15 & 16 mirrored)
4. Proposed House Type B - Plots 9, 22 – 24
5. Proposed House Type C Rev B - Plots 10, - 12, 18 & 20 (20 mirrored)
6. Proposed House Type D Rev B - Plots 17, 19 & 21 (19 mirrored)
7. SHF.1698.003.HY.R.001.C, Flood Risk Assessment

Reason: In the interests of good planning and to ensure the development is carried out in accordance with the approved plans.

3. Materials

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

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy QOP 1 of the NLP and the NPPF.

4. Construction Method Statement (including Plan) - PRE-COMMENCEMENT

The development hereby approved shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period and 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 and Policy TRA 2 of the Northumberland Local Plan.

5. Materials - Details/Samples of materials - PRE-COMMENCEMENT

Notwithstanding the details provided, prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the adoptable highway elements shall have been 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 and Policy TRA 1 of the Northumberland Local Plan.

6. Estate Street Phasing and Completion Plan - PRE-COMMENCEMENT

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 and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

7. Management and Maintenance of Estate Streets

No development above damp-proof course level 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 and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

8. Submission of details of adoptable streets

No works to the streets proposed for adoption 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 and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

9. Means of vehicular access to be constructed

The development hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans and Type C specification alongside the completion of the highway works as secured under condition 5 of approved planning reference 14/01679/FUL. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

10. Surface water drainage (Private Land)

The development hereby approved shall not be occupied until details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

11. Details of Electric Vehicle Charging to be submitted

The development hereby approved shall not be occupied until details of Electric Vehicle Charging have been submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

12. External lighting

The development hereby approved shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

13. Implementation of car parking areas

The development hereby approved shall not be occupied until the car parking areas indicated on the approved plans, have been implemented in accordance with the approved plans. Thereafter, the car parking areas shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 4 of the Northumberland Local Plan.

14. Implementation of cycle parking

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

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

15. Ecology Mitigation

The development hereby permitted shall be undertaken in accordance with the avoidance and mitigation measures set out in Table 3 of 'Ecological Impact Assessment Village Madows Lowick', by Enzygo Ltd dated July 2021, including the following:

- No tree felling or vegetation clearance shall be undertaken between 1st March and 31st 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.
- The eastern boundary hedgerow shall be retained and protected in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.

- Sensitive vegetation clearance to avoid harm to wildlife such as reptiles, small mammals and amphibians.

Reason: To conserve and enhance local biodiversity in line with the NPPF and Local Plan Policy ENV 2.

16. Ecology Enhancement

Prior to construction above damp-proof course level, a scheme for the provision of integrated bird box or bat box/roosting features at a ratio of at least one per dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of the provision and should include swift bricks in groups of four to six on suitable gable ends. Thereafter the scheme shall be fully implemented as approved.

Reason: To conserve and enhance local biodiversity in line with the NPPF and Local Plan Policy ENV 2.

17. Nutrient Neutrality

Prior to first occupation of the dwellings hereby approved, 0.2ha of semi-natural habitat will be created for the primary purpose of contributing to the nutrient neutrality of the development, as outlined in Appendix B of the submitted Nutrient Neutrality Proposal by GMC Developments Ltd (ref. (VM-P2) dated 16/05/22. This land shall be excluded from any residential curtilage, no fertilisers shall be applied and where accessible to the public dog waste will be managed. The land shall be retained in this manner in perpetuity.

Reason: To avoid adverse effects on the Lindisfarne SPA in line with the NPPF and Local Plan Policies ENV 2 and WAT 2.

18. Soft Landscaping

All species used in the planting proposals shall be locally native species appropriate to Northumberland unless otherwise agreed in writing with the Local Planning Authority.

Reason: To maintain and protect the existing landscape and biodiversity value of the site in line with the NPPF and Local Plan Policies ENV 2 and QOP 4.

19. Potentially Contaminated Land

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

a) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-

Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

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

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

20. Contaminated Land Verification Report

Prior to the development being brought into use a full closure (Verification Report) report shall be submitted to and approved in writing 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.

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

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

21. Contamination not Previously Discovered - Watching Brief

If during redevelopment contamination not previously considered is identified within any statement / report that has received the approval of the Local Planning Authority, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The written method statement must be written by a 'competent person'*. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

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

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

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

22. Ground Gas Protection

No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen has been submitted to and approved in writing by the Local

Planning Authority. The report shall also specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling. The report shall also contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

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

23. Validation and Verification of Ground Gas Protection

No building shall be brought into use or occupied until validation and verification reports to the approved methodology in Condition 12, have been submitted to and approved in writing by the Local Planning Authority.

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

24. Surface Water Disposal

Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall;

- i. Restrict discharge from the development to 4.33 l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the local planning authority.
- ii. Adhere to the principles as set out in the drainage strategy from Flood Risk Assessment reference SHF.1698.003.HY.R.001.C
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
- iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- v. Provide details of the adoption and maintenance of all surface water features on site. 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

25. Drainage Verification

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer or a suitably qualified professional shall be submitted to and approved in writing 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.

26. Surface Water Disposal - Construction Phase

Prior to commencement of development, details of the disposal of surface water from the site through the construction phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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.

27. Drainage Adoption and Maintenance

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.

28. Broadband Connections

Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection to each property shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT 2 of the

29. Sustainable Building

Notwithstanding the details submitted with the application, prior to the construction of any dwelling 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 development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be 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.

30. Accessible Homes

Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 20% of new market dwellings and 50% of new affordable dwellings will meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations (or any equivalent successor standards) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: To ensure that the new homes are accessible and adaptable to meet the needs of residents now and in the future, in accordance with Policy HOU 11 of the Northumberland Local Plan and the National Planning Policy Framework.

Informatives

1. Landscaping

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

A list of plant species native to Northumberland can be found online <https://www.northumberlandcoastaonb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf> A list of suitable trees is available online from Northumberland Wildlife Trust

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

A species-rich grassland mix is now produced in Northumberland from seed harvested within grassland SSSIs in the Northumberland National Park, which can be bought through British Wildflower Seeds. It has a high proportion of yellow rattle, which is helpful to its establishment in existing grasslands.

<https://britishwildflowermeadowseeds.co.uk/collections/wildflower-meadow-seeds/products/northumberland-meadow-seed-mix>

2. Noisy Working Hours

During the construction period, there should be no noisy activity, i.e. noise from the construction activities which is audible at or beyond the site boundary, on Saturdays, Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800.

3. Construction - Hours of Delivery

During the periods of [advanced] / [enabling] / [main construction] works, there shall be no deliveries to the site or collections from the site by road unless agreed in writing with the Local Planning Authority outside the hours of: Monday to Friday - 0800 to 1800 Saturday 0800 to 1300 With no deliveries or collections on a Sunday or Bank Holiday.

4. LLFA Advisory Notes

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface: • Using gravel or a mainly green, vegetated area. • Directing water from an impermeable surface to a border rain garden or soakaway. • Using permeable block paving, porous asphalt/concrete. Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/paving_frontgardens.pdf In addition, the development should explore disconnecting any gutter down pipes into rainwater harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.

5. New vehicle crossing point – Type Access C (S184)

The applicant should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) please contact the Highways Area Office at:

northernareahighways@northumberland.gov.uk

6. Section 38 Agreement and adoption of highways

The applicant is advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

7. Section 278 Agreement and works in adopted highway

The applicant is 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. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

8. Highway works under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: [CONDITION 5 of 14/01679/FUL].

9. 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. The applicant is advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

10. 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 6, 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. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk.

11. Contact Local Highway Authority - Management and Maintenance of Estate Streets

The applicant is advised that to discharge condition 7 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. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk.

12. 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 8 of this permission. Please contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

13. 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.

14. Street Naming

The applicant is advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Date of Report: 09.09.2022

Authorised by:

Date:

Background Papers: Planning application file(s) 21/04136/FUL

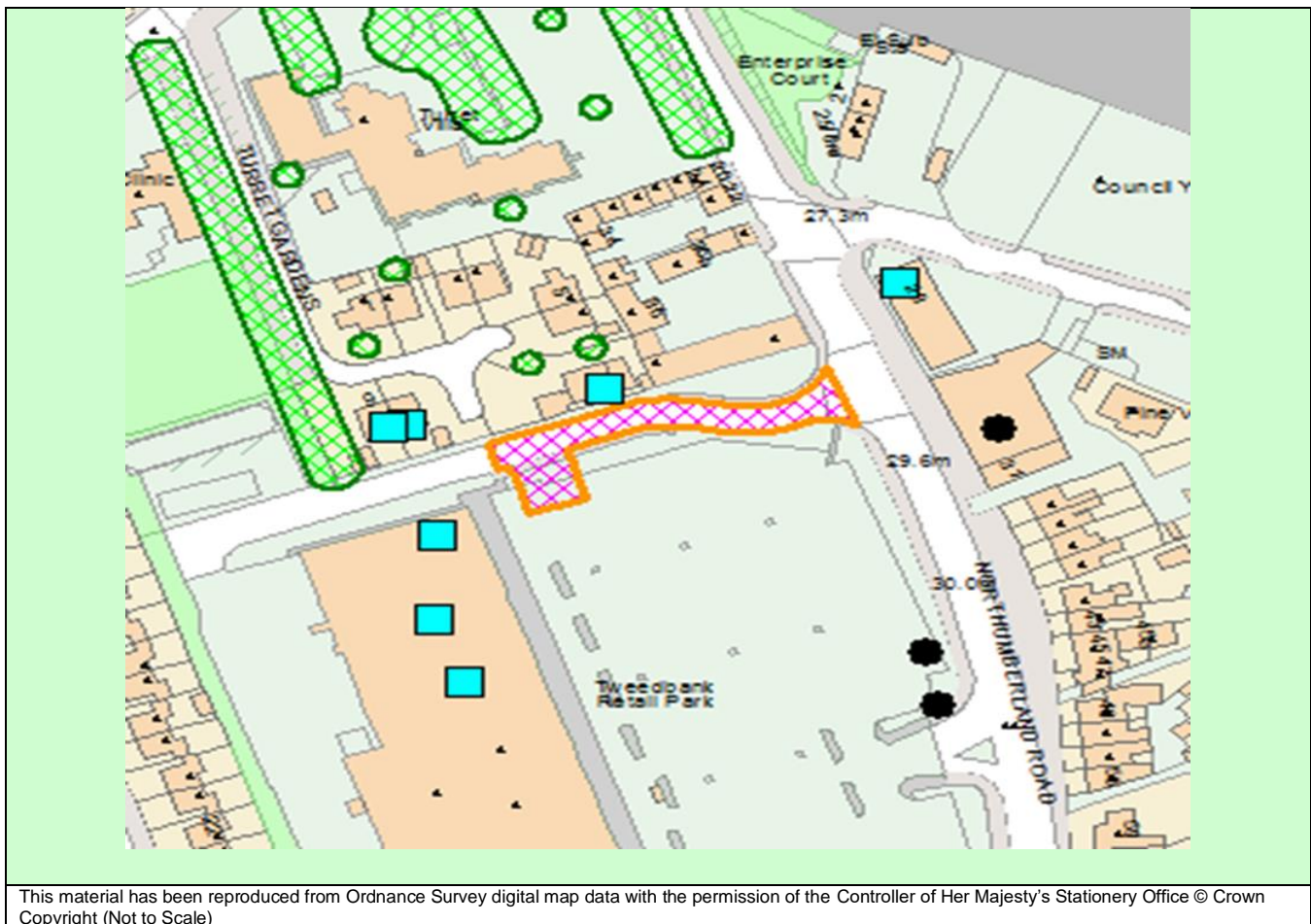


Northumberland
County Council

North Northumberland Local Area Council, 24th September 2022

Application No:	22/01660/FUL		
Proposal:	Creation of a secondary entry/exit point to existing car parks		
Site Address	Signage At Entrance , Tweedbank Retail Park,, Berwick-Upon-Tweed, TD15 2AS		
Applicant:	c/o Agent	Agent:	Mr Adrian Fox 8-14 Meard Street, London, W1F 0EQ,
Ward		Parish	
Valid Date:	10 May 2022	Expiry Date:	5 July 2022
Case Officer Details:	Name: Mr James Hudson Job Title: Senior Planning Officer Tel No: 01670 622646 Email: James.Hudson@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 Following an objection received from Councillor Hunter, contrary to officer recommendation, the application was referred to the Director of Planning and the Chairs of Planning Committee where it was resolved that the application should be determined by the North Northumberland Local Area Council.

2. Description of the Proposals

2.1 Planning permission is sought for the creation of a secondary access/egress point to serve the existing car park at Tweedbank Retail Park.

2.2 The proposed development will see the creation of a secondary access/egress point to serve the existing car park. The proposed secondary access will utilise the existing service road which is located to the north of the retail park and is accessed via a junction to Northumberland Road north of the existing access.

2.3 Planning permission 21/02651/FUL for the creation of a secondary entry/exit point to existing car park was refused on 28.04.2022 under delegated powers for the following reason:

“Insufficient information in regard to analysis of the changes in traffic flows resultant from opening of two access points for car based traffic in terms of capacity and road safety for vehicles and pedestrians access arrangements onto the highway, has been provided. The application cannot be determined until further details have been submitted and adequate mitigation, where necessary, is provided. Due to the lack of further information the proposal is considered to be unacceptable and not in accordance with the NLP and Paragraph 111 of the NPPF”.

3. Planning History

Reference Number: 12/00246/ADE

Description: Proposed alterations to signage

Status: PER

Reference Number: N/89/B/470

Description: Erection of 3 flag poles

Status: REF

Reference Number: N/77/B/313

Description: Alteration to boundary wall

Status: PER

Reference Number: N/87/B/266

Description: Non-food retail development

Status: PER

Reference Number: N/88/B/0004/P

Description: Retail warehousing development and residential to rear

Status: REC

Reference Number: 19/04368/ADE

Description: Advertisement Consent For - new double sided internally illuminated main entrance totem.

Status: PER

Reference Number: N/03/B/1006

Description: Erection of an internally illuminated totem style sign.

Status: PER

Reference Number: N/88/B/0005/P

Description: Revised scheme to supplement existing landscaping.

Status: PER

Reference Number: N/96/B/0191/P

Description: Erection of free standing advertisement sign.

Status: REF

Reference Number: N/95/B/0308/A

Description: Construction of new retail unit - revised details rec.e 13.12.95.

Status: PER

Reference Number: N/95/B/0308/P

Description: Demolition of part of existing retail unit (halfords) & construction of new retail unit.

Status: PER

Reference Number: N/98/B/0165/P

Description: Erection of new retail unit.

Status: WDN

4. Consultee Responses

Highways	No objection, subject to condition.
Berwick-upon-Tweed Town Council	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice, 14th July 2022
No Press Notice Required.

Summary of Responses:

None received

6. Planning Policy

6.1 Development Plan Policy

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

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

QOP 1 Design Principles (Strategic Policy)

QOP 2 Good Design and Amenity

TRA 1 Promoting Sustainable Connections (Strategic Policy)

TRA 2 Effects of Development on the Transport Network

TRA 4 Parking Provision in New Development

6.2 National Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance (2021)

6.3 Other Documents/Strategies

National Design Code (2021)

National Design Guide (2021)

7. Appraisal

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

7.2 The key issues for consideration include:

- Principle of development
- Design, Scale and Visual Impact
- Amenity
- Highways
- Other Matters

Principle of development

7.3 The proposed development is located within the settlement boundary of Berwick-upon-Tweed. Policy STP 1 of the Northumberland Local Plan (NLP) places Berwick-upon-Tweed as a Main Town where development should be focused. Policy STP 2 promotes a presumption in favour of sustainable development and states that development should meet sustainable development principles, this is echoed by the NPPF. These principles are set out in Policy STP 3.

7.4 Having considered the proposal against the NLP and the NPPF it is considered that the new access in the context of the current retail park is supported by policy STP 1, STP 2 and STP 3 in that the development supports the sustainable growth of the existing business. The principle of development is therefore acceptable in this respect.

Design, Scale and Visual Impact

7.5 Policy QOP 1 of the Northumberland Local Plan sets out design principles for all types of development to adhere to. One of the principles states proposals will be supported where design "makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and topography". Another principle of this policy states proposals will be supported where design "respects and enhances the natural and built environment, including heritage, environmental and ecological assets, and any significant views or landscape setting".

7.6 Paragraph 126 of the NPPF attaches significant importance to the design of the built environment and states that superior design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 seeks to ensure that developments are sympathetic to local character and design.

7.7 In June 2021 new provisions were added to the NPPF in relation to design. Paragraph 129 of the NPPF advises that the guidance contained the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have any NPPF-compliant Local Design Guides. Until such time as it does, we must use the National Design Guide and National Model Design Code to guide decisions on applications. In accordance with the new provisions in the NPPF, development that is not well designed should be refused, especially where it fails to reflect government guidance on design. Conversely, significant weight should be given to development which reflects government guidance on design; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

7.8 The proposed development will see the creation of a secondary access/egress point to serve the existing car park at Tweedbank Retail Park. The proposed secondary access will utilise the existing service road which is located to the north of the retail park and is accessed via a junction to Northumberland Road north of the existing access. From a design and visual perspective the proposal will be in keeping with the existing use of the retail park. Work to the verges and additional street furniture will not have a significant adverse impact on the character or visual amenity

of the of the surrounding area. Therefore, the proposed development is considered acceptable in terms of design in accordance with the NLP and the NPPF.

Amenity

7.9 Policy QOP 2 of the NLP states that development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in, or visiting the local area.

7.10 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.11 In terms of residential amenity, the nearest dwellings to the proposal are the residential properties 7, 8 and 9 Turret Gardens, which are located north of the existing service road, separated from the retail park by a high stone wall. Given the nature of the development it is acknowledged that there will be an increased use of the service road once it forms part of the second access/egress to the retail park. This will result in further noise associated with vehicles using this road. However, it is considered that the increase in use of the road will not cause a significant adverse impact upon noise which would be sufficient to warrant a refusal of this proposal. The proposal is also considered acceptable in terms of loss of outlook, overshadowing, loss of light, overbearing or loss of privacy because of the proposed works. It is, therefore, considered that the proposals are in accordance with policy QOP 2 of the Northumberland Local Plan and the provisions of the NPPF.

Highways

7.12 Policy TRA 2 of the NLP seeks to ensure that all development will minimise any adverse impacts upon the highways network.

7.13 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe

7.14 The proposal has been fully examined by the Highway Authority who have no objections to the proposal subject to the imposition of conditions to secure the off-site highway works including the ghost island junction, pedestrian refuge, localised junction widening and amendments to the existing vehicular directional signage. An additional condition is also recommended in respect to the pedestrian crossing on the new car park connection road that the Road Safety Audit highlighted as an area of concern in respect to the proposed refuge to accommodate a safe pedestrian crossing internal to the site on the existing footway.

7.16 Having assessed the proposal in context with the comments received from the Highways Authority it is considered the development can be brought forward in a way that will not impact highways safety subject to the imposition of conditions. The proposal is therefore considered to be acceptable in terms of highway safety and provisions of the NLP and NPPF.

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with the relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered acceptable. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

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

1. Location Plan Drawing N201TBA-D09-002 - dated March 2021
2. Proposed Site Plan Drawing N201TBA-D09-002 - dated March 2021
3. Proposed Road Junction Drawing N201TBA-A02-002 - dated March 2021
4. Wall Position drawing 0050984-0916-0-WP - dated 01.04.22
5. Visibility Splays Secondary Access Junction with Pedestrian Refuge drawing 0050984-0916-0-VIS dated 01.04.22
6. Proposed pedestrian Refuse Option 2 drawing 0050984-0916-0-02 - dated 01.04.22
7. Proposed Swept Path Right Turn from Junction drawing 0050984-0916-0-04 - dated 01.04.22
8. Proposed Swept Path Left Turn from Junction drawing 0050984-0916-0-05 - dated 01.04.22
9. Preliminary Design of Revised Service Access Junction V1 - 0050984-0916-0-TN-01 dated 08.04.22
10. Proposed Visibility Splays drawing 0050984-0916-0-VIS REV 01 dated 01.04.22

To ensure that the approved development is carried out in complete accordance with the approved plans and in accordance with the NLP and NPPF.

03. The secondary entry/exit point to the car park shall not be made available for use by vehicles until details of the proposed highway works to the A1167 and the existing service road as shown indicatively on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The secondary entry/exit point to the car park shall not be made available for use by any vehicles until the highway works have been constructed in accordance with the approved plans.

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

04. The secondary entry/exit point to the car park shall not be made available for use by vehicles until details of the internal pedestrian crossing at the entry/exit point to the service road been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans.

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

Informatives

1. Section 278 Agreement - Proposed junction improvement to the service road junction off the A1167, including new ghost right hand turn lane, pedestrian refuge, upgraded tactile crossing points, associated kerb line works, drainage and any associated road markings.
2. 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 to progress this matter.
3. You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
6. 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 or 01670 622979.

Background Papers: Planning application file(s) 22/01660/FUL

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Northumberland County Council

Appeal Update Report

Date: September 2022

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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

Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
21/02591/FUL	<p>Installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no justifiable public benefits to outweigh the harm.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02592/LBC	<p>Listed building consent for installation of a glass pane to former door entrance and installation of artwork panels – Town Hall Office, Fenkle Street, Alnwick</p> <p>Main issues: harm to the Grade I listed building with no public benefits to outweigh the harm.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
21/03400/OUT	<p>Outline with all matters reserved for the construction of eight dwellings consisting of 8 x Dormer Bungalows – land east of Ashcroft Guest House, Lantys Lonnen, Haltwhistle</p> <p>Main issues: development on protected open space, harm to designated and non-designated heritage assets and currently objections and insufficient information to assess noise, highway safety, flood risk and drainage and ecological impacts.</p> <p>Appeal against non-determination</p>	No

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
20/03389/FUL	<p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: development would appear as an incongruous and over dominant addition to the street scene resulting in significant harm to the visual amenity of the locality.</p>	<p>4 January 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
20/01457/CLEXIS	<p>As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received 16/9/21) as a Motocross Track with associated visitor parking, catering van, portable toilet, security gates and sign in shed. Operating times throughout the year (excluding every Tuesday together with Christmas Day, Boxing Day and New Years Day when it is closed) are 8am-5pm (bikes allowed on tracks from 10am-4pm only) with additional opening hours of 4pm-7pm on Monday, Wednesday and Friday during the months of May, June, July, August and September (amended 29/9/21) - Motorcycle track west of School House Farm, Kiln Pit Hill</p> <p>Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.</p>	<p>9 February 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04982/FUL	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p> <p>Main issues: development in the open countryside; inappropriate development in</p>	<p>7 April 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	the Green Belt; detrimental impact on the rural character of the site and wider landscape; harm to the setting and significance of the Conservation Area; insufficient information to assess archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.	
21/01668/LBC	Listed Building Consent for replacement of sash windows throughout and replacement of front door – Brockburn, Monkshouse, Seahouses Main issues: harm to the listed building with no public benefits to outweigh the harm	20 April 2022 Delegated Decision - Officer Recommendation: Refuse
21/04426/CLEXIS	Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian's Wall remains south of Black Pasture Cottage, Brunton Bank, Wall Main issues: lack of information and evidence as submitted to grant certificate.	28 April 2022 Appeal against non-determination
19/01687/FUL	Change of use of land for the siting of up to 60 static caravans, along with associated 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 Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting and visual relationship between Swarland and wider countryside setting.	1 June 2022 Committee Decision - Officer Recommendation: Refuse
21/03297/FUL	Change of use: Retail to holiday accommodation on first floor with associated internal and external alterations to the building – Amberley House, Stocksfield Post Office, Main Road, Stocksfield Main issues: lack of information to assess noise from air conditioning units and impacts on residential amenity; lack of information to assess impacts on bats or nesting birds; and lack of information to demonstrate adequate car parking provision can be achieved.	14 June 2022 Delegated Decision - Officer Recommendation: Refuse
22/01188/FUL	Two-storey extension at the front of the house – 13 Church Avenue, West Sleekburn Main issues: unduly prominent and incongruous addition to the property.	17 June 2022 Delegated Decision - Officer Recommendation: Refuse

21/04527/FUL	<p>Construction of 3 bungalows – land south of Leylen House, Main Street, Red Row</p> <p>Main issues: unacceptable in principle due to development in the open countryside beyond the settlement boundary and affecting protected open space.</p>	<p>22 June 2022</p> <p>Appeal against non-determination</p>
21/04587/FUL	<p>Proposed construction of a first floor dormer extension to the rear elevation and installation of rooflights to the front and rear elevations – 29 Leazes Street, Amble</p> <p>Main issues: incongruous and inappropriate form of development that would be out of scale and character with the existing property and would have a harmful impact upon the character and appearance of the site and surrounding Conservation Area.</p>	<p>24 June 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00078/FUL	<p>Construction of a single storey detached garage – Shield Law, Bellingham</p> <p>Main issues: appeal against imposition of condition 6 on the grant of permission that removes permitted development rights for further outbuildings.</p>	<p>29 June 2022</p> <p>Delegated Decision - Officer Recommendation: Approve</p>
21/04673/FUL	<p>Resubmission: Single-storey, flat-roofed, garage to rear of back garden (revised to now be 3 metres high) - 7 First Avenue, Blyth</p> <p>Main issues: incongruous addition to the rear garden of the property, represent an addition that is neither subordinate nor well related to the subject property and would have a negative impact on visual amenity.</p>	<p>7 July 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01946/AGRGO	<p>Prior notification for the siting of a 10ft shipping container to store equipment and tools for forestry purposes – land to the rear of 19 Sycamore Grove, Prudhoe</p> <p>Main issues: the proposed development would not be permitted development.</p>	<p>19 July 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01503/FUL	<p>Upwards extension of existing first floor bedroom, with removal of low level tiled pitched roof and replaced with proposed high level tiled pitched roof, including proposed Juliet balcony to west elevation – 25 Fontside, Mitford</p> <p>Main issues: the extension would not be subordinate to the original dwelling and does not represent good design.</p>	<p>27 July 2022</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
19/00170/ENDEVT	Construction of an access track – School House Farm, Kiln Pit Hill, Consett	No

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
20/01383/ENDEVT	Material change of use of the land from use for agriculture to a vehicle parking area – School House Farm, Kiln Pit Hill, Consett Appeal against Enforcement Notice and linked with appeal submitted against refusal of 20/01457/CLEXIS (see above).	9 February 2022
22/00022/NOTICE	Unauthorised dwelling – Horsley Banks Farm, Horsley	6 April 2022 Hearing date to be confirmed.
22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022 Hearing date to be confirmed.
18/01525/ENDEVT	Change of use of the land for the stationing of 2 caravans including a linking structure for residential purposes - School House Farm, Kiln Pit Hill, Consett	29 April 2022

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

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
20/04423/OUT	<p>Outline application seeking approval for access for construction of two storey 58 bed care home and associated but physically separate single storey 12 bedroom specialist unit with associated parking and hard and soft landscaping – Essendene, Kenilworth Road, Ashington</p> <p>Main issues: would prevent the reintroduction of facilities in connection to the passenger rail services on the Ashington Northumberland Line; and lack of information concerning off-site highway works, manoeuvrability within the site, parking provision and conflict between all modes of transport and pedestrians.</p>	<p>Hearing: 8 September 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland

County Council

S106 Agreements Update Report

May June and July 2022

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor Colin Horncastle

Purpose of report

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous monthly period.

Recommendations

To note the contents of the report in respect of agreement monitoring and collection of s106 contributions.

Link to Corporate Plan

This report is relevant to all the priorities included in the NCC (Northumberland County Council) Corporate Plan 2021-2024.

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the months of May, June and July 2022 and payments received for these months.



New Agreements

May	June	July	New Agreements completed and added to Database
21/03453/FUL			Land at 22 Front Street, Newbiggin-by-the-Sea, NE64 6PJ
21/03628/AGTRE			Land at North East of Field House Cottages, Hepscott
21/03733/FUL			Land at 1 - 4 The Square Guide Post Choppington
21/04938/PA			Land: 23 Station Road, Ashington, NE63 9UZ
21/02261/FUL			Land: Land North of the Old Vicarage, Northumberland Street, Alnwick
21/01747/FUL			Land Croft Ellington
21/02363/FUL			Land: 3 Liddles Street, Bedlington, Northumberland, NE22 7JS
21/02364/FUL			Land: 9 Paikes Street Alnwick NE66 1HX
21/04591/FUL			Land: 12 East Ord Gardens East Ord Berwick-Upon-Tweed
21/04451/VARYC			Land at Rosebank Cottage, Cemetery Lane, Tweedmouth,
21/04577/AGTRE			Land: North East of Field House Hepscot
21/01693/FUL			Land: North of Larch Drive Lionheart Enterprise Park
22/00660/FUL			Land: Morwick Hall, Acklington,
22/00879/FUL			Land at Blyth Power Station, Northumberland
20/03962/FUL			Ellingham Hall
21/01602/FUL			Castle Hills Farm
21/00368/FUL			Land North East Bradshawgate Cottages Bradshawgate Cottages Swinhoe
21/04267/FUL			45 North Street Seahouses
21/03594/FUL			Land South East of Unthank Farm Tweedmouth

Contributions Received

Development	Type of Contribution	Amounts Received
21/02261/ful land North of Old Vicarage	Coastal mitigation	£615
21/01602/ful Castle Hills Farm TD15 1PB	Coastal mitigation	£345
18/01045 70 Harbour Road Beadnell	Coastal mitigation	£600
21/02507/ful Rosling House	Coastal mitigation	£600
21/04144/ful Old rectory Howick	Coastal mitigation	£600
21/01992/varyco Land East of Quarry Dene Spittal	Coastal mitigation	£600
21/00787/ful Yearle House Wooler	Coastal Mitigation	£615
19/04296/ful land at Willowburn trading Est Alnwick	Coastal Mitigation	£11,592
Berwick Morrisons	Town Centre Contributions	£20,000
Land North of Blenkinsopp Castle	Affordable Housing	£6178.50
East Sleekburn	Affordable Housing	£100,000

Stannington	Childrens Trust	£946,578
Amble treatment Work	Education	£173,250
Blyth Golf Club	Education	£169,318
Persimmon Homes Crofton Grange	Sport	£44,000
Gleesons Widdrington	Healthcare	£105,336
Gleesons Widdrington	Community facilities	£70000
Miller Blyth	Sport	£36309
Liddles Street Bedlington	Coastal Mitigation	£615

Awards and Payments Made

Awards Paid Out	Project	Amount Paid
Humshaugh Children's Playing Field Trust	Play Area	£19,810
Newbrough and Warden	Mower	£20,835

Case Study - Affordable Housing Contribution

S106 Agreement - East of Barrington Park, East Sleekburn 15/02628/ful

Viability assessments were submitted as part of the above planning application when it was submitted back in 2015. It was found that the development was not able to meet the Affordable Housing requirements based on current prices and expected profit rates.

The Council required a S106 agreement for an 'off- site affordable housing contribution' as an overage payment **in the event** that house prices increased, and level of profit changed.

The Council have been monitoring the site throughout the build and the developer has supplied Quarterly updates on the plots sold together with full details of the actual final selling price.

These reports have been checked by an external and independent consultant and their findings have agreed that an overage payment of the maximum amount set at £100,000 was payable.

There is to be a second overage payment assessment following the sale of the final house.

106 team - Any queries please email: s106@northumberland.gov.uk

Implications

Policy	Section 106 obligations are in line with policy unless other stated in individual applications.
Finance and value for money	As stated on individual applications
Legal	Legal Services will be instructed to assist with the preparation and monitoring of the obligations
Procurement	None
Human resources	None
Property	None
Equalities (Impact Assessment attached?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Each application will have regard to the Equality Act 2010
Risk assessment	None
Crime and disorder	As set out in individual reports and decisions
Customer consideration	None
Carbon reduction	As set out in individual reports and decisions
Wards	All

Background papers

Planning applications and 106 Agreements

Report author and contact details

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North Northumberland Local Area Council

Members Local Improvement Schemes

2021 - 2025

Progress Report - 1st September 2022

Cllr. S.C. Bridgett Members Schemes 2021 to 2025



North Northumberland - Rothbury



Northumberland
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Current Scheme Status/Comments
2021 / 2022						
HO210037	Contribution to the Rothbury Parking Scheme	£10,000.00	£10,000.00	Design	TBA	Highway Improvements Team Scheme.
2022 / 2023						
	Purchase and installation of 1No. interactive speed sign, Whittingham Parish Council					Form shared 27/04/2022 & 04/08/2022
2022SEP44	Contribution towards defibrillator for Thropton Together Group	£1,428.00	£1,428.00	Accounts	TBA	Approved.

Balance carried over from 2021	£5,000.00		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£11,428.00	
Total Estimated Cost	£11,428.00		
Balance Remaining to 31/3/23	£ 18,572.00		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



Cllr. G. Castle Members Schemes 2021 to 2025

North Northumberland - Alnwick






Northumberland
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Current Scheme Status/Comments
2021 / 2022						
HO210003	Contribution towards purchase of new film editing laptop computer for Mylife Productions, Alnwick	£2,399.00	£2,399.00	complete	complete	Contribution to Mylife Productions made on 24 June 2021.
HO210023	Contribution towards construction of a new external fire exit staircase at The Hindmarsh Hall, Alnmouth	£6,000.00	£6,000.00	complete	complete	Contribution to The Hindmarsh Hall made on the 6 October 2021.
HO210072	Construction of additional parking spaces, B1338 Shepard's Hill, Alnmouth - Phase 1	£3,000.00	£3,000.00	Design	TBA	Design brief issued. Trial holes to be dug.
2022 / 2023						
2022SEP26	Alnwick Solidarity March for Ukraine	£1,300.00	£1,300.00	Completed	Completed	Paid 07/07/2022
	Traffic Calming (Proposed resident permit parking on Lisburn/Prudhoe Street, Alnwick)	£2,000.00	£2,000.00			Joint scheme with Cllr Swinbank. Shared form 19/05/2022
	Contribution towards new signage at Hipsburn			CANCELLED	CANCELLED	Shared form 06/06/2022. Contribution towards HE223631C.
2022SEP39	Contribution towards British Legian, Alnwick branch for a standard	£462.00	£462.00	Completed	Completed	Paid 07/07/2022
HO220041	Contribution towards new bins for Alnwick Town Council	£2,000.00	£2,000.00	Accounts	TBA	Approved. Sent to Accounts Payable 04/07/2022




Balance carried over from 2021	£3,601.00		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£17,161.00	
Total Estimated Cost	£17,161.00		
Balance Remaining to 31/3/23	£ 12,839.00		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Balance carried over from 2021	£1,000.00	
Total Budget May 2021 - April 2023	£30,000.00	
Actual Cost + Committed Cost to Date		£27,445.00
Total Estimated Cost	£27,445.00	
Balance Remaining to 31/3/23	£ 2,555.00	

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Balance carried over from 2021	£12,274.08			
Total Budget May 2021 - April 2023	£30,000.00			
Actual Cost + Committed Cost to Date		£2,725.92		
Total Estimated Cost	£2,725.92			
Balance Remaining to 31/3/23	£ 27,274.08			

KEY
Approved Scheme Budget
Proposed Scheme
Completed Scheme / Final Cost

Cllr. M.G. Mather Members Schemes 2021 to 2025



North Northumberland - Wooler



Northumberland
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Current Scheme Status/Comments
	2021 / 2022					
	2022 / 2023					
	Contribution towards post for new interactive sign for Carham PC					Form shared 03/08/2022
	Contribution towards village entrance signs in Chillingham					Form shared 03/08/2022
	Contribution towards Glendale Agricultural society for the Childrens county education side day					Form shared 03/08/2022
	Contribution to Wooler PC towards the purchase of new play equipment in Scots park					Form shared 03/08/2022
	Contribution to Milfield pc towards the installation of a new mugga in the village					Form shared 03/08/2022
	Contribution towards Kirknewton pc to purchase a Generator for emergency response					Form shared 03/08/2022

Balance carried over from 2021	£15,000.00			
Total Budget May 2021 - April 2023	£30,000.00			
Actual Cost + Committed Cost to Date		£0.00		
Total Estimated Cost	£0.00			
Balance Remaining to 31/3/23	£ 30,000.00			




KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Summary of Budget and Actuals

Balance carried over from 2021	£810.10
Total Budget May 2021 - April 2023	£30,000.00
Actual Cost + Committed Cost to Date	£28,189.90
Total Estimated Cost	£28,189.90
Balance Remaining to 31/3/23	£ 1,810.10


KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

Balance carried over from 2021	£12,472.58		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£14,506.30	
Total Estimated Cost	£14,506.30		
Balance Remaining to 31/3/23	£ 15,493.70		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost

<p>Balance carried over from 2021 £5,000.00</p> <p>Total Budget May 2021 - April 2023 £30,000.00</p> <p>Actual Cost + Committed Cost to Date £13,000.00</p> <p>Total Estimated Cost £13,000.00</p> <p>Balance Remaining to 31/3/23 £ 17,000.00</p>		<p>KEY</p> <p>Approved Scheme Budget</p> <p>Proposed Scheme</p> <p>Completed Scheme / Final Cost</p>
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Balance carried over from 2021	£15,000.00		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£0.00	
Total Estimated Cost	£0.00		
Balance Remaining to 31/3/23	£ 30,000.00		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



Cllr. J.G. Watson Members Schemes 2021 to 2025

North Northumberland - Amble West with Warkworth



Northumberland
County Council

Report Date 01/08/2022

Job Number	Scheme Description	Estimated Cost	Actual Cost	Current Status	Proposed Completion	Current Scheme Status/Comments
2021 / 2022						
HO220038	Purchase and installation of new interactive speed sign, A1068 at Warkworth as you approach from Hipsburn	£2,000.00	£2,000.00	Delivery	TBA	Approved.
HO220015	Purchase and installation of new interactive speed sign, A1068 The Wynd, Amble	£4,250.30	£4,250.30	Delivery	TBA	Post being installed June/July
2022 / 2023						
HO220010	Contribution to Footpath Group for 2 x petrol mowers	£4,480.00	£4,480.00	Accounts	TBA	Approved. Sent to Accounts Payable
2022SEP22	Contribution towards coaches for Ukraine refugees	£1,000.00	£1,000.00	completed	completed	Paid 20/04/2022
HO220028	Contribution to Warkworth Parish Council for new play park	£5,000.00	£5,000.00	Accounts	TBA	Approved. Sent to Accounts Payable

Balance carried over from 2021	£15,000.00		
Total Budget May 2021 - April 2023	£30,000.00		
Actual Cost + Committed Cost to Date		£16,730.30	
Total Estimated Cost	£16,730.30		
Balance Remaining to 31/3/23	£ 13,269.70		

KEY

	Approved Scheme Budget
	Proposed Scheme
	Completed Scheme / Final Cost



	Number
A = Proposed Schemes	21

	Number	Original Estimated Cost	Current Estimate / Actual Cost	Totals
Total Budget May 2021 - Apr 2023				£390,000.00
Total Approved schemes	35	£180,101.44	£180,101.44	
Total Uncommitted Balance				£209,898.56

Highway Scheme	19	£71,371.30	£71,371.30
External Contribution	44	£108,730.14	£108,730.14
	63	£180,101.44	£180,101.44

Northumberland County Council
North Northumberland Local Area Council
Work Programme 202/23

Rebecca Little : 01670 622611 : Rebecca.Little@northumberland.gov.uk

UPDATED: 12 September 2022

12 September 2022

TERMS OF REFERENCE

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

12 September 2022

- (i) the Council's functions in relation to the survey, definition, maintenance, diversion, stopping up and creation of public rights of way.
- (ii) the Council's functions as the Commons Registration Authority for common land and town/village greens in Northumberland.
- (iii) the Council's functions in relation to the preparation and maintenance of the Rights of Way Improvement Plan.
- (iv) the Council's functions in relation to the Northumberland National Park and County Joint Local Access Forum (Local Access Forums (England) Regulations 2007).
- (v) the Council's role in encouraging wider access for all to the County's network of public rights of way and other recreational routes.

ISSUES TO BE SCHEDULED/CONSIDERED

Standard items updates: Public question time (bimonthly, not at planning only meetings), petitions, Members' Local Improvement Schemes (bimonthly, not at planning only meetings), Berwick Regeneration Commission (bimonthly, not at planning only meetings)

To be listed:

Enforcement
Highway Maintenance

Northumberland County Council
North Northumberland Local Area Council
Work Programme 2022-23

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19 May 2022

- Membership and Terms of Reference
- Membership and Terms of Reference – Rights of Way Sub-Committee
- Planning
- Local Services Update
- Tweed Valley Railway Campaign
- Appointments to Outside Bodies
- Members Local Improvement Schemes

23 June 2022

12 September 2022

	<ul style="list-style-type: none"> • Planning
21 July 2022 – CANCELLED	
	<ul style="list-style-type: none"> • Planning • Local Services Update
18 August 2022	
	<ul style="list-style-type: none"> • Planning • River Tweed Commissioners
22 September 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update • North of Tyne Rural Business Growth Service
20 October 2022	
	<ul style="list-style-type: none"> • Planning

24 November 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update
22 December 2022	
	<ul style="list-style-type: none"> • Planning
19 January 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update
23 February 2022	
	<ul style="list-style-type: none"> • Planning
23 March 2022	
	<ul style="list-style-type: none"> • Planning • Local Services Update

	<ul style="list-style-type: none">• Fostering Presentation
20 April 2022	
	<ul style="list-style-type: none">• Planning

**NORTHUMBERLAND COUNTY COUNCIL
LOCAL AREA COUNCIL - NORTH NORTHUMBERLAND
MONITORING REPORT 2020/21**

Ref	Date	Report	Decision	Outcome